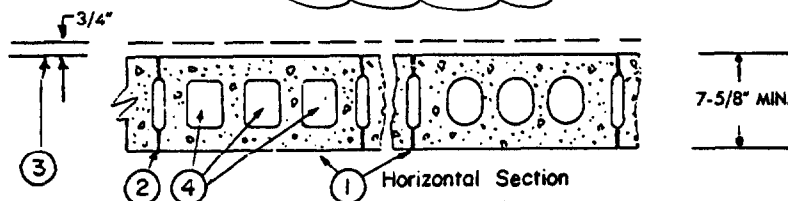


- 4A. **Masonry Reinforcement**—Prefabricated steel reinforcement, truss or ladder type, used for embedment in every second horizontal mortar joint. Placed the full width of wall assembly. Side and cross rods No. 9 (0.150 in.) min diam with welded joints a max 18 in. OC.
5. **Concrete Blocks***—Nominal 4 in. wide.
Amcor, Inc. Sub. of Oldcastle.
Concrete Blocks—(Alternate to Item 5)—Various designs Classification D-2 (2 h). See Concrete Blocks category for list of eligible manufacturers.
6. **Foamed Plastic***—(Optional—Not shown with clay face brick detail). For use between brick and/or concrete blocks. One or more layers of rigid extruded polystyrene insulation, 4 in. thick max having 1 in. min air space with face brick or blocks.
Celfortec—"Celfort".
Dow Chemical USA
UC Industries Inc.—Type 150 or 250.
- *Bearing the UL Classification Marking

INTERIOR 3HR
CMU WALL

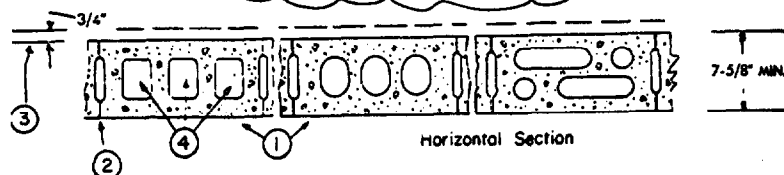
Design No. U904
Bearing Wall Rating—3 HR.
Nonbearing Wall Rating—3 HR.



1. **Concrete Blocks***—Various designs. Classification C-3 (3 hr).
See Concrete Blocks category for list of eligible manufacturers.
 2. **Mortar**—Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
 - 2A. **Mortar Mixture***—(Alternate to Mortar—Item 2)—not more than 130 lbs of sand and 5 gal of water to 76 lbs (one bag) of mortar mixture.
Cemtech Laboratories, Inc.
 3. **Portland Cement Stucco or Gypsum Plaster**—Add 1/2 hr to Classification if used.
 4. **Loose Masonry Fill**—If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 1 hr to Classification.
- *Bearing the UL Classification Marking

EXTERIOR 2 HR
CMU WALL

Design No. U905
Bearing Wall Rating—2 HR.
Nonbearing Wall Rating—2 HR.

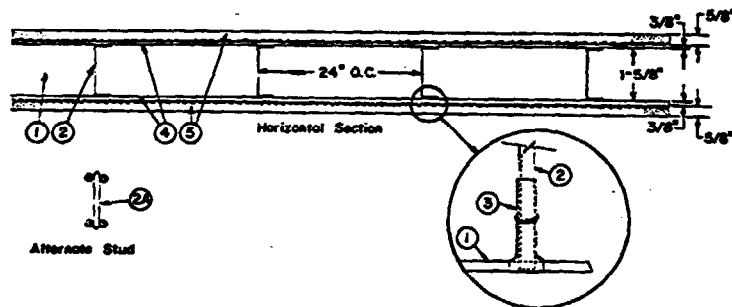


1. **Concrete Blocks***—Various designs. Classification D-2 (2 hr).
See Concrete Blocks category for list of eligible manufacturers.
 2. **Mortar**—Blocks laid in full bed of mortar, nom. 3/8 in. thick, of not less than 2-1/4 and not more than 3-1/2 parts of clean sharp sand to 1 part Portland cement (proportioned by volume) and not more than 50 percent hydrated lime (by cement volume). Vertical joints staggered.
 - 2A. **Mortar Mixture***—(Alternate to Mortar—Item 2)—not more than 130 lbs of sand and 5 gal of water to 76 lbs (one bag) of mortar mixture.
Cemtech Laboratories, Inc.
 3. **Portland Cement Stucco or Gypsum Plaster**—Add 1/2 hr to classification if used. When combustible members are framed in wall, plaster or stucco must be applied on the face opposite framing to achieve a max. Classification of 1-1/2 hr.
 4. **Loose Masonry Fill**—If all core spaces are filled with loose dry expanded slag, expanded clay or shale (Rotary Kiln Process), water repellent vermiculite masonry fill insulation, or silicone treated perlite loose fill insulation add 2 hr to classification.
- *Bearing the UL Classification Marking

LOOK FOR MARK ON PRODUCT

- serted under ceiling runner and shoes tied in place with two strands of 18 SWG galv steel wire, double wrapped.
- Wallboard, Gypsum***—3/8 in. thick perforated gypsum lath, supplied in 16 by 48 in. sheets. Attached to studs with resilient clips, end joints secured with joint clips, long dimension of sheets running horizontally, vertical joints staggered.
United States Gypsum Co.—Type RL
 - Resilient Clips**—Two types, 24 MSG electro-galv steel. U-shaped starter clip 7/8 in. wide by 1-3/4 in. deep used to attach lath to floor and ceiling runners, clamped to floor runner 24 in. O.C. and wire tied to studs along ceiling with 18 SWG galv steel wire. H-shaped clips 1-3/4 in. deep by 3 in. long, provided with tab for attaching to studs.
 - Joint Clips**—H-shaped, 24 MSG electro-galv steel, 1-3/4 in. deep by 2-1/2 in. long, located at all four corners of lath sheet at end joints.
 - Plaster**—1/2 in. thick, two coat application. Base coat two parts clean sharp sand to one part unfibered or fibered gypsum by weight, Finish coat 1/16 in. thick lime-gypsum mix.
- *Bearing the UL Classification Marking

Design No. U409
Nonbearing Wall Rating—1 HR.

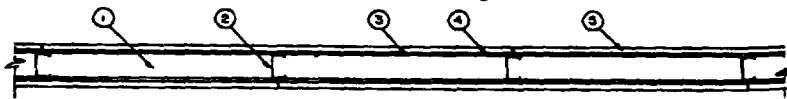


- Floor and Ceiling Runners**—Channel shaped, 1/2 in. deep by 1 1/2 in. wide, No. 18 gauge steel, galv or painted, attached to floor and ceiling with masonry fasteners spaced 24 in. O.C. Runners may incorporate punched cutouts in web.
- Studs (Channel Type)**—Channel shaped, 1/2 in. deep by 1 1/2 in. wide, No. 18 gauge steel, galv or painted, with or without punched cutouts in web, attached to runners with four stud shoes (two each end) and tie wire.
- Alternate Stud (Wire Type)**—1 1/2 in. wide, No. 7 gauge steel wire, painted, attached to runners with four stud shoes (two each end) and tie wire.
- Stud Shoes**—7 1/2 to 8 in. in height, No. 24 gauge steel, galv or painted, shaped to fit contour of stud. L-shaped leg inserted under runners and shoes tied in place with a single strand of No. 18 gauge galv tie wire, double wrapped.
- Metal Lath**—7/8-in. rib, expanded steel, 3.4 lb per square yard, sheets placed horizontally and attached to studs with No. 18 gauge galv tie wire at every other rib. Horizontal seams wire tied at two locations between studs, vertical seams overlapped 2 in. and located over studs.
- Plaster**—Scratch and brown coats 2 cu ft of perlite aggregate* to 100 lb of fibered gypsum. Finish coat 1/16 in. thick.

Airlite Processing Corp of Florida
Pennsylvania Perlite Corp. of York
Perlite of Houston, Inc.
Redco, Inc.
Supreme Perlite Co.
Zonolite Construction Prods. Div. W. R. Grace & Co.

*Bearing the UL Classification Marking

Design No. U410
Nonbearing Wall Rating—1 HR.



- Floor and Ceiling Track**—2-1/2 in. wide by 1 in. deep channel, 25 MSG galv steel with 5/16 by 1/8 in. rectangular cutouts spaced not less than 2-1/2 in. O.C., attached to masonry or concrete with fasteners spaced 18 in. O.C.
- Steel Studs**—2-1/2 in. wide with 1-3/8 in. legs, 1/4 in. folded back return flange in legs. Studs spaced 24 in. O.C., 25 MSG galv steel with 2 by 1-1/2 in. rectangular conduit cutouts spaced not less than 6 in. O.C., studs 3/4 in. less in length than assembly height.
- Wallboard Gypsum***—1/4 in. thick, 4 ft wide. Attached to steel studs and floor and ceiling tracks with 0.116 in. diam, 1 in. long self-drilling, self-tapping steel screws, spaced 12 in. O.C. Joints centered over studs and staggered on opposite sides of wall.
Celotex Corp.—Type SF5 or D.
Domtar Gypsum—Type 7.
Georgia-Pacific Corp., Gypsum Div.—Type GPFS5.
Pabco Gypsum—Type 3.
Republic Gypsum Co.—Type RG-5.

LOOK FOR MARK ON PRODUCT

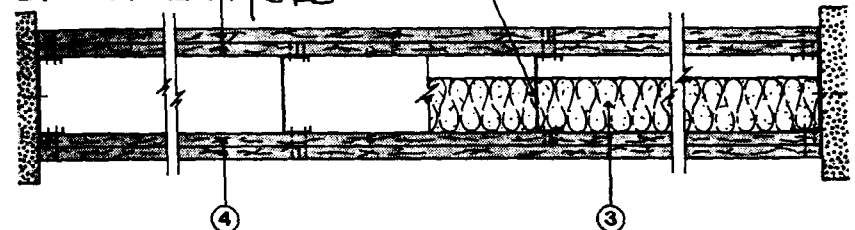
Temple-Inland Forest Products Corp.—Type 4.
United States Gypsum Co.—Type SCX.

- Lamination Compound**—Used to bond outer layer wallboard (item 5) to inner layer wallboard (item 3). Casein base, powder type mixed with water in accordance with instructions shown on bag. Applied to the back surface of the outer layer of wallboard with caulking gun or applicator producing continuous beads of cement about 1/4 in. wide and 1/2 in. high, spaced 12 in. O.C. and 2 in. from edges of boards.
- Wallboard Gypsum***—1/2 in. thick, plain or vinyl faced, 4 ft wide. Attached to inner layer of wallboard with laminating compound. Joints staggered 24 in. from inner layer joints. After applying ends of boards attached to floor and ceiling tracks with 1-3/8 in. long, 0.116 in. diam, self-drilling, self-tapping steel screws spaced horizontally 8 in. O.C. As an option, nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.
Boral Gypsum Inc.—Types DDDG3.
Celotex Corp.—Type FRP or SF3.
Domtar Gypsum—Type C.
Eagle Gypsum Products—Type EGX-8.
Georgia-Pacific Corp., Gypsum Div.—Type GPFS3.
Gold Bond Building Products—Type FSK-1, FSK-G, FSW-1 or FSW-G.
James Hardie Gypsum—Types III, V.
Pabco Gypsum Co.—Types PG-3, PG-C.
Republic Gypsum Co.—Type RG-3.
Standard Gypsum Corp.—Type SGC-1 or SGC-G.
Temple-Eastex Inc.—Types T, VPB-Type T.

*Bearing the UL Classification Marking

INTERIOR 1 HR
RATED WALL
1 LAYER 5/8
EA SIDE W/ 1/2
LIEV OF 2 LAYERS

Design No. U411
Nonbearing Wall Rating—2 HR.



