

**City of Portland, Maine - Building or Use Permit Application**

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

<div style="border: 2px solid black; padding: 2px; text-align: center;"> <b>PERMIT ISSUED</b>                  AUG 28 2002                  CITY OF PORTLAND             </div>		Permit No: 02-0884 CBL: 306 B018001
Location of Construction: 0 Waldron Way	Owner Name: Kelton Real Estate Holdings Llc	Owner Address: 470 Riverside St. Phone:
Business Name:	Contractor Name: Cunningham Security	Contractor Address: 313 Read Rd. Portland Phone: 2078785858
Lessee/Buyer's Name	Phone: /	Permit Type: Fire Alarm System Zone: IM

Past Use: New shop/office	Proposed Use: New shop/office w/new fire alarm system	Permit Fee: \$51.00 Cost of Work: \$3,800.00 CEO District: 1
Proposed Project Description: Install new fire alarm system		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: F Type: W/A Signature: [Signature] Date: 8/28/02
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____

Permit Taken By: jmy	Date Applied For: 08/06/2002	<b>Zoning Approval</b>		
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.  2. Building permits do not include plumbing, septic or electrical work.  3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 8/13/02	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:	

**CERTIFICATION**

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 authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

02-0884

# 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.

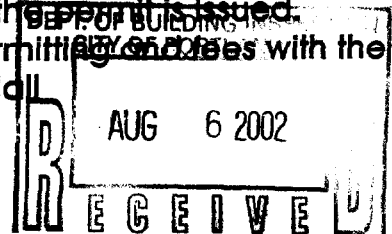
Location/Address of Construction: <u>68 WALTON LANE</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>306</u> Block# <u>B</u> Lot# <u>019</u>	Owner: <u>MAINE PARTS &amp; MACHINE</u>	Telephone:
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>3800.-</u> Fee: \$ <u>51-</u>
Current use: <u>NEW SHOP/OFFICE</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>FIRE ALARM SYSTEM</u>		
Project description:		
Contractor's name, address & telephone: <u>CUNNINGHAM SECURITY SYSTEMS</u>		
Who should we contact when the permit is ready: <u>PAUL CUNNINGHAM</u>		
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>878-5858</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 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 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 all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>Paul Cunningham</u>	Date: <u>8/6/02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting processes with the Planning Department on the 4th floor of City Hall



# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

## BUILDING DEPARTMENT PERMIT

Permit Number: 020884

This is to certify that Kelton Real Estate Holdings /Cunniff Security  
has permission to Install new fire alarm system  
AT 0 Waldron Way Call 306 B018001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. HEAVY NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature]  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# PLUMBING APPLICATION

Department of Human Sciences  
Division of Health Engineering

2002-8209

Town or Plantation: Portland, Maine  
Street Subdivision Lot #: 68 WALDEN WAY

Last: Kelton Real Estate Holdings, LLC  
First:

Applicant Name: Titan Mechanical Inc  
Mailing Address of Owner/Applicant (If Different): PO BOX 3927  
Portland, Maine 04104

Marland Whiting 1608  
PORTLAND 8119 TOWN COPY  
Date Permit Issued: 6/11/02 \$ 144.00  If Double Fee Charged  
Marland Whiting L.P.I. # 1608  
Local Plumbing Inspector Signature

### Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant

6/11/02  
Date

### Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

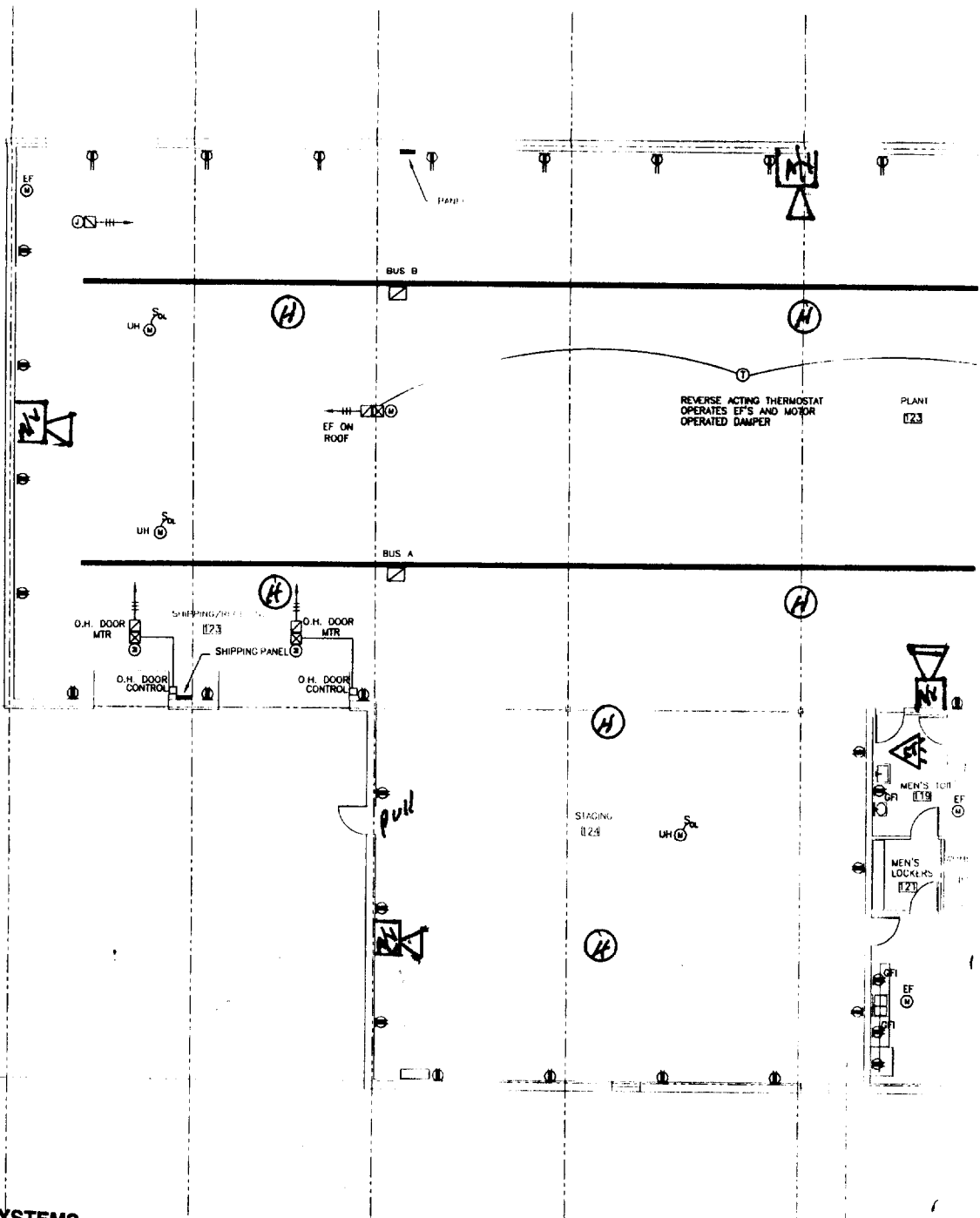
Local Plumbing Inspector Signature

8/2/02  
Date Approved

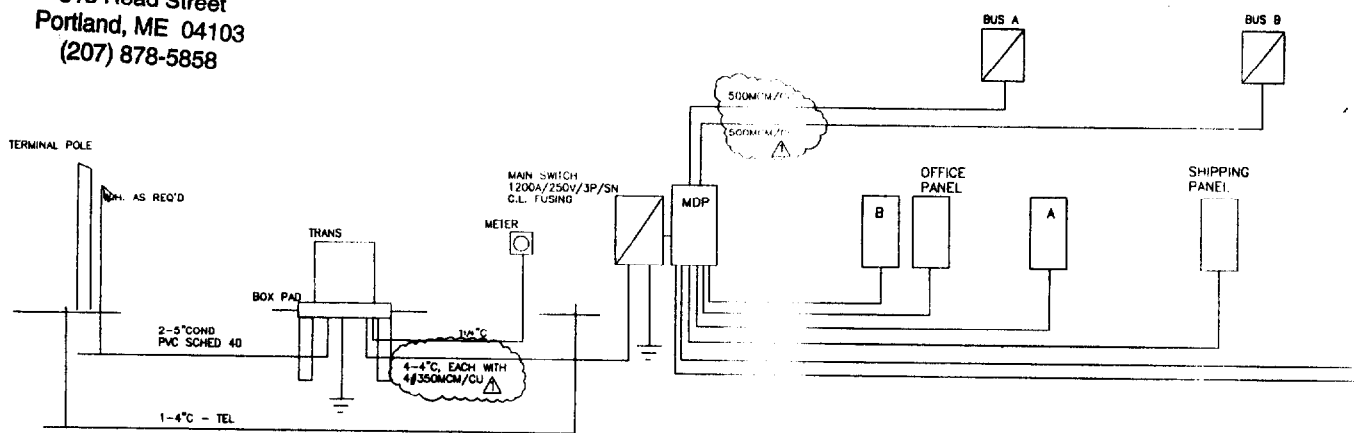
## PERMIT INFORMATION

<b>This Application is for</b> 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	<b>Type of Structure To Be Served:</b> 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY _____	<b>Plumbing To Be Installed By:</b> 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>02300</u>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Type of Fixture		Column 1 Type of Fixture	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.	2	Hosebibb / Sillcock	2	Bathtub (and Shower)
	4	Floor Drain	2	Shower (Separate)
<b>OR</b>	3	Urinal	2	Sink
	-	Drinking Fountain	4	Wash Basin
HOOK-UP: to an existing subsurface wastewater disposal system.	-	Indirect Waste	4	Water Closet (Toilet)
<b>OR</b>	-	Water Treatment Softener, Filter, etc.	-	Clothes Washer
	-	Grease / Oil Separator	-	Dish Washer
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.	-	Dental Cuspidor	-	Garbage Disposal
<b>OR</b>	-	Bidet	1	Laundry Tub
	-	Other: _____	1	Water Heater