- Floor and Ceiling Runner**—(Not Shown)—25 MSG (min) galv steel 1 in. high, return legs 2-1/2 in. wide (min), attached to floor and ceiling with fasteners 24 in. O.C.
- Steel Studs**—2-1/2 in. wide (min), 1-1/4 in. legs, 3/8 in. return, formed of 25 MSG (min) galv steel max stud spacing 24 in. O.C. Studs to be cut 3/4 in. less than assembly height.
- Batts and Blankets**—(Optional)—Mineral wool or glass fiber batts partially or completely filling stud cavity. Fasten each batt to wallboard base layer with a min 9/16 in. long staple. Use five staples for each 4 ft piece. Drive one staple in the center of each piece and a staple at each corner, approx 3 in. from edges.
See Batts and Blankets (BZJZ) category for names of manufacturers.
- Wallboard, Gypsum***—5/8 in. thick, outer layer paper or vinyl surfaced. (Laminated System) Wallboard applied vertically in two layers. Inner layer attached to studs with 1 in. long Type S steel screws spaced 8 in. O.C. along vertical edges, and 12 in. O.C. in the field and outer layer laminated to inner layer with joint compound, applied with a notched spreader producing continuous beads of compound about 3/8 in. in diameter, spaced not greater than 2 in. O.C. Joints of laminated outer layer offset 12 in. from inner layer joints. Outer layer wallboard attached to floor and ceiling runner track with 1-5/8 in. long Type S steel screws spaced 12 in. O.C.
Optional, (Direct Attached System). Inner layer attached to studs with 1 in. long Type S steel screws spaced 16 in. O.C. in the field and along the vertical edges. Outer layer attached to the studs over the inner layer with 1-5/8 in. long Type S steel screws spaced 16 in. O.C. in the field and along the vertical edges and 12 in. O.C. to the floor and ceiling runners. Joints of screw-attached outer layer offset from inner layer joints. Joints of outer layer may be taped or untaped.

Nom 3/32 in. thick gypsum veneer plaster may be applied to the entire surface of Classified veneer baseboard. Joints reinforced.

Boral Gypsum Inc.—Types DDN1, DDG2 or DDDG3.
Canadian Gypsum Co., Ltd.—Types C, SCX, SHX, WRX.
Celotex Corp.—Type 1 or FRP.
Domtar Gypsum—Type C, 4 or 9.
Georgia-Pacific Corp.—Types C, GPFS-3.
Gold Bond Building Products A National Gypsum Div.—Types FSW, FSW-G.
James Hardie Gypsum—Type Fire X.
Pabco Gypsum Co.—Types C, PG-3, PG-9 or PG-C.
Standard Gypsum Corp.—Type SGC or SGC-G.
Temple-Inland Forest Products Corp.—Types T, VPB-Type T.
United States Gypsum Co.—Type C, FCV, IP-X1, IP-X2, SCX, SHC, SHX, WRC or WRX.

*Bearing the UL Classification Marking

LOOK FOR MARK ON PRODUCT

PHONE: 207-773-5590
FAX: 207-773-5364

RGB CONSTRUCTION INC.

P.O. BOX 3672
PORTLAND, MAINE 04101

TRANSMITTAL LETTER

TO: CITY OF PORTLAND

CONTRACT MAINE PARTS & MACH.
68 WALDIZON WAY

DATE 3-28-02

ATTN: MR MIKE NUGENT

REPLY TO: DICK BUTTERFIELD

GENTLEMEN:

WE ARE SENDING YOU: HEREWITH UNDER SEPARATE COVER
SHOP DRAWINGS COLOR SAMPLES SPECIFICATIONS PLANS

NO. OF COPIES	DRWG. NOS.	DATE	DESCRIPTION
1		2-20-02	L & L ENGINEERING LETTER REGARDING INSPECTION

SENT TO YOU FOR THE FOLLOWING: APPROVAL FILE OR DISTRIBUTION
 APPROVED FINAL APPROVAL INFORMATION
 APPROVED AS NOTED REVISE RESUBMIT _____ COPIES

NOTES: _____

SENT BY C.C. TO
 MESSENGER _____
 MAIL _____
 _____ _____

Very truly yours,
RGB CONSTRUCTION INC.
Per [Signature]

389 Congress St. Rm 315
Portland, ME 04101
Phone: (207)874-8700
Fax: (207)874-8716

facsimile transmittal

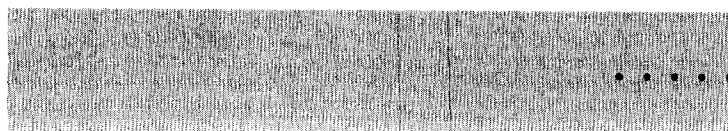
To: David Leasure From: Mike Nugent
Fax: 797-8533 Date: March 26, 2002
Phone: 797-8661 Pages: 7
Re: 68 Waldron Way (306 B018) CC: Marc Bergeron (fax) 781-4245

Urgent For Review Please Comment Please Reply Please Recycle

Notes: Please find attached a memo requesting a statement of special inspection. This permit cannot be issued until this is received. I have begun a partial review and have the following questions:

1. The potential occupancy load of the office section exceed 50, and the egress goes through a higher hazard adjoining space, conflict with Section 1006.2.1.
2. Are there Penetrations other than the doors in the three hour assembly for HVAC etc?
3. The large plans submitted were not stamped and must be.
4. Because the roof pitch is less than 5 degrees, the design must be certified in compliance with Section 7.3 of ASCE 7.
5. All mechanicals, alarms etc. must be stamped and submitted prior to installation.
6. Fire rating specs on all CMU's and other fire rated assemblies are needed.

3/29/02 - DISCUSSED THIS W/OWNER ADVISED THAT



389 Congress St.Rm 315
Portland, ME 04101
Phone: (207)874-8700
Fax: (207)874-8716

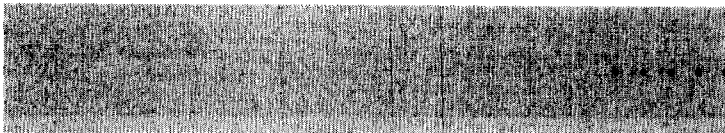
facsimile transmission

To: David Leasure **From:** Mike Nugent
Fax: 797-8533 **Date:** February 19, 2002
Phone: 797-8661 **Pages:** 7
Re: 68 Waldron Way (306 B018) **CC:** Marc Bergeron (fax) 781-4245

Urgent For Review Please Comment Please Reply Please Recycle

Notes: Please find attached certifications for the above project. Please complete them and return them. Also the construction documents are not stamped by a licensed design professional, these must be provided. Enclosed is section 1705 of the BOCA code. Please complete a stament of special inspections and submit. We also need .PDF format drawings.

**THE PLAN REVIEW CANNOT OCCUR UNTIL THE SUBMISSIONS ARE COMPLETE,
CONSEQUENTLY THE PERMIT CANNOT BE ISSUED. (THIRD NOTIFICATION FIRST TWO ON
2/8/02 AND 2/12/02)**



20010177

Site Review Pre-Application Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

NOTE**If you or the property owner owes real estate or personal property taxes or user charges on ANY PROPERTY within the City, payment arrangements must be made before permits of any kind are accepted.

MAINE PARTS & MACHINE
Applicant

7/12/01
Application Date

470 RIVERSIDE ST, PORTLAND 04103
Applicant's Mailing Address

68 WALDRON WAY
Project Name/Description

PINKHAM & GREER
Consultant/Agent

68 WALDRON WAY 8763
Address Of Proposed Site

207 781-5242 / 781-4245
Applicant/Agent Daytime telephone and FAX

306-B-018 / 311-A-014
Assessor's Reference, Chart#, Block, Lot#

Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other(Specify) _____

15,000 SF ±
Proposed Building Square Footage and /or # of Units

2.45 AC
Acreage of Site

I-M
Zoning

Major Site Plan _____ Minor Site Plan

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 9 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

I hereby certify that I am the Owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if an approval for the proposed project or use described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: Mark R. Bejwan Date: 7/12/01

Site Review Fee: Major \$500.00 Minor 400.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.



CITY OF PORTLAND

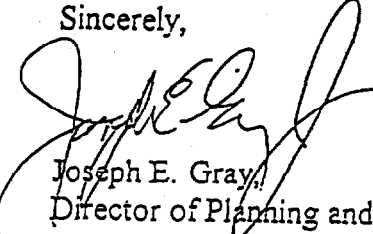
October 26, 2000

To Whom It May Concern:

The City of Portland Planning Department is attempting to notify all those proposing development within the City of a recently filed Citizen's Petition seeking a referendum to be presented to the voters. This Petition may have an impact on certain development applications filed with the City subsequent to October 16, 2000.

Attached is a copy of the Petition. Please note the retroactivity provision contained therein. You would be well advised to seek independent legal advice on how this Petition may effect your proposed development.

Sincerely,


Joseph E. Gray,
Director of Planning and Urban Development

Amendments to the Portland City Code
Chapter 14, Land Use

RE: Growth Management Program and Comprehensive Plan

PREAMBLE: In order to preserve the integrity of its neighborhoods and protect the quality of life of its residents, the Portland City Code is hereby amended to add a new section entitled "Local Growth Management Program and Comprehensive Plan Required" to the Portland Zoning Ordinance, and to read as follows:

1. Purpose: In order to identify the tools and resources to effectively plan for and manage future development, while preserving the quality of life for the City's residents, and encouraging the widest possible involvement by its residents in all aspects of the planning and implementation process, the City of Portland is required to develop and adopt a local growth management program and maintain an updated comprehensive plan consistent with M.R.S.A. Title 30-A, Sections 4301-4327.

2. Housing Plan Established as a Priority: The City of Portland is hereby required to establish as a priority the updating and revision of the housing component of the local growth management program and comprehensive plan. The development of an updated housing plan shall commence upon adoption of this ordinance by the voters of Portland. Subsequent updating shall occur whenever the Planning Board shall determine that significant changes in data identified in section 3 or other conditions has or will render the current plan inadequate. The housing component may be completed separately from and prior to completion of other components of the local growth management program and comprehensive plan.

3. Components of Local Growth Management Program and Comprehensive Plan:

(1) The local growth management program shall include an inventory of economic and demographic data; housing data; natural and marine resources including open space, recreation facilities and scenic vistas; public access to the shoreline by land or by sea; transportation infrastructure; pedestrian safety; the development of retail or commercial and public services; and other considerations as may be required by state law or which may impact the quality of life for the City's residents.

(2) The local growth management program shall include implementation plans including timelines for the comprehensive plan.

(3) The local growth management program shall include establishment of a neighborhood review process through which each neighborhood shall participate collaboratively in the review of residential development.

4. Citizen Participation Required: In order to carry out the provisions of sections 1-3, The Mayor shall nominate and the City Council shall confirm a local planning committee to be known as the Citizens' Advisory Committee, whose members shall serve for three year terms. The Citizens' Advisory Committee shall include representatives of each of the City's residential neighborhoods, as determined by the City Council, as well as representatives of the city's non-residential neighborhoods. All meetings of the Citizens' Advisory Committee shall be open to and noticed to the public, and the committee shall hold public hearings to encourage citizen input, prior to adoption of the local growth management program and comprehensive plan by the City Council.

5. Restrictions on City activity pending completion of the updated housing component of the local growth management program and comprehensive plan: Pending completion and adoption by the City Council of the updated housing component of the local growth management program and comprehensive plan, the City of Portland shall not:

(1) Issue one or more building permits for the construction of Developments, defined as: (a) new residential construction of 20 or more dwelling units located upon a single lot of record as of the effective date of this ordinance, or upon contiguous lots of record as of the effective date of this ordinance; or (b) a commercial development encompassing more than 10,000 feet of leasable commercial space located within 300 feet of any land zoned to permit residential uses;

(2) Fund by loan or grant or act as agent for funding by means of state and federal funds for the development of new residential housing within the City, provided, nevertheless that this shall not prohibit the provision by the City of funding for one-to-four family units on individual lots, nor shall this prohibit the provision of funding for rehabilitation of existing units;

(3) Amend the city's zoning ordinance insofar as such changes alter the permitted uses in or within 300 feet of any land zoned to permit residential uses.

Exception: development within the Bayside neighborhood, defined as the area bounded by Cumberland Avenue, Forest Avenue, Interstate 295 and the Franklin Arterial, is exempted from the above restrictions and prohibitions on City activity pending completion of the updated housing component of the local growth management program and comprehensive plan.

6. Effective Date. This ordinance shall become effective retroactively as of the date of filing of the affidavit pursuant to § 9-36 of the Portland City Code, setting in motion the initiative process with regard to this ordinance.

7. Existing Permits And Approvals: Existing permits for Developments, as defined above in section 5(1) shall become null and void unless:

(1) the developer received all City permits and final approvals prior to the date of filing of the affidavit pursuant to § 9-36 of the Portland City Code, setting in motion the initiative process with regard to this ordinance; and

(2) construction of the development was substantially commenced prior to the effective date of this ordinance. Any permit or application fees paid to the City for such construction or approval shall be refunded upon the request of the Applicant.

8. Severability: Each provision of this ordinance, including without limitations its application to pending proceedings, its effect on existing permits and approvals, and its applications to proposed development or zoning changes pending the completion of the housing component of the local growth management plan and comprehensive plan shall be severable. The invalidity of any provision of this amendment shall not affect the validity or enforceability of any other provision.

9. Right of the City Council to amend this ordinance: Notwithstanding the limitations in the City's Initiative and Referendum Ordinance regarding initiated ordinances, the City Council is authorized to amend this ordinance at any time without the requirement of submission to the voters, once the City of Portland has adopted an updated housing plan for the City in a manner consistent with the provisions of M.R.S.A. Title 30-A, Sections 4301-4327."

AFFIDAVIT FILED PURSUANT TO § 9-36 OF PORTLAND CITY CODE SEEKING PETITIONS FOR INITIATION OF ORDINANCE

The undersigned hereby depose and say as follows:

1. The undersigned are registered voters of the City of Portland, whose respective addresses appear below next to their names;
2. The undersigned file this affidavit for the purpose of initiating an ordinance ('the Ordinance'), the text of which is annexed to this affidavit as Exhibit A;
3. The summary to accompany the proposed ordinance, as required by § 9 37(b) of the Portland City Code, is annexed to this Affidavit as Exhibit C;
4. The undersigned will constitute the petitioners' committee for the "Campaign for a Comprehensive Plan" with respect to the Ordinance;
5. All notices to the Committee are to be sent to the following address:
 Campaign for a Comprehensive Plan
 C/O Jim Estes
 105 North St.
 Portland, Maine 04101
6. The undersigned ten (10) registered voters will constitute the Petitioners Committee. Dated at Portland, this 16th day of October, 2000.

<u>James C. Estes</u> (Print) Name	<u>105 North St., Portland, Me 04101</u> Address	<u>James C. Estes</u> Signature
<u>ALVE M. RAND</u> (Print) Name	<u>61 Melbourne St. Portland 04101</u> Address	<u>Alve M. Rand</u> Signature
<u>Elizabeth K. Smith</u> (Print) Name	<u>42 Walnut St. Portland.</u> Address	<u>Elizabeth K. Smith</u> Signature
<u>MARC OF DeSalle</u> (Print) Name	<u>340 ESTERK PROMENADE</u> Address	<u>Marc Of DeSalle</u> Signature
<u>Seborah Cole</u> (Print) Name	<u>71 Walnut St, Portland</u> Address	<u>Seborah Cole</u> Signature
<u>Sean McManamy</u> (Print) Name	<u>10 Willis St Portland</u> Address	<u>Sean McManamy</u> Signature
<u>Joseph Piergrossi JR</u> (Print) Name	<u>61 Montreal St, Portland</u> Address	<u>Joseph Piergrossi JR</u> Signature
<u>Janet S.E. Ham</u> (Print) Name	<u>56 Lafayette St. Portland</u> Address	<u>Janet S.E. Ham</u> Signature
<u>WILLIAM R. GORHAM</u> (Print) Name	<u>34 NORTH ST. PORTLAND</u> Address	<u>William R. Gorham</u> Signature
<u>CATHERINE Susan Link</u> (Print) Name	<u>Cathy 44 Walnut - Portland</u> Address	<u>Cathy Susan Link</u> Signature

Oct 16 12 49 PM '00
CITY CLERK
PORTLAND, MAINE

description

CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST

306-B-018

68 WALDRON WAY SITE PLAN

Project Name, Address of Project

I.d. Number

Submitted () & Date	Item	Required Information	Section 14-525 (b,c)
✓ 7-12-01	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
✓ ↓	(2)	Name and address of applicant and name of proposed development	a
✓ ↓	(3)	Scale and north points	b
✓	(4)	Boundaries of the site	c
✓	(5)	Total land area of site	d
✓	(6)	Topography - existing and proposed (2 feet intervals or less)	e
✓	(7)	Plans based on the boundary survey including:	2
✓	(8)	Existing soil conditions	a
✓	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
✓	(10)	Location, ground floor area and grade elevations of building and other structures existing and proposed, elevation drawings of exterior facades, and materials to be used	c
✓	(11)	Approximate location of buildings or other structures on parcels abutting the site	d
✓	(12)	Location of on-site waste receptacles	e
✓	(13)	Public utilities	e
✓	(14)	Water and sewer mains	c
✓	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
✓	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
✓	(17)	Location and dimensions of on-site pedestrian and vehicular accessways	g
✓	(18)	Parking areas	g
✓	(19)	Loading facilities	g
✓	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
✓	(21)	Curb and sidewalks	g
✓	(22)	Landscape plan showing:	h
✓	(23)	Location of existing proposed vegetation	h
✓	(24)	Type of vegetation	h
✓	(25)	Quantity of plantings	h
✓	(26)	Size of proposed landscaping	h
✓	(27)	Existing areas to be preserved	h
✓	(28)	Preservation measures to be employed	h
✓	(29)	Details of planting and preservation specifications	h
✓	(30)	Location and dimensions of all fencing and screening	i
✓	(31)	Location and intensity of outdoor lighting system	j
✓	(32)	Location of fire hydrants, existing and proposed	k
✓	(33)	Written statement	e
✓	(34)	Description of proposed uses to be located on site	l
✓	(35)	Quantity and type of residential, if any	l
✓	(36)	Total land area of the site	b2
✓	(37)	Total floor area and ground coverage of each proposed building and structure	b2
✓	(38)	General summary of existing and proposed easements or other burdens	c3
✓	(39)	Method of handling solid waste disposal	4



170 U.S. Route One
Falmouth, Maine 04105
Tel: 207.781.5242
Fax: 207.781.4245

July 12, 2001
File: 01143

Ms. Sarah Hopkins
PORTLAND PLANNING DEPARTMENT
389 Congress Street
Portland, ME 04101

RE: 68 WALDRON WAY SITE PLAN MODIFICATION

Dear Sarah:

We are pleased to submit a site plan modification for a machine shop at 68 Waldron Way. Maine Parts and Machine, 470 Riverside Street, Portland, ME, 04103, has a purchase and sales agreement on this parcel. We have enclosed nine copies for your review and approval. Per Section 14-525(c) of the Portland Land Use ordinance, we are enclosing a written statement for this project.

- (1) Maine Parts and Machine (MPM) proposes to relocate from their existing building on Riverside Street to a larger facility. They propose to build a 15,000 square foot machine shop on this lot, with associated parking, loading docks, and landscaping improvements. The subject parcel is part of the four-lot Sawyer Industrial Park subdivision that was approved in 1988. In April 2000, this parcel (Lot 3) was approved for a 19,960 square foot printing facility. The site was cleared of trees, and two stabilized construction entrances were installed. No other work was performed. MPM proposes a site plan modification to that original site plan. No residential units are planned.
- (2) The total land area of the parcel is 2.45 acres. MPM is working on the floor plan layout with an architect, and they anticipate the total floor area to be approximately 15,000 square feet. The manufacturing floor area is approximately 10,000 square feet, with the remainder being office space. The ground coverage of the building will be 15,000 square feet. A future building expansion of approximately 3,500 square feet is also shown.
- (3) There is an existing 75-foot wide drainage easement along the north property line. A 30-foot wide preservation area along the east side of the parcel preserves trees as a buffer for the Riverton Park Apartments. A 50-foot by 50-foot pump station easement is reserved in the northwest corner of the parcel. Waldron Way is currently a private way, and pending



Ms. Sarah Hopkins
PORTLAND PLANNING DEPT.
July 12, 2001
Page 2 of 3

- correction of some sewer line problems, the street will be offered for acceptance by the City.
- (4) The types of solid waste to be generated are general paper waste and scrap metal. All scrap metal generated is stored inside, and then hauled offsite to a recycle yard. No other solid wastes are generated.
 - (5) A letter has been received by the Portland Water District stating their capacity to service the project. Coordination is ongoing with Portland Public Works for sewer discharge permits, and Central Maine Power for electrical connections.
 - (6) The existing site was cleared in May 2000. The majority of the site is very flat, with an existing gully along the north property line. The building and parking are designed to minimize the amount of earthwork required. A perforated storm drain line along the east wall of the building will drain the rear portion of the lot, and act as a foundation drain. The roof drain will be directed to the existing gully. No interior floor drains are proposed. The loading dock area will sheet flow across the pavement in to the wooded buffer. The front portion of employee parking and drop-off are graded to sheet flow into the existing catch basins in Waldron Way. The rear part of the employee parking will sheet flow in to the lawn area, and the new catch basin. The outlets to the storm drain and roof drain lines are stabilized with ripap. The original subdivision plan received a waiver stating no on site detention was needed. We do not anticipate any significant stormwater runoff impacts to the surrounding properties as a result of this project.
 - (7) See the enclosed plans for a sequence of construction activities.
 - (8) Less than one acre of impervious surface is being added to this site, so a stormwater permit is not required from DEP.
 - (9) A letter of financial capacity is attached.
 - (10) A copy of the applicant's purchase and sales agreement for the property is attached.
 - (11) This site is located in a developed area of Portland, with three adjacent industrial buildings located on Waldron Way. The Riverton Park Apartments are located behind the parcel. No unusual natural areas, wildlife and fisheries habitat, or archaeological sites are anticipated to be located on or near the project site.
 - (12) CADD files can be forwarded to the City upon request.
 - (13) See Item (4) above.



Ms. Sarah Hopkins
PORTLAND PLANNING DEPT.
July 12, 2001
Page 3 of 3

We trust that this submission contains all the information you require for approval. If you have any further questions, please do not hesitate to call me.

Sincerely,

PINKHAM & GREER

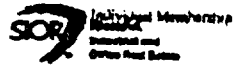
A handwritten signature in black ink that reads "Mark R. Bergeron". The signature is written in a cursive, flowing style.

Mark R. Bergeron, P.E.