TRANSFER FEE [\$6.00]	Fixtures (Subtotal) Column 2		14	Fixtures (Subtotal) Column 1
	SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE		9	Fixtures (Subtotal) Column 2
			23	Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
			144	Permit Fee (Total)



**CUNNINGHAM SECURITY SYSTEMS**  
 313 Read Street  
 Portland, ME 04103  
 (207) 878-5858



**RISE P DIAGRAM**

NOT TO SCALE

*MAINE MACHINE*

Application ID: **2-0116**

Department: **Zoning**

Status: **Approved with Conditions**

Applicant: **Marge Schmuckal**

Address: **68 Waldron Way**

Approval Date: **02/11/2002**

Issue Date: **02/08/2002**

**Bill to Public Official** Name: **Marge Schmuckal**

Date: **02/11/2002**

Conditions:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for any new signage.

Issue Date: **02/08/2002** by **gg**

Approval Date: **02/11/2002** by **mes**

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
Zoning Copy**

2001-0177  
Application I. D. Number  
07/12/2001  
Application Date  
Maine Parts & Machines Waldron Way  
Project Name/Description

Bergeron, Mark  
Applicant  
470 Riverside St, Portland, ME 04103  
Applicant's Mailing Address  
Bergeron, Mark  
Consultant/Agent  
Applicant Ph: (207) 781-5242 Applicant Fax: (207) 781-4245  
Applicant or Agent Daytime Telephone, Fax