MRB/s

COPY

NO. 265 P002/006



CONTRACT FOR THE SALE OF REAL ESTATE

Date: May 8, 2001

One Canal Plaza, Portland, ME 04101 (207) 772-1333

RECEIVED OF: Maine Parts & Machine and/or Assigns whose mailing address is 470 Riverside Street, Portland, ME 04103, hereinafter called the Purchaser(s), the sum of Fifteen Thousand and 00/100 Dollars (\$15,000.00) as earnest money deposit and in part payment of the purchase price of the following described real estate, situated in the municipality of Portland, County of Cumberland, State of Maine and located at 3 Waldron Way being all the property owned by the Seller(s) at the above address, and described as said County's Registry of Deeds Book Page and further described as: a 2.43+ acre lot of land upon the terms and conditions indicated below:

7,000.00 LL NWK

- 1. PERSONAL PROPERTY: The following items of personal property are included in this sale (if applicable): All plans, studies, approvals, etc. SIXTY-SEVEN 1/2 L WNK
2. PURCHASE PRICE: The TOTAL purchase price being One Hundred Fifty Thousand and 00/100 Dollars (\$150,000.00) to be paid as follows: The earnest money deposited within one (1) business day of acceptance and the balance in cash or certified check at closing.
3. EARNEST MONEY/ACCEPTANCE: The Boulos Company shall hold said earnest money in a non-interest bearing account and act as Escrow Agent until closing; this offer shall be valid until May 11, 2001 at 5:00 PM; and, in the event of the Seller's non-acceptance, this earnest money shall be returned promptly to the Purchaser(s).
4. TITLE: That a deed, conveying good and merchantable title in accordance with standards adopted by the Maine Bar Association shall be delivered to the Purchaser(s) and this transaction shall be closed and the Purchaser(s) shall pay the balance due and execute all necessary papers on or before September 11, 2001. If Seller(s) is unable to convey in accordance with the provisions of this paragraph, then the Seller(s) shall have a reasonable time period, not to exceed thirty (30) days, from the time the Seller(s) receives written notice of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is merchantable title, the Purchaser(s) may, within fifteen (15) days thereafter, at Purchaser's option, withdraw said earnest money and neither party shall have any further obligation hereunder. If the Purchaser(s) does not withdraw the earnest money and declare the contract void within the period set forth above, the Purchaser(s) shall have waived the right to object to title. The Seller(s) hereby agrees to make a good-faith effort to cure any title defect during such period. * OR WITHIN 15 days of receipt of all approvals referenced in paragraph 23, Attached A.
5. DEED: That the property shall be conveyed by a warranty, and shall be free and clear of all encumbrances except building and zoning restrictions of record, restrictive covenants and conditions of record and usual public utilities servicing the property and shall be subject to applicable land use and building laws and regulations.
6. POSSESSION /OCCUPANCY: Possession/occupancy of premises shall be given to Purchaser(s) immediately at closing, subject to any leases, unless otherwise agreed by both parties in writing.
7. LEASES/TENANT SECURITY DEPOSITS: Seller(s) agrees to transfer at closing to Purchaser(s) all Seller(s)' rights under the current leases to the property and all security deposits held by Seller(s) pursuant to said leases.
8. RISK OF LOSS: Until the transfer of title, the risk of loss or damage to said premises by fire or otherwise, is assumed by the Seller(s) unless otherwise agreed in writing. Said premises shall then be in substantially the same condition as at present, excepting reasonable use and wear.
9. PRORATIONS: The following items shall be prorated as of the date of closing:
a. Real Estate Taxes based on the municipality's tax year. Seller is responsible for any unpaid taxes for prior years.
b. Fuel
c. Not used
d. Rents
e. Metered utilities, such as water and sewer, shall be paid by Seller(s) through the date of closing.
f. Purchaser(s) and Seller(s) shall each pay its transfer tax as required by the State of Maine.
10. INSPECTIONS: The Purchaser(s) is encouraged to seek information from professionals regarding any specific issue of concern. Purchaser(s) acknowledges receipt of disclosure form attached hereto. The Agent makes no warranties regarding the condition, permitted use or value of the Seller's real or personal property. This Contract is subject to the following inspections, with the results being satisfactory to the Purchaser(s):

23, Attached A. LL NWK

Seen and agreed to: [Signature] Seller(s)

[Signature] Purchaser(s)

COPY

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED	TYPE OF INSPECTION	YES	NO	RESULTS REPORTED
a. General Building	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	h. Pests	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
b. Sewage Disposal	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>30</u> days	i. ADA	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
c. Water Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>30</u> days	j. Wetlands	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Within <u>30</u> days
d. Radon Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	k. Environmental Scan	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within <u>30</u> days
e. Radon Water Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	l. Year 2000 Compliance	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
f. Asbestos Air Quality	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days	m. Other: _____	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days
g. Lead Paint	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Within _____ days				

The use of days is intended to mean from the effective date of this Contract. All inspections will be done by inspectors chosen and paid for by the Purchaser(s). If the result of any inspection or other condition specified herein is unsatisfactory to the Purchaser(s), Purchaser(s) may declare the Contract null and void by notifying Seller(s) in writing within the specified number of days, and any earnest money shall be returned to the Purchaser(s). If the Purchaser(s) does not notify the Seller(s) that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by the Purchaser(s). In the absence of inspection(s) mentioned above, the Purchaser(s) is relying completely upon Purchaser's own opinion as to the condition of the property.

- FINANCING: This contract is subject to an approved first mortgage of eighty (80) % of the purchase price, at an interest rate not to exceed ten (10) % per annum and amortized over a period of not less than twenty (20) years.
 - If Seller, or Seller's agent, is not notified to the contrary in writing within thirty (30) days of the effective date of this contract, then this financing condition shall be deemed to have been waived by Purchaser(s).
 - The Purchaser(s) is under a good-faith obligation to seek and accept financing on the above-described terms. The Purchaser(s) acknowledges that a breach of this good-faith obligation to seek and accept financing on the above-described terms will be a breach of this Contract.
- AGENCY DISCLOSURE: The Purchaser(s) and Seller(s) acknowledge that they have been informed that the Selling Licensee is acting as a Seller's agent in this transaction and is representing the Seller(s) and that the Listing Licensee is acting as a Seller's agent in this transaction and is representing the Seller(s).
- DEFAULT: If the Purchaser(s) fails to consummate this transaction, Seller(s) shall have the option of ~~either~~ retaining the earnest money as full and complete liquidated damages or ~~employing all available legal and equitable remedies~~. Should Seller(s) elect to retain the earnest money, this Contract shall terminate and neither party shall be under any further obligation hereunder. In the event of default by either party, the Escrow Agent will not return the earnest money to Purchaser(s) or turn over the deposit to the Seller(s) without written releases from both parties. *
- MEDIATION: Any dispute or claim arising out of or relating to this Contract or the premises addressed in this Contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the American Arbitration Association. This clause shall survive the closing of this transaction.
- PRIOR STATEMENTS: Any verbal presentations, statements and agreements are not valid unless contained herein. This Contract completely expresses the obligations of the parties. This is a Maine contract and shall be construed according to the laws of Maine.
- HEIRS/ASSIGNS: This Contract is assignable Yes No. This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns (if assignment is allowed by the terms of this Contract), of the respective parties.
- COUNTERPARTS: This Contract may be signed on any number of identical counterparts, including telefacsimile copies, with the same binding effect as if the signatures were on one instrument. Original or telefacsimiled signatures are binding.
- BINDING CONTRACT: This Contract is a binding contract when signed by both Seller(s) and Purchaser(s) and when that fact has been communicated to all parties or to their agents. The Effective Date of the Contract is noted below. Time is of the essence of this Contract.
- ~~REVIEW OF LEASES AND INCOME AND EXPENSE INFORMATION: The Seller(s) shall provide the Purchaser(s) with copies of all leases and income & expense information regarding the subject property within _____ days of the effective date of this Contract. Purchaser(s) shall have _____ days from such delivery to review leases and income & expense information regarding the property. If the result of the review is unsatisfactory to the Purchaser(s), Purchaser(s) may declare the Contract null and void by notifying the Seller(s) in writing within the specified number of days set forth above, and any earnest money shall be returned to the Purchaser(s). If the Purchaser(s) does not notify the Seller(s) that the review is unsatisfactory within the time period set forth above, this contingency is waived by the Purchaser(s).~~
- Seller(s) and Purchaser(s) acknowledge receipt of the Maine Real Estate Commission Disclosure of Agency Relationship Form (Form #2), if the property is, or has a component of, one to four residential dwelling units.
- ADDENDA: This Contract has addenda containing additional terms and conditions: YES NO

* In the event that the Seller shall default upon this Contract, then Purchaser shall have available all equitable and legal remedies.

Seen and agreed to:

Seller(s)

Purchaser(s)

COPY

A COPY OF THIS CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND, BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED. IF NOT FULLY UNDERSTOOD CONSULT AN ATTORNEY.

Seller(s) acknowledges that the laws of the State of Maine provide that every buyer of real property located in Maine must withhold a withholding tax equal to 2 1/2% of the consideration unless the Seller(s) furnishes to the Buyer(s) a certificate by the Seller(s) stating, under penalty of perjury, that Seller(s) is/are a resident of Maine or the transfer is otherwise exempt from withholding.

Maine Parts & Machine and/or Assigns
Purchaser
William Kelton, President
Name/Title

5/8/01
Date
01-0441021
Soc. Sec. # or Tax I.D. #

Purchaser
Name/Title

Date
Soc. Sec. # or Tax I.D. #

The Seller(s) accepts the offer and agrees to deliver the above-mentioned property at the price and upon the terms and conditions set forth above and agrees to pay the Broker the commission for services herein according to the Listing Agreement or if there is no Listing Agreement the sum of: _____ The obligation to pay said commission or sum shall survive the closing of this transaction. Seller agrees that Broker may apply any deposit(s) received in connection with the sale of the Property toward commissions due and payable under this Agreement. If the earnest money is forfeited by Purchaser(s), it shall be evenly distributed between the Broker and the Seller(s), provided, however, that Broker's portion shall not exceed the full amount of the commission specified. In the event the Seller(s) defaults on its obligations hereunder, The Boulos Company shall be entitled to costs of collection, including reasonable attorneys' fees. Seller(s) and Purchaser(s) hereby agree to indemnify and hold harmless The Boulos Company from any and all liability regarding Year 2000 non-compliance.

Signed this _____ day of _____ Effective date of Contract: _____

The Listing Licensee is Dan Greenstein of The Boulos Company (Company).
The Selling Licensee is Tony McDonald of The Boulos Company (Company).

John LeFevre
Seller
John LeFevre
Name/Title

5/9/01
Date
005 54 9232
Soc. Sec. # or Tax I.D. #

Seller
Name/Title

Date
Soc. Sec. # or Tax I.D. #

Offer reviewed and refused on _____ Seller

24
COPY

ADDENDUM A
TO A CONTRACT FOR SALE OF REAL ESTATE
BETWEEN
MAINE PARTS & MACHINE AND/OR ASSIGNS, Purchaser
AND
JOHN LEFEVRE, Seller
FOR
PROPERTY IDENTIFIED AS
3 WALDRON WAY
PORTLAND, ME
DATED: MAY 8, 2001

22. This Contract is subject to the Purchaser's satisfaction, at its sole discretion, that a building meeting the Purchaser's requirements can be constructed on the site at a cost that does not exceed Purchaser's budget. Purchaser shall pursue these cost estimates vigorously with qualified local contractors. Unless otherwise reported to the Seller in writing within ~~sixty (60)~~ forty five (45) days of the date of full execution of this Contract, this condition shall be deemed waived. JL WWK

23. This Contract is conditioned upon the Purchaser obtaining approvals from the city of Portland for the construction of its proposed building on the site within one hundred twenty (120) days of the date of full execution of this Contract. This condition can be waived by the Purchaser at any time by Purchaser providing written notice of its intent to do so. Purchaser agrees to vigorously pursue these approvals. *Purchaser agrees to make application to the City of Portland for said approvals within 30 days of*
SEEN AND AGREED TO: *The effective date of this contract.* JL WWK

Maine Parts & Machine and/or Assigns, Purchaser

BY: William W. Kello 5/8/01
ITS: DATE

John LeFevre, Seller

BY: John LeFevre 5/9/01
ITS: DATE



CITY OF PORTLAND

April 14, 2000

John Lefevre
Form Systems
72 Auburn St
Portland, ME04103

Post-It™ brand fax transmittal memo 7571		# of pages > 2
To Mark Bergeson	From Bill Kellan	
Co. Pinkham & Green	Co. MYM	
Dept.	Phone # 797-0024	
Fax # 781-4245	Fax # 797-0021	

re: 68 (lot #3) Waldron Way New Construction

Dear Mr. Lefevre:

On April 13, 2000 the Planning Authority approved your site plan application for the construction of a 19,960 sq. ft. industrial building at #68 Waldron Way.

Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

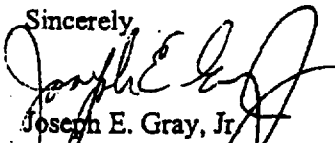
O:\PLAN\CORRESP\SECRETAR\FORMS\SITEPLAN.WPD

5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator (who is located at DeLuca Hoffman at 775-1121) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.

Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner

— Sarah Hopkins, Senior Planner

P. Samuel Hoffses, Building Inspector

Marge Schmuckal, Zoning Administrator

Tony Lombardo, Project Engineer

Development Review Coordinator

William Bray, Director of Public Works

Nancy Knauber, Associate Engineer

Jeff Tarling, City Arborist

Penny Littell, Associate Corporation Counsel

Lt. Gaylen McDougall, Fire Prevention

Inspection Department

Lee Urban, Director of Economic Development

Don Hall, Appraiser, Assessor's Office

Susan Doughty, Assessor's Office

Approval Letter File

Robert M. Davis
Vice President
Business Banking



KeyCorp
1 Canal Plaza 4th Floor
Portland, ME 04101

Tel: 207-874-7284
Fax: 207-874-7750

Mark Bergeron
Pinkham & Greer Consulting Engineers, Inc
170 U. S Route One
Falmouth, Maine 04105

Re: Maine Parts & Machine, Inc. / William Kelton

Dear Mark:

Please be advised that the above referenced client of Key Bank has been approved for financing, subject to several terms and conditions, for the construction/permanent financing of real estate located at 3 Waldron Way Portland, Maine. The approved amount is \$1,262,700.00. If you have any questions, or need any additional information, please feel free to call me at 874-7284.

Sincerely,

A handwritten signature in black ink, appearing to read "R. M. Davis", with a horizontal line extending to the right.

Robert M Davis



225 Douglass St. • P.O. Box 3553 • Portland, ME 04104-3553

(207) 774-5961
 FAX (207) 761-8307
www.pwd.org

June 15, 2001

Mark R. Bergeron, P.E.
 Pinkham & Greer
 170 U. S. Route One
 Falmouth, Me. 04105

Re: 68 Waldron Way- Portland

Dear Mark:

This letter is to confirm there should be an adequate supply of clean and healthful water to serve the needs of the proposed building at 68 Waldron Way in Portland. Checking District records, I find there is an 12" water main on the short side of the street in Waldron Way.

Included is a sketch on the acceptable way to split a 8" service into fire and domestic services as well as a map of the District's water main in the street.

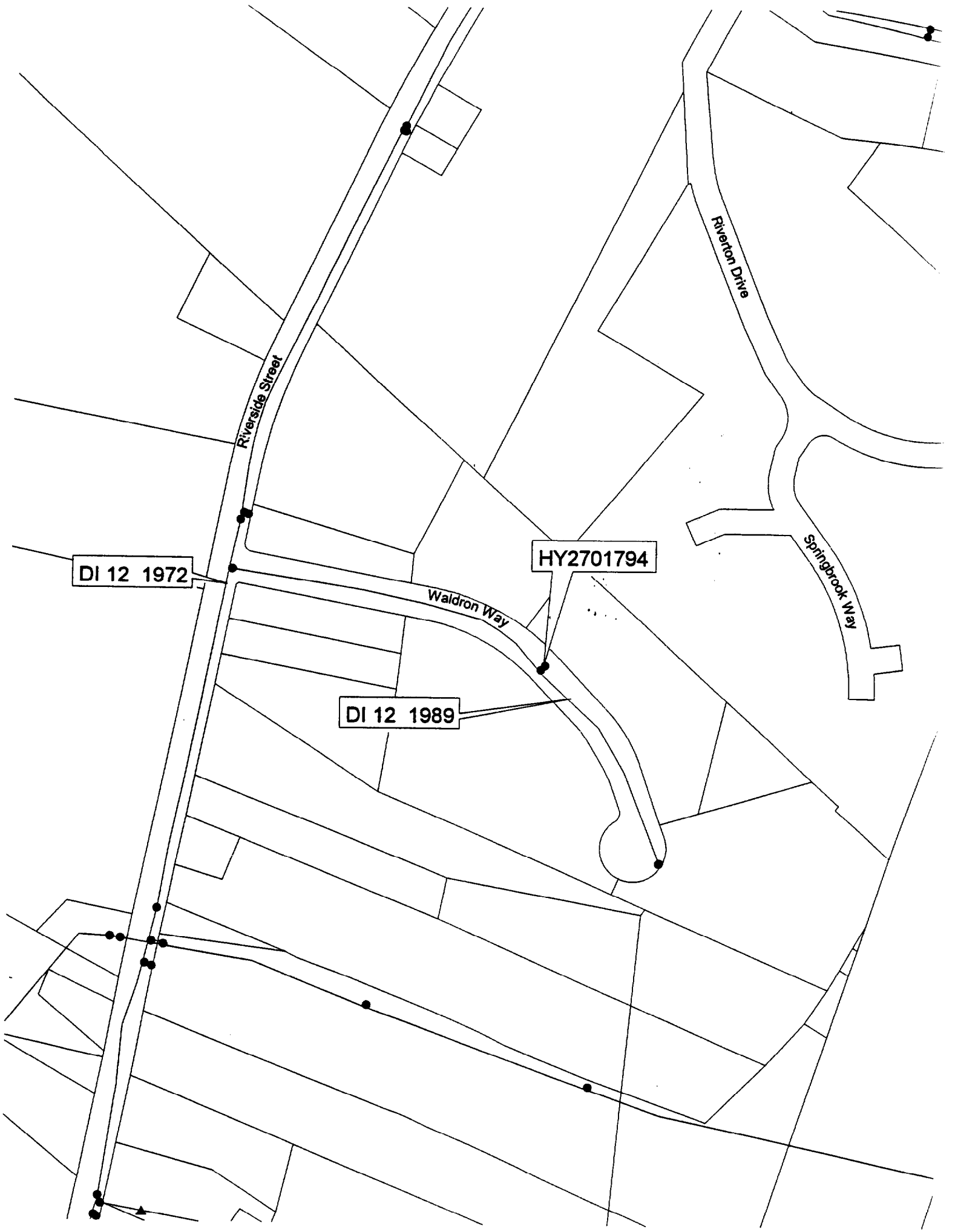
The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Waldron Way 640' SE of Riverside St.
 Hydrant # 1794
 Static pressure = 76 PSI
 Flow = 1311 GPM
 Last Tested = 7/13/90

If the district can be of further assistance in this matter, please let us know.

Sincerely,
 Portland Water District

Jim Pandiscio
 Means Coordinator



DI 12 1972

HY2701794

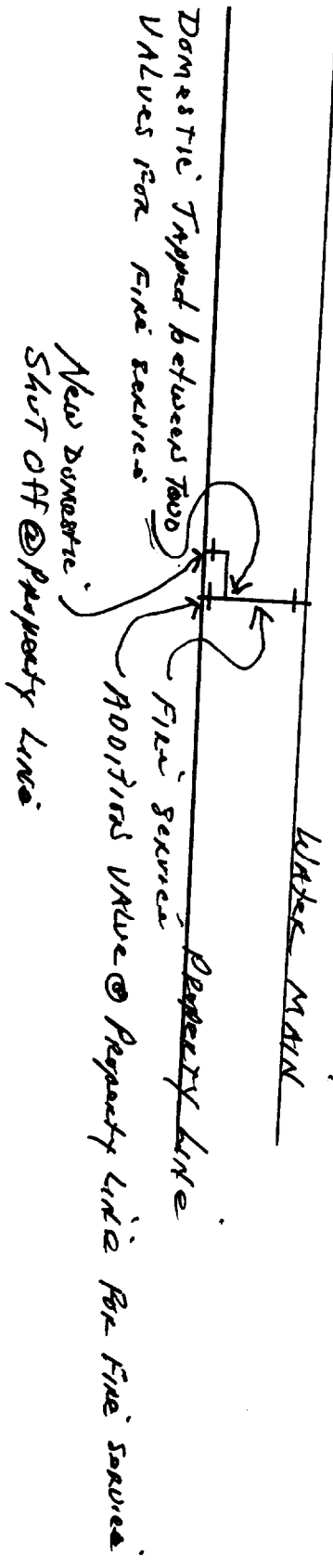
DI 12 1989

Riverside Street

Waldron Way

Riverton Drive

Springbrook Way



Domestic Tap and between Taps
VALVES FOR FIRE SERVICE

New Domestic
SHUT OFF @ Property Line

Property Line
Fire Service
ADDITIONAL VALVE @ Property Line FOR FIRE SERVICE

Water MAIN

CITY OF PORTLAND



DEPARTMENT OF PUBLIC WORKS INDUSTRIAL DISCHARGE QUESTIONNAIRE

1. Company Name: Maine Parts & Machine, Inc

2. Mailing Address: P.O Box 407

Westbrook, ME Zip Code: 04098

3. Facility Premise Address: 3 Waldron Way

Portland, ME 04103

4. Person to contact in an emergency: Bill Kelton

Title: President Phone: 846-6926

5. Individual Process Description: SIC Code Average Production

Production Machining 3599 100% of sales

6. Wastewater Generating Operation:

We mix water with water soluble coolant. When this has reached the end of its useful life we then pump it into a storage tank that we will be placing within the building. When the storage tank is full United Industrial Services comes with a tanker truck to haul it away as non-hazardous waste.

7. Seasonal Variations:

None.

8. Wastewater Flows (gallons/day):

SIC Process	Process Discharge		Cooling Water		Sanitary		Total Plant	
	Avg	Max	Avg	Max	Avg	Max	Avg	Max
_____	___	___	___	___	___	___	___	___
_____	___	___	___	___	___	___	___	___
_____	___	___	___	___	___	___	___	___
_____	___	___	___	___	___	___	___	___

9. Water Source:

Private Well Public (metered) Other _____

10. Nature and concentration of pollutants: (concentration in milligrams per liter, mg/l)

Please attach your most recent discharge monitoring report showing laboratory analysis data for the proposed industrial wastewater. N/A.

11. Are any of the following materials used or stored on the premises?

1. Flammable or explosive materials.
2. Acid, alkaline, or corrosive materials.
3. Pesticides or toxic materials such as Aldrin, Dieldrin, Benzidine, Cadmium, Cyanide, DDD, DDE, DDT, Endrin, Mercury, PCB's, Toxaphene, etc.
4. Oil, grease or solvents.
5. Metal solutions or powders.
6. Phenols.
7. Large amounts of soaps or detergents.
8. Radioactive materials.
9. Dyes

NO YES (If yes, give description, and the approximate quantities used and/or stored on the premises, and the method of disposal for each. Also, submit Material Safety Data Sheets for each.)

Dykem Marking Inks and Remover / Thinner (less than 2 gallons)

Waylube, Hydraulic Oils, Synthetic Grease and WD-40

Safety-Cool 984 water soluble coolant

Orange Plus biodegradable citrus cleaner and degreaser

Various Metals and Plastics in solid bar and sheet form

Propane, 1 to 2 tanks stored outside in an OSHA cabinet and 1 on the fork truck

**Industrial Discharge Questionnaire
November 3, 1999**

SITE PLAN OF PREMISES

See attached site plan.

NOTE--DISCHARGES OF SUBSTANCES INTO THE PUBLIC SEWER ARE REGULATED BY LAW AND ARE SUBJECT TO CIVIL PENALTIES. IF YOU ANTICIPATE DISCHARGING ANYTHING OTHER THAN NORMAL DOMESTIC SEWAGE, YOU ARE ADVISED TO READ THE CITY OF PORTLAND'S SEWER USE ORDINANCE.

PROHIBITED WASTES--(BRIEF DESCRIPTION, See Sewer Use Ordinance, for full description) :

1. Unpolluted storm or other waters.
2. Flammable or explosive liquids, solids, or gases.
3. Toxic or poisonous liquids, solids, or gases.
4. Solid or viscous substances capable of causing an obstruction to the flow in meters, or other interference with the proper operation or maintenance of the sewerage system.
5. Any slug of wastes.
6. Materials prohibited by the EPA.

NOTE--A SEWER USE PERMIT PERTAINS ONLY TO THE DISCHARGE OF WASTEWATER INTO THE PUBLIC SEWERAGE SYSTEM. CONNECTION TO THE PUBLIC SEWER, AND THE INSTALLATION OR MODIFICATION OF ON-SITE PLUMBING, REQUIRES SEPARATE PERMITS.