68 - 68 Waldron Way, Portland, Maine  
Address of Proposed Site  
306 B018001  
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 SqFt  
Proposed Building square Feet or # of Units                      Acreage of Site                      Zoning

**Check Review Required:**

Site Plan (major/minor)                       Subdivision # of lots \_\_\_\_\_                       PAD Review                       14-403 Streets Review  
 Flood Hazard                       Shoreland                       Historic Preservation                       DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)                       Zoning Variance                       Other \_\_\_\_\_

Fees Paid: Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_ Engineer Review \_\_\_\_\_ Date: \_\_\_\_\_

**Zoning Approval Status:**

Approved                       Approved w/Conditions See Attached                       Denied                      Reviewer Marge Schmuckal  
Approval Date 02/11/2002                      Approval Expiration 02/11/2003                      Extension to \_\_\_\_\_                       Additional Sheets Attached  
 Condition Compliance                      Marge Schmuckal                      02/11/2002  
signature                      date

Performance Guarantee                       Required\*                       Not Required

No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
Building Permit Issued	_____		
	date		
Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
Final Inspection	_____	_____	
	date	signature	
Certificate Of Occupancy	_____		
	date		
Performance Guarantee Released	_____	_____	
	date	signature	
Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date

Application ID Number:

2-0116

Department:

Building

Delete

Save

Close

Comments:

Status: Approved with Conditions

Reviewer

Mike Nugent

Approval Date

04/01/2002



OK to Issue Permit

Given On Date

Name

Mike Nugent

Date

04/01/2002

Date 2

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

All mechanical plans must be submitted and approved as separate permits prior to installation.

Create Date:

02/08/2002

BY

gg

Update Date:

04/01/2002

BY

mjn



**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

2001-0177

Application I. D. Number

07/12/2001

Application Date

Maine Parts & Machines Waldron Way

Project Name/Description

Bergeron, Mark

Applicant

470 Riverside St, Portland, ME 04103

Applicant's Mailing Address

Bergeron, Mark

Consultant/Agent

Applicant Ph: (207) 781-5242      Applicant Fax: 2077814245

Applicant or Agent Daytime Telephone, Fax

68 - 68 Waldron Way, Portland, Maine

Address of Proposed Site

306 B018001

Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Planning**

- 1 That the applicant submits catalog cuts for all pole and wall mounted fixtures with accompanying photometrics in compliance with the City of Portland's lighting standards for staff review and approval.

**Approval Conditions of Fire**

- 1 Application requires State Fire Marshal approval.

2

**Approval Conditions of Zoning**

- 1 Separate permits shall be required for any new signage.
- 2 This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

L&L Structural Engineering Services, Inc.  
Six Q Street  
South Portland, Maine 04106

Tel: (207) 767-4830  
Fax: (207) 799-5432  
E\_mail: mark.leaseure@verizon.net

**Fax Transmittal**

Date: March 29, 2002  
Project: Maine Parts and Machine  
Project No.: N/A  
Fax No.: (207) 773-5364

NUMBER OF PAGES TRANSMITTED: 1

DELIVER TO: Dick Butterfield  
COMPANY: RGB Construction, Inc.  
FROM: Mark Leaseure (L&L SRS)

If you do not receive all pages, please call our business phone for transmission verification.

Comments: \_\_\_\_\_

Dick, the following is our response to the City of Portland's comments during the review process:

Items 1,2,3,5 and 6 need to be responded to by others.

Item 4) The roof of this structure has been designed for a flat roof snow load of 55 psf at the owners request in lieu of the 42 psf (1'-11" snow depth) required by Boca 1999. Using a density of 21.8 pcf per Boca 1999 a 55 psf loading converts into a snow depth 2'-6". The equation in Section 3 of ASCE 7 produces a flat roof snow load of 42 psf for this type of structure and terrain classification. Therefore the roof design conforms to the requirements with Section 3 of ASCE 7.

If you have any questions, please do not hesitate to call.



Signed: Mark F. Leaseure  
Mark Leaseure

Cc: David Leaseure (DDL Arch, Inc.)

# RGB CONSTRUCTION, INC.

P.O. BOX 3672 550 FOREST AVE. PORTLAND, ME. 04101  
TEL: 773-5590 FAX: 773-5364

## FACSIMILE TRANSMITTAL SHEET

COMPANY:	BUILDING INSPECTIONS	FROM:	DICK BUTTERFIELD
ATTN:	MR. MIKE NUGENT	DATE:	4.1.02
FAX NUMBER:	874-8716	TOTAL NO. OF PAGES INCLUDING COVER:	2
PHONE NUMBER:		PHONE NUMBER:	(207) 773-5590
RE:	68 WALDRON WAY		

### MESSAGE:

HEREWITH IS A COPY OF A LETTER FROM  
L & L ENGINEERING REGARDING YOUR CONCERN WITH  
ROOF DESIGN. WE HOPE THIS SERVES AS  
CLARIFICATION. ANY QUESTIONS PLEASE DO NOT  
HESITATE TO CALL.

ENCL. L & L FAX MEMO DATED 3.29.02

THANKYOU  
RICHARD BUTTERFIELD

02016

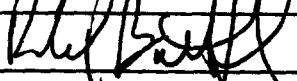
# All Purpose Building Permit Application

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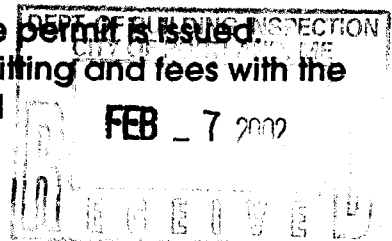
Location/Address of Construction: <u>68 WALDRON WAY</u>		
Total Square Footage of Proposed Structure <u>15000 SF. ±</u>	Square Footage of Lot <u>2.45 ACRES</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>300</u> Block# <u>B</u> Lot# <u>018</u>	Owner: <u>470 RIVERSIDE ST. KELTON REAL ESTATE WILLIAM KELTON</u>	Telephone: <u>797-0024</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>RGB CONSTRUCTION INC. 550 FOREST AVE. PORTLAND, ME 773-5590</u>	Cost Of Work: <u>\$103,000</u> Fee: <u>\$4,230<sup>00</sup></u>
Current use: <u>VACANT</u>	<u>Site plan</u>	
If the location is currently vacant, what was prior use: _____	<u>200-0177</u>	
Approximately how long has it been vacant: <u>will e-mail pdf-files</u>		
Proposed use: <u>MACHINE SHOP</u>		
Project description: <u>15000 SF SINGLE STORY BUILDING</u>		
Contractor's name, address & telephone: <u>RGB CONSTRUCTION INC. 773-5590 550 FOREST AVE. PORTLAND, ME.</u>		
Who should we contact when the permit is ready: <u>RICHARD BUTTERFIELD</u>		
Mailing address: <u>550 FOREST AVE. P.O. BOX 3672 PORTLAND, ME.</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>773-5590</u>		

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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 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 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 all 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>2.7.02</u>
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**TO RESIDENTS AND PROPERTY OWNERS IN THE VICINITY OF**

**68 Waldron Way**

A Minor Site Plan Application was submitted to the City of Portland Inspections Office on July 12, 2001 by Mark Bergeron of Pinkham and Greer, representing Maine Parts and Machine.

The applicant is requesting to erect a 15,000 s.f. machine shop with associated parking area, loading docks and landscaping improvements at 68 Waldron Way.

In accordance with section 14-32.3 of the Portland Land Use Ordinance notices of site plan applications must be sent to abutters.

The review of the application is now starting and it must go through several steps prior to approval, including staff technical review and possible Planning Board approval, which may include a public hearing.