CERTIFICATION: Existing pretreatment standards, if any, for this company are are not being met on a consistent basis. Additional operation and maintenance (O & M) required to insure compliance is as follows: _____

Additional pretreatment required to meet standards is as follows:

Use next sheet to describe the implementation schedule.

I have personally examined and am familiar with the information submitted in this document and attachments. Based on my inquiry of those individuals immediately responsible for obtaining the information reported herein, I believe that the submitted information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine or imprisonment.


Signature of Authorized Representative

6/29/01
(Date)

William W. Kelton
Name (type or print)

President
Title

WsB

(Joins sheet 66)

DeB



(Joins sheet 81)

313 000 FEET

SOIL LEGEND

WORKS

The first capital letter is the initial one of the soil name. A second capital letter, A, B, C, D, or E, shows the slope. Most symbols without a slope letter are those of nearly level soils, but some are for land types that have a considerable range of slope. A final number, 2, in the symbol shows that the soil is eroded.

Highways and roads

Divided

Good motor

Poor motor

Trail

Highway markers

National Interstate

U. S.

State or county

Railroads

Single track

Multiple track

Abandoned

Bridges and crossings

Road

Trail

Railroad

Ferry

Grade

R. R. over

R. R. under

Buildings

School

Church

Mine and quarry

Gravel pit

Power line

Breakwater, Jetty

Airway beacon

Cemetery

Dams

Levee

Tanks

Lighthouse

Forest fire or lookout

Fort

Located object

SYMBOL

NAME

SYMBOL

NAME

Au Au Gres loamy sand
BgB Belgrade very fine sandy loam, 0 to 8 percent slopes
BgC2 Belgrade very fine sandy loam, 8 to 15 percent slopes, eroded
Bo Biddeford silt loam
BuB Buxton silt loam, 3 to 8 percent slopes
BuC2 Buxton silt loam, 8 to 15 percent slopes, eroded
CaB Canaan sandy loam, 3 to 8 percent slopes
CaC Canaan sandy loam, 8 to 15 percent slopes
CaE Canaan very rocky sandy loam, 3 to 8 percent slopes
CeC Canaan very rocky sandy loam, 8 to 20 percent slopes
CeE Canaan very rocky sandy loam, 20 to 60 percent slopes
Ck Coastal beaches
Cu Cut and fill land
DeA Deerfield loamy sand, 0 to 3 percent slopes
DeB Deerfield loamy sand, 3 to 8 percent slopes
Du Dune land
EmB Elmwood fine sandy loam, 0 to 8 percent slopes
Gp Gravel pits
HfB Hartland very fine sandy loam, 3 to 8 percent slopes
HfC2 Hartland very fine sandy loam, 8 to 15 percent slopes, eroded
HfD2 Hartland very fine sandy loam, 15 to 25 percent slopes, eroded
HgB Hermon sandy loam, 3 to 8 percent slopes
HgC Hermon sandy loam, 8 to 15 percent slopes
HgD Hermon sandy loam, 15 to 25 percent slopes
HhB Hermon very stony sandy loam, 3 to 8 percent slopes
HhC Hermon very stony sandy loam, 8 to 15 percent slopes
HhD Hermon very stony sandy loam, 15 to 30 percent slopes
HkC Hermon extremely stony sandy loam, 8 to 20 percent slopes
HkE Hermon extremely stony sandy loam, 20 to 60 percent slopes
HIB Hinckley gravelly sandy loam, 3 to 8 percent slopes
HIC Hinckley gravelly sandy loam, 8 to 15 percent slopes
HID Hinckley gravelly sandy loam, 15 to 25 percent slopes
HnB Hinckley-Suffield complex, 3 to 8 percent slopes
HnC Hinckley-Suffield complex, 8 to 15 percent slopes
HnD Hinckley-Suffield complex, 15 to 25 percent slopes
HrB Hollis fine sandy loam, 3 to 8 percent slopes
HrC Hollis fine sandy loam, 8 to 15 percent slopes
HrD Hollis fine sandy loam, 15 to 25 percent slopes
HsB Hollis very rocky fine sandy loam, 3 to 8 percent slopes
HsC Hollis very rocky fine sandy loam, 8 to 20 percent slopes
HsE Hollis very rocky fine sandy loam, 20 to 35 percent slopes

Ls Limerick-Saco silt loams
LyB Lyman fine sandy loam, 3 to 8 percent slopes
LyC Lyman fine sandy loam, 8 to 15 percent slopes
LzB Lyman very rocky fine sandy loam, 3 to 8 percent slopes
LzC Lyman very rocky fine sandy loam, 8 to 20 percent slopes
LzE Lyman very rocky fine sandy loam, 20 to 45 percent slopes
Md Made land
MeC Melrose fine sandy loam, 8 to 15 percent slopes
MkB Merrimac fine sandy loam, 3 to 8 percent slopes
MKC Merrimac fine sandy loam, 8 to 15 percent slopes
On Ondawa fine sandy loam
PbB Paxton fine sandy loam, 3 to 8 percent slopes
PbC Paxton fine sandy loam, 8 to 15 percent slopes
PbD Paxton fine sandy loam, 15 to 25 percent slopes
PFB Paxton very stony fine sandy loam, 3 to 8 percent slopes
PFC Paxton very stony fine sandy loam, 8 to 15 percent slopes
PFD Paxton very stony fine sandy loam, 15 to 25 percent slopes
PkB Peru fine sandy loam, 0 to 8 percent slopes
PkC Peru fine sandy loam, 8 to 15 percent slopes
PIB Peru very stony fine sandy loam, 0 to 8 percent slopes
PIC Peru very stony fine sandy loam, 8 to 15 percent slopes
Py Podunk fine sandy loam
RbA Ridgebury fine sandy loam, 0 to 3 percent slopes
RgA Ridgebury very stony fine sandy loam, 0 to 3 percent slopes
Ro Rock land
Ru Rumney fine sandy loam
Sd Saugartuck loamy sand
Sn Seantic silt loam
So Scarboro sandy loam
Sp Sebago mucky peat
SuC2 Suffield silt loam, 8 to 15 percent slopes, eroded
SuD2 Suffield silt loam, 15 to 25 percent slopes, eroded
SuE2 Suffield silt loam, 25 to 45 percent slopes, eroded
Sz Swanton fine sandy loam
Tm Tidal marsh
Wa Walpole fine sandy loam
Wg Whately fine sandy loam
Wh Whitman fine sandy loam
WmB Windsor loamy sand, 0 to 8 percent slopes
WmC Windsor loamy sand, 8 to 15 percent slopes
WmD Windsor loamy sand, 15 to 30 percent slopes
WrB Woodbridge fine sandy loam, 0 to 8 percent slopes
WrC Woodbridge fine sandy loam, 8 to 15 percent slopes
WsB Woodbridge very stony fine sandy loam, 0 to 8 percent slopes
WsC Woodbridge very stony fine sandy loam, 8 to 15 percent slopes

Hydrologic Groups, Permissible Velocity and Subsurface Inflow Rates for Soils in Western and Southern Maine¹.

Soil Name	Permissible Velocity Feet per second		Inflow Rate cfs/1000 ft.
	Bare	Vegetated	
<u>Hydrologic Group A</u>			
Adams (Windsor)	2.5	3.5	1.00
Colton (Hinkley)	2.5	4.0	1.00
Herman (Gloucester)	3.0	4.5	1.00
Masardis	2.5	4.0	1.00
Sunday (Suncook)	2.5	3.5	.20
<u>Hydrologic Group B</u>			
Allagash	1.0	3.0	1.00
Berkshire (Charlton)	2.5	4.0	.15
Croghan (Deerfield)	2.5	4.0	.50
Duane	2.5	4.0	.50
Elliotsville	1.5	3.0	.20
Fryeburg (Hadley)	1.5	3.0	.10
Groveton (Agawam)	2.5	4.0	1.00
Lovewell (Winnoski)	1.5	3.0	.07
Madawaska (Ninigret)	2.5	3.5	.50
Monadnock	2.5	3.5	.15
Ondawa	2.5	3.5	.20
Podunk	2.5	3.5	.15
Salmon (Hartland)	2.0	3.5	.10
Sheepscot	2.5	4.0	.50
Stetson (Merrimac)	2.5	3.5	1.00
<u>Hydrologic Group C</u>			
Becket	2.5	4.0	.10
Boothbay	1.5	3.0	.05
Brayton (Ridgebury)	2.5	4.0	.08
Brayton Variant	2.5	4.0	.08
→ Buxton (Suffield)	1.5	3.0	.05
Charles (Limerick)	1.5	3.0	.06
Chesuncook	1.5	3.0	.15
Colonel	2.5	3.5	.09
Cornish	1.5	3.0	.06
Dixfield	2.5	3.5	.09
Eldridge	1.5	3.0	.05
Elmwood	2.5	4.0	.05
Finch (Saugatuck)	2.5	3.5	.15
Lyme (Leicester)	2.5	4.0	.08
Marlow (Paxton)	2.5	4.0	.10
McIrose	2.5	4.0	.10
Moosilauke (Walpole)	2.5	4.0	.15
Naskeag	2.5	4.0	.15
Naumburg (Au Gres)	2.5	4.0	.15
Nicholville (Belgrade, Scio)	1.5	3.0	.07
Peru (Woodbridge, Sutton)	2.5	3.5	.09
Roundabout (Raynham)	1.5	3.0	.05
Rumney	2.5	4.0	.15
Skerry	2.0	3.5	.09
Swanville	1.5	3.0	.05

Soil Name	Permissible Velocity Feet per second		Inflow Rate cfs/1000 ft.
	Bare	Vegetated	
<u>Hydrologic Group C (cont.)</u>			
Telos	1.5	3.0	.15
Tunbridge	2.0	3.5	---
Westbury	2.5	4.0	.08
<u>Hydrologic Group D</u>			
Abram	2.0	3.5	---
Biddeford	1.5	3.0	.05
Borochemists (Peat/Muck)	1.5	---	.15
Borosaprists (Ponded Peat/Muck)	1.5	---	.15
Hemist	1.5	---	.15
Chocorua	1.5	---	---
Gouldsboro	1.5	---	---
Lamoine	1.5	3.0	.05
Medomak (Saco)	1.5	3.0	.04
Monarda	2.0	3.0	.07
Peacham (Whitman)	2.0	3.5	.09
Rifle	1.5	---	.15
Saprists	1.5	---	.15
← Scantic	1.5	3.0	.05
Schoodic	2.0	3.5	---
Searsport (Scarboro)	2.5	4.0	.15
Sebago	1.5	---	.15
Sulfihemists (Tidal Marsh)	1.5	---	.15
Sulfaquents (Tidal Marsh)	1.5	---	---
Togus	1.5	---	.15
Vasselboro	1.5	---	.15
Waskish	1.5	---	.15
Whately	2.0	3.5	.05
Wonsqueak	1.5	---	.15
<u>Hydrologic Group C/D</u>			
Lyman (Hollis, Cannan)	2.0	3.5	---
Swanton	1.5	3.0	.05
Thorndike	2.5	4.0	---

¹Soils recognized by the Soil Conservation Service in Oxford, Franklin, Kennebec, Androscoggin, Sagadahoc, Knox, Lincoln, Cumberland and York Counties. (order 2 surveys only)

Mesic soil name in Parenthesis.

Miscellaneous land types are not assigned to a hydrologic group because of the variability of the soil material.

Sources:

Hydrologic Groups: Interpretation Record Sheets (SCS-SOI-5) SCS.

Permissible Velocities and Inflow rates: Water Management Guide - Part 1 - Drainage (SCS 1976). Values for soils added since 1976 were developed by comparing new soils to those in the guide with similar properties.



FEB 20 2002

City of Portland, Maine

389 Congress St., Rm 315
Portland, ME 04101

ACCESSIBILITY CERTIFICATE

TO: Inspector of Buildings City of Portland, Maine
 Department of Planning & Urban Development
 Division of Housing & Community Services

FROM: DAVID D. LEASURE - ARCHITECTURAL ASSOC. INC.
1344 WASHINGTON AVE. PORTLAND, ME. 04103

RE: Certificate of Design, HANDICAP ACCESSIBILITY

DATE: FEBRUARY 15, 2002

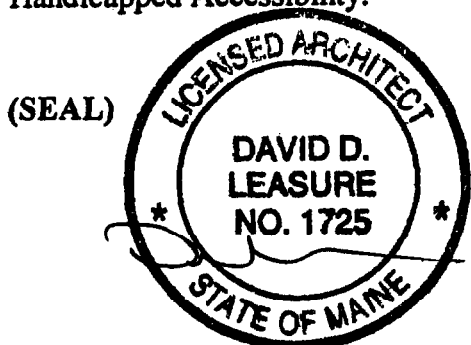
These plans and/or specifications covering construction work on: * SEE NOTE BELOW

MAINE PARTS & MACHINE

68 WANDERON WAY

PORTLAND, ME 04103

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.



Signature [Signature]

Title PRESIDENT

Firm ARCHITECTURAL ASSOC. INC.

Address 1344 WASHINGTON AVE.
PORTLAND, ME. 04103

* THE FOLLOWING SYSTEMS ARE HEREBY EXEMPTED FROM THIS CERTIFICATION:

1. SITE DESIGN
2. MECHANICAL, ELECTRICAL AND PLUMBING DESIGN
3. FIRE PROTECTION, FIRE ALARM & PROCESS PIPING SYSTEMS



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101**

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: DAVID D. LEASURE - ARCHITECTURAL ASSOC. INC
1344 WASHINGTON AVENUE PORTLAND, ME. 04103

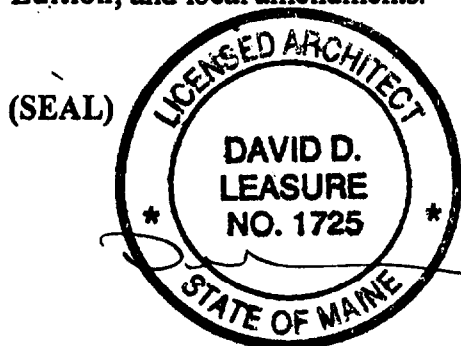
RE: Certificate of Design

DATE: FEBRUARY 15, 2002

These plans and/or specifications covering construction work on: * SEE NOTE BELOW

MAINE PARTS AND MACHINE
68 WALDORF WAY
PORTLAND, ME. 04103

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature [Handwritten Signature]

Title PRESIDENT

Firm ARCHITECTURAL ASSOC. INC.

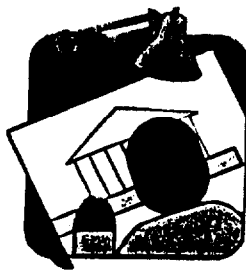
Address 1344 WASHINGTON AVE
PORTLAND, ME. 04103

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

PSH 6/20/2k

- * THE FOLLOWING SYSTEMS ARE HEREBY EXEMPTED FROM THIS CERTIFICATION:
1. SITE DESIGN
 2. MECHANICAL, ELECTRICAL, AND PLUMBING DESIGN
 3. FIRE PROTECTION, FIRE ALARM, & PROCESS PIPING SYSTEMS



CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

**TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services**

FROM DESIGNER: DAVID D LEASURE - ARCHITECTURAL ASSOC. INC.
1344 WASHINGTON AVENUE
PORTLAND, ME. 04103

DATE: FEBRUARY 15, 2002

Job Name: MAINE PARTS & MACHINE INDUSTRIAL FACILITY

Address of Construction: 68 WALDRON WAY PORTLAND, ME.

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA 1999 Use Group Classification(s) F1 & B

Type of Construction 3B Bldg. Height 17 FT ± Bldg. Sq. Footage 14,862 GSF.

Seismic Zone A_r = 0.10 Group Class S, H, E, G = I

Roof Snow Load Per Sq. Ft. 54/S.F. Dead Load Per Sq. Ft. 16/S.F.

Basic Wind Speed (mph) 90 mph Effective Velocity Pressure Per Sq. Ft. 25 psf

Floor Live Load Per Sq. Ft. 100 psf

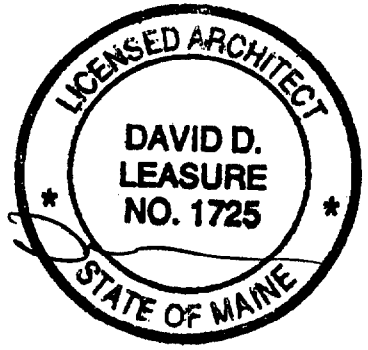
Structure has full sprinkler system? Yes No Alarm System? Yes No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes No

If mixed use, what subsection of 313 is being considered 313.1.2 (SEPARATED USE GROUPS)

List Occupant loading for each room or space, designed into this Project.

PSH 6/07/2K



(Designers Stamp & Signature)

All Purpose Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: MAINE PARTS & MACHINE
68 WALDEN WAY PORTLAND, ME.

Total Square Footage of Proposed Structure <u>14,862 G.S.F.</u>	Square Footage of Lot <u>106,722 SF = 2.45 ACRES</u>
--	---

Tax Assessor's Chart, Block & Lot Chart# <u>311</u> Block# _____ Lot# <u>A1</u> <u>A7</u>	Owner: <u>MAINE PARTS & MACHINE</u>	Telephone: <u>(207) 797-0024</u>
---	--	-------------------------------------

Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>RGB CONSTRUCTION</u> <u>550 FOREST AVE - SUITE 105</u> <u>PORTLAND, ME 04101</u> <u>(207) 773-5590</u>	Cost Of Work: \$ <u>603000.-</u> Fee: \$ _____
---	--	---

Current use: VACANT LOT (207) 773-5590

If the location is currently vacant, what was prior use: VACANT LOT

Approximately how long has it been vacant: _____

Proposed use: F I & B

Project description: ONE STORY MASONRY MACHINE PARTS FACTORY

Contractor's name, address & telephone:	<u>RGB CONSTRUCTION</u> <u>550 FOREST AVE. - SUITE 105</u> <u>PORTLAND, ME. 04101</u> <u>(207) 773-5590</u>
Who should we contact when the permit is ready:	_____
Mailing address:	<u>RICHARD BUTTERFIELD</u> <u>RGB CONSTRUCTION</u> <u>550 FOREST AVE</u> <u>PORTLAND, ME 04101</u> Phone: <u>(207) 773-5590</u>

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter on areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:	Date: <u>2.18.02</u>
-------------------------	----------------------

This is not a permit, you may not commence ANY work until the permit is issued

NOTES: N.R. — Not required
N.A. — Not applicable

ADMINISTRATION (Chapter 1)

 ✓ Complete construction documents
(107.5, 107.6, 107.7)

 ✓ Signed/sealed construction documents
(107.7, 114.1)

BUILDING PLANNING (Chapters 3, 4, 5, 6)

USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

 ✓ Single Use Group

 Specific occupancy areas (302.1.1)

 ✓ Mixed Use Groups F1/B

 Accessory areas (302.1.2)

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single use group or nonseparated mixed use groups. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed use groups.

AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area (Table 503)	<u>100%</u>
% Reduction for height (Table 506.4)	<u>- 0%</u>
% Increase for open perimeter (506.2)	<u>+ 12%</u>
% Increase for automatic sprinklers (506.3)	<u>+ 0%</u>
Total percentage factor	<u>= 112%</u>
Conversion factor	<u>$1.12 \times 9600 = 10752$</u> (Total percentage factor/100%)

Open perimeter (506.2)	<u>0</u>	<u>75</u>	<u>165</u>	<u>100</u>	<u>25</u>
	North	East	South	West	
Open perim. (506.2)	<u>340</u> ft.		Perimeter <u>530</u> ft.		
% Open perimeter =	<u>64%</u>				
	(Open perim./perim.) × 100%				
% Tab. area increase = (506.2)	<u>2 × 39% = 78%</u>				
	2 × (% Open perim. - 25%)				

CASE 1 — SINGLE USE OR NONSEPARATED MIXED USE GROUPS (313.1.1, 503.0)

Using Table 503, identify the allowable height and area of the single use group or the most restrictive of the nonseparated mixed use groups. Construction types that provide an allowable tabular area equal to or greater than the adjusted floor area and allowable heights (as modified by Section 504.0) equal to or greater than the actual building height are permitted.

Actual floor area <u>B/2504 F1/11,950</u> ft. ²	Actual building height <u>16'8"</u> feet <u>1</u> stories
Adjusted floor area* <u>F1 - Allowance 17088</u> ft. ²	Allowable building height <u>F1 - 30</u> feet <u>1/2</u> stories <u>B - 40</u> feet <u>1/3</u> stories

*Adjusted floor area = actual floor area/conversion factor

Permitted types of construction 1, 2, 3 Type of construction assumed for review (602.3) 3B

ATRIUMS

- Automatic sprinkler system (404.2)
- Occupancy (404.3)
- Smoke control (404.4)
- Enclosure (404.5)
- Fire alarm system (404.6)
- Travel distance (404.7)

OTHER SPECIAL USE AND OCCUPANCY

- Underground structures (405.0)
- Open parking structures (406.0)

- Private garages (407.0)
- Public garages (408.0)
- Use Group I-2 (409.0)
- Use Group I-3 (410.0)
- Stages and platforms (412.0)
- Special amusement buildings (413.0)
- HPM facilities (416.0)
- Hazardous materials (307.8, 417.0)
- Use Groups H-1, H-2, H-3 and H-4 (418.0)
- Swimming pools (421.0)

FIRE PROTECTION (Chapters 6, 7, 8, 9)

FIRERESISTANT MATERIALS AND CONSTRUCTION (Chapter 7 and Table 602)

Note: Entry in indicates required rating in hours. NC indicates noncombustible construction required.

COMBUSTIBILITY (603.0, 604.0, 605.0, 606.0)

- 2H Exterior walls
- 3HR/FIRE WALLS Interior elements 1HR WITHIN
- 0 Roof

CONSTRUCTION DOCUMENTS (703.0)

- Fire tests (704.0)

EXTERIOR WALLS (507.2, 705.0, 716.5)

North East South West

Fire separation distance > 30

Loadbearing 2HR

Nonloadbearing

NO LIMIT Exterior opening protectives (705.3, 706.0)

N/A Parapet walls (705.6)

FIRE SEPARATION ASSEMBLIES

ASSEMBLY ROOM Exit enclosures (709.0, 710.0, 1014.11)

N/A Other shafts (709.0, 710.0)

3HR - (1HR) Mixed use and fire area separations (313.1.2)

ASSEMBLY ROOM - (1HR) Other separation assemblies (302.1.1, Table 602)

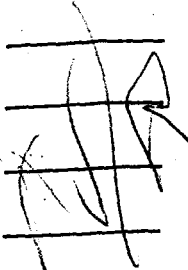

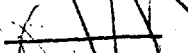

FIRE PARTITIONS

- 1HR Exit access corridors (711.0, 1011.4)
- N/A Tenant separations (711.0)
- N/A Dwelling unit separations (711.0)
- N/A Guestroom separations (711.0)

OTHER FIRERESISTANT CONSTRUCTION

- 3HR - B/TU FUSE GROUP Fire and party walls (707.0 and Table 707.1)
- 0 Smoke barriers (712.0)
- 0 Nonloadbearing partitions (Table 602)
- 0 Interior loadbearing walls, columns, girders, trusses (716.0)
- 0 Supporting construction (716.0)
- 0 Floor construction (713.0, 1006.3.1)
- 0 Roof construction (713.0, 715.0)
- HVAC THROUGH WALLS Penetrations (714.0)
- ? Opening protectives (717.0, 719.0, 720.0)
- ? Fire dampers (718.0)
- Fireblocking/draftstopping (721.0)
- Thermal and sound-insulating materials (723.0)

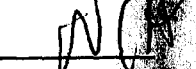
STANDPIPE SYSTEMS

-  Building height (915.2.1)
-  Building area (915.2.2)
-  Malls (915.2.3)
-  Stages (915.2.4)
- Approved system (915.3, 915.3.1)
- Piping design (915.4)
- Water supply (915.5)
- Control valves (915.6)
- Hose connection (915.7)