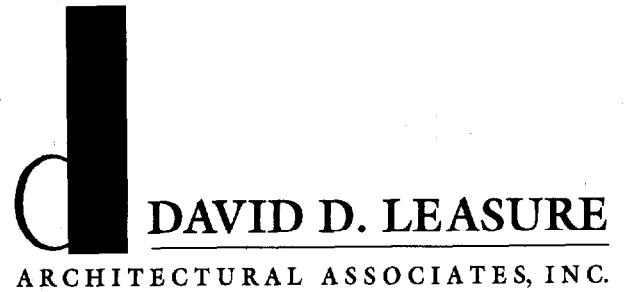
The technical submissions are available in the Planning Office, 389 Congress St., 4th floor.

**Alexander Jaegerman  
Chief Planner**

**TRANSMITTAL  
COVER SHEET**

**DATE:** March 27, 2002

**TO:** Mr. Dick Butterfield  
RGB Construction  
550 Forest Avenue Suite 105  
Portland, Maine 04101



**TRANSMITTAL:**

Copies	Date	Description	Action Code
1	3/26/02	Mike Nugent's Facsimile	E
1	3/27/02	Dwg. LS-200 R1 Revised Life Safety Plan	E
1	N/A	UL Listed Assemblies for fire rated CMU, Metal stud & E ceiling assemblies	E

Action A. Action Indicated on transmitted item. D. For Signature & forwarding as noted below  
B. No Action Required. E. See Remarks below.  
C. For Signature & return to this office.

**SUBJECT:** MPM Industrial Facility - Response to Mike Nugent's Facsimile (attached)

**MEMORANDUM:**

Dear Dick:

Below please find responses to Mike Nugent's facsimile dated March 26, 2002. Please let me know if I can be of further assistance.

1. **Item 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.

**Response 1:** The revised Life Safety Plan LS-200 R1(attached) indicates a 40'-0" separation of the two doors on the front of the building which meet the remoteness and exit requirement for a non-sprinklered business use with an 80'-0" diagonal distance, i.e. (2 exits separated by 1/2 the diagonal of the subject space). The two doors opening up to the industrial higher hazard use are for access to the plant only and do not show exit signs. These two doors should be equipped with signs indicating "NOT AN EXIT".

2. **Item 2:** Are there penetrations other than doors in the three hour assembly for HVAC etc?

**Response 2:** We have not been retained to design the Mechanical, Electrical and Plumbing systems for the above referenced building as indicated on the title sheet under Design Build Disciplines. These systems are designed and stamped by others unknown to our office. However, all ductwork penetrations must be equipped with rated dampers in accordance with BOCA-1999, Section 718.0. All other fire barrier penetrations shall be constructed in accordance with BOCA-1999, Section 714.0.



3. **Item 3:** The large Plans submitted were not stamped and must be.

**Response 3:** Drawings were issued, stamped and signed by our office and are dated February 15, 2002.

4. **Item 4:** Because the roof pitch is less than 5 degrees, the design must be certified in compliance with section 7.3 of ASCE 7.

**Response 4:** Certification shall be provided by our engineer under separate cover.

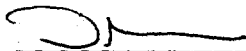
5. **Item 5:** All mechanicals, alarms, etc. must be stamped and submitted prior to installation.

**Response 5:** Architectural Associates Inc has not been retained to design the Mechanical, Electrical and Plumbing systems for the above referenced building as indicated on the title sheet under Design Build Disciplines. These systems are designed and stamped by others unknown to our office.

6. **Item 6:** Fire rating specs on all CMU's and other fire rated assemblies are needed.

**Response 6:** See attached applicable U.L. listed assemblies.

Best Regards,



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DAVID D. LEASURE - ARCHITECTURAL ASSOCIATES INC.  
1344 WASHINGTON AVENUE PORTLAND, MAINE (207) 797-8661

cc: Bill Kelton - Maine Parts & Machine Co. w/ encl.  
Mark Leasure, P.E. - L & Structural Engineering w/ encl.  
File w/ encl.