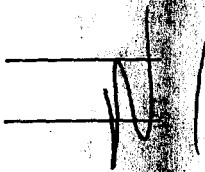
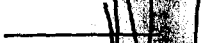
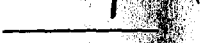

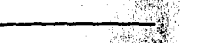
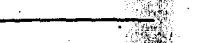

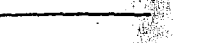
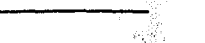
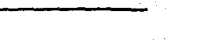

FIRE DEPARTMENT CONNECTIONS

-  Required (916.1)
-  Connections (916.2)

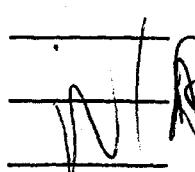
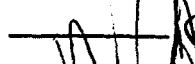
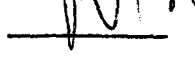
YARD HYDRANTS

-  Fire hydrants (917.1)

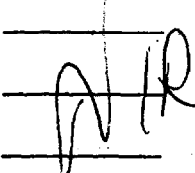
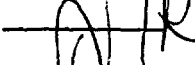
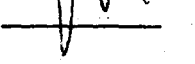
FIRE ALARM SYSTEMS

-  Approval (918.3)
-  Assembly (A-4), Educational (E) (918.4.1)
-  Business (B) (918.4.2)
-  High-hazard (H) (918.4.3)
-  Institutional (I) (918.4.4)
-  Residential (R-1) (918.4.5)
-  Residential (R-2) (918.4.6)
-  Location/details (918.5)
-  Power supply/wiring (918.6, 918.7)
-  Alarm-notification appliances (918.8)
-  Voice/alarm signaling system (918.9)

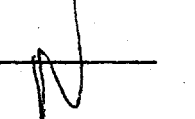

AUTOMATIC FIRE DETECTION SYSTEMS

- Approval (919.3)
-  Institutional (I) (919.4.1, 919.4.2, 919.4.3)
-  Residential (R-1) (919.4.4)
-  Sprinklered buildings exception (919.5)
- Zones (919.6)

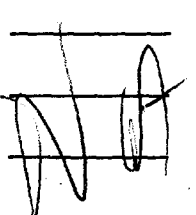

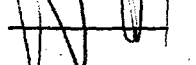
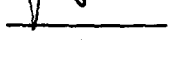
SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS

-  Residential (R-1) (920.3.1)
-  Residential (R-2, R-3) (920.3.2)
-  Institutional (I-1) (920.3.3)
- Interconnection (920.4)
- Battery backup (920.5)

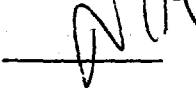
FIRE EXTINGUISHERS

-  Approval (921.1)
-  Required (921.2)

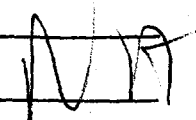

SMOKE CONTROL SYSTEMS

-  Passive system (922.2.1)
-  Mechanical system (922.2.2)
-  Smoke removal (922.3)
-  Activation (922.4)
- Standby power (922.5)

SMOKE AND HEAT VENTS

-  Size and spacing (923.2)

SUPERVISION

-  Fire suppression systems (924.1)
-  Fire alarm systems (924.2)

ROOFS AND ROOF STRUCTURES (Chapter 15)

Performance requirements (1505.0)	Low-slope roof coverings (1507.5)
Fire classification (1506.0)	Flashing (1508.0)
Steep-slope roof coverings (1507.4)	Roof structures (1510.0)

STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

STRUCTURAL LOADS (Chapter 16)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603.1)

Uniformly distributed floor live loads (1603.2, 1606.0)

Floor Area Use	Loads Shown
OFFICE	100 LBS/SF
FACTORY	

NONE Live load reduction (1603.2, 1606.7)

SEE ENG REPORT Roof live loads (1603.3, 1607.0) (STILL LESS THAN 50)

Roof snow loads (1603.4, 1608.0)

<u>SEE</u>	Ground snow load, P_g (1608.3)
<u>REPORT</u>	If $P_g > 10$ psf, flat-roof snow load, P_f (1608.4)
<u>FLAT</u>	If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.4)
<u>ROOF</u>	Sloped roof snowload, P_s (1608.5)
	If $P_g > 10$ psf, snow load importance factor, I (Table 1609.5)

Wind loads (1603.5, 1609.0)

<u>85</u> <u>MPH</u>	Basic wind speed (1609.3)
<u>B</u>	Wind exposure category (1609.4)
	Wind importance factor, I (Table 1609.5)
	Wind design pressure, P (1609.7)

Earthquake loads (1603.6, 1610.0)

<u>0.10</u>	Peak velocity-related acceleration, A_v (1610.1.3)
<u>0.10</u>	Peak acceleration, A_a (1610.1.3)
<u>I</u>	Seismic hazard exposure group (1610.1.5)
<u>C</u>	Seismic performance category (1610.1.7)
<u>54</u>	Soil-profile type (Table 1610.3.1)
	Basic structural system and seismic-resisting system (Table 1610.3.3)
<u>7</u>	Response modification factor, R , and deflection amplification factor, C_d (Table 1610.3.3)
<u>ELFP</u>	Analysis procedure (1610.4, 1610.5)

Other loads

<u>NONE</u>	Attic load (1606.2.2, 1606.2.3)
	Partition loads (1606.2.4)
	Concentrated loads (1606.3)
	Impact loads (1606.6)
	Misc. loads (1606.4, 1606.8, 1606.9, 1607.5, 1612.0)

STRUCTURAL DESIGN CALCULATIONS

<u>✓</u>	Submitted for all structural members (107.7)
<u>✓</u>	Signed/sealed (107.7, 114.1)
	Deflection limits considered (1604.5)

LIGHT-TRANSMITTING PLASTIC (2603.5, 2604.0)

Unprotected openings (2606.0)

Diffusing systems (2604.5)

Roof panels (2607.0)

Wall panels (2605.0)

Skylight glazing (2608.0)

BUILDING SERVICES (Chapters 28, 30)

MECHANICAL SYSTEMS (Chapter 28)

Waste- and linen-handling systems (2807.0)

Refuse vaults (2808.0)

ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

Construction standard specified (3001.2)

Venting (3007.3 - 3007.6)

Elevator emergency operation (3006.2)

Opening protectives (3008.2)

Hoistway enclosure (3007.1)

Conveyors and escalators (3010.0, 3011.0)

SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

SPECIAL CONSTRUCTION (Chapter 31)

Membrane structures (3103.0)

PEDESTRIAN WALKWAYS (3106.0)

Flood-resistant construction (3107.0)

Construction and use (3106.1 - 3106.3)

Towers (3108.0)

Separation (3106.4)

Local approval (3106.5)

Egress and size (3106.6 - 3106.8)

EXISTING STRUCTURES (Chapter 34)

ADDITIONS, ALTERATIONS OR CHANGE OF OCCUPANCY

General requirements (3402.0)

Additions/alterations (3403.0, 3404.0)

Structural loads (1614.0, 3402.5)

Change of occupancy (1110.3, 3405.0)

Accessibility (1110.0, 3402.7)

Compliance alternative evaluation (3408.0)

BUILDING EVALUATION SUMMARY (Table 3408.7)

Existing use group _____	Proposed use group _____
Year building was constructed _____	Number of stories _____ Height in feet _____
Type of construction _____	Area per floor _____
Percentage of open perimeter _____ %	Percentage of height reduction _____ %
Completely suppressed: Yes _____ No _____	Corridor wall rating _____
Compartmentation: Yes _____ No _____	Required door closers: Yes _____ No _____
Fire-resistance rating of vertical opening enclosures _____	
Type of HVAC system _____	serving number of floors _____

STEEL (Chapter 22)

<input checked="" type="checkbox"/>	Structural steel design/construction standard specified (2203.1, 2203.2)	<input type="checkbox"/>	Formed steel design/construction standard specified (2206.1)
<input checked="" type="checkbox"/>	Shop drawing preparation specified (2203.4)	<input type="checkbox"/>	Formed steel member identification (2206.6)
<input checked="" type="checkbox"/>	Open-web steel joist design/construction standard specified (2205.1)		

WOOD (Chapter 23)

<input type="checkbox"/>	Installation inspections (2301.2)	<input type="checkbox"/>	Seismic bracing (2305.8)
<input type="checkbox"/>	Design/construction standard specified (2303.1)	<input type="checkbox"/>	Foundation anchorage (2305.17)
<input type="checkbox"/>	Grade mark specified (2303.1.1)	<input type="checkbox"/>	Wood structural panels (2307.0)
HEAVY TIMBER CONSTRUCTION			
<input type="checkbox"/>	Minimum dimensions (605.1, 2304.0)	<input type="checkbox"/>	Particleboard (2308.0)
<input type="checkbox"/>	Design/construction standard specified (2304.1)	<input type="checkbox"/>	Fiberboard (2309.0)
WOOD FRAME CONSTRUCTION			
<input type="checkbox"/>	Fastening and construction details (2305.0, Table 2305.2)	<input type="checkbox"/>	Fireretardant-treated wood (2310.0)
<input type="checkbox"/>	Wind bracing design required (2305.7)	<input type="checkbox"/>	Decay and termite protection (2311.0)
		<input type="checkbox"/>	Joist hangers (2312.0)
		<input type="checkbox"/>	Prefabricated components (2313.1, 2313.3.2)
		<input type="checkbox"/>	Metal-plate-connected trusses (2313.3.2)

NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

GLASS AND GLAZING (Chapter 24)

<input type="checkbox"/>	Skylights (2404.0)	<input type="checkbox"/>	Safety glazing (2405.0, 2406.0, 2407.0)
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GYPSUM BOARD AND PLASTER (Chapter 25)

<input type="checkbox"/>	Gypsum board materials (2503.0, Table 2503.2, Table 2503.3)	<input type="checkbox"/>	Plaster (2504.0, 2505.0, 2506.0)
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PLASTIC (Chapter 26)

<input type="checkbox"/>	Approved materials (2601.2)	<input type="checkbox"/>	FOAM PLASTIC (2603.0)
<input type="checkbox"/>	Identification (2601.4)	<input type="checkbox"/>	Labeling (2603.2)
<input type="checkbox"/>	Interior trim (2603.7)	<input type="checkbox"/>	Surface-burning characteristics (2603.3)
<input type="checkbox"/>	Alternative approval (2603.8)	<input type="checkbox"/>	Thermal barrier (2603.4)
		<input type="checkbox"/>	Exterior walls (2603.5, 2603.6)

Applicant: 1

Date: 2/11/02

Address: 68 Waldron Way

C-B-L: 306-B-018 a,
311-A-14

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ~~2/11/02~~ New Structure # 02-0116

Zone Location - I-M

Interior or corner lot -

Proposed Use/Work - Machine Shop 100' x 150' $\approx 15,000$ #
14,780 # Actual

Sevage Disposal - City

Lot Street Frontage - 60' req - ≈ 500 ft shown

Front Yard - 1ft for every 1ft of height - 17' req - 25' shown

Rear Yard - 35' req if a butty residential - 43' shown -
yes Butty res.

Side Yard - 1ft for every 1ft of height up to 25' - 17' req - 177' & 179' shown
(not Butty res)

Projections -

Width of Lot - N/A

Height - 75' max. 17' high shown

Lot Area - N/A 107,266 # given

Lot Coverage/ Impervious Surface - 75% max - 80,449.5 # MAX

Area per Family - N/A

Off-street Parking - $\frac{14780}{2500} = 5.91$ $\frac{12,280 - 100}{2500} = 4.91$
12 PK SP 18 PK SP 23 shown
6 PK SP

parking 62 x 125 = 7,750
14,780 #

Loading Bays - 1 Bay req / 2 loading Bay shown

sidewalk 18 x 80 = 1440
18 x 80 = 1440

Site Plan - # 2001-0177 minor

Shoreland Zoning/ Stream Protection - N/A

by loading 30 x 35 = 1050
45 x 55 = 2475

Flood Plains - panel 6 - Zone X

pavement setback from boundary lines = 10' - 26' + shown 28,935