Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 080806
SEP 2 2008
CITY OF PORTLAND

This is to certify that WOODWORKING & CABINETRY LLC /Woodworking & Cabinet

has permission to Build a 150' x 45' (19') high Steel building w/ addition to existing frame to connect buildings

AT 225 INDUSTRIAL WAY L/L 329 A007001

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 lathed or otherwise closed-in. 24 HOUR 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. Greg Cass

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Jeanne Bourke 8/3/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

See Dmmy
2012-03-3456-
ALTCOMM

Scanned

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	Issue Date:	CBL:
08-0806		329 A007001

Location of Construction:	Owner Name:	Owner Address:	Phone:
225 INDUSTRIAL WAY	WOODWORKING & CABINETR	40 PORTLAND PIER # 11	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Woodworking & Cabinetry, LLC D	40 Portland Pier #11 Portland	2076538216
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	**Zone:**
		Commercial	I-M

Past Use:	Proposed Use:	Permit Fee:	Cost of Work:	CEO District:
Woodworking / Storage	Commercial - Light Manufacturing / Warehouse - Build a 150' x 45' (19') high Steel building w/ addition to existing frame to connect building	$5,095.00	$500,000.00	5

see permit # 10-1230

FIRE DEPT: ☑ Approved ☐ Denied

See Conditions

Signature: Greg Cass

INSPECTION: Use Group: F-1 Type: 2A

IBC-2003

Signature: JMB 9/3/08

Proposed Project Description:

Build a 150' x 45' (19') high Steel building w/ addition to existing frame to connect building

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: ☐ Approved ☐ Approved w/Conditions ☐ Denied

Signature: Date:

Permit Taken By:	Date Applied For:
ldobson	07/02/2008

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..

PERMIT ISSUED
SEP 2 2008
CITY OF PORTLAND

Zoning Approval

Special Zone or Reviews	Zoning Appeal	Historic Preservation
☐ Shoreland N/A	☐ Variance	☑ Not in District or Landmark
☐ Wetland	☐ Miscellaneous	☐ Does Not Require Review
☐ Flood Zone Panel 1 Zone C.	☐ Conditional Use	☐ Requires Review
☐ Subdivision	☐ Interpretation	☐ Approved
☒ Site Plan #2007-0160	☐ Approved	☐ Approved w/Conditions
Maj ☐ Minor ☐ MM ☐	☑ Denied	☐ Denied
Date: OK with conditions	Date:	Date:

7/17/08

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

09/17/08

Footing inspection

- wooden in forms
- Engineer will provide special insp. report for wooden in forms to WS, (FAX to Office)
- okay to pour

DMAC — will need survey letter for foundation before pouring walls.

3/6/12 Rec'd email from Helen Watts with the final report of Special Inspections

JMB

General 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: 225 INDUSTRIAL WAY, PORTLAND ME 04103		
Total Square Footage of Proposed Structure/Area: 6,750 S.F (METAL BLDG) + 536 S.F FRAME ADDITION	Square Footage of Lot: 59,677 S.F	
Tax Assessor's Chart, Block & Lot Chart# MAP 329 Block# Lot# LOT 7	Applicant *must be owner, Lessee or Buyer* Name WALTER JUVE Address 40 PORTLAND PIER #11 City, State & Zip PORTLAND ME 04101	Telephone: 207-653-8216
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: $ 500,000 C of O Fee: $ Total Fee: $

Current legal use (i.e. single family) WOODWORKING / STORAGE
If vacant, what was the previous use? _____
Proposed Specific use: LIGHT MANUF. / WARE HOUSING
Is property part of a subdivision? YES If yes, please name EVERGREEN INDUSTRIAL PARK
Project description:
CONSTRUCT NEW STEEL BLDG. (150' x 45')(19' HIGH)
+ ADDITION TO EXIS FRAME STRUCTURE (14' x 38') CONNECTING EXIS. BLDG. TO NEW STL. BLDG.

Contractor's name: WOODWORKING + CABINETRY LLC D.B.A. DEKKO
Address: 40 PORTLAND PIER #11
City, State & Zip PORTLAND ME 04101 Telephone: 207 653 8216
Who should we contact when the permit is ready: WALT JUVE Telephone: 207 653 8216
Mailing address: 40 PORTLAND PIER #11 PORTLAND ME 04101

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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.

JUL 2008

Signature: _____ Date: 7/2/08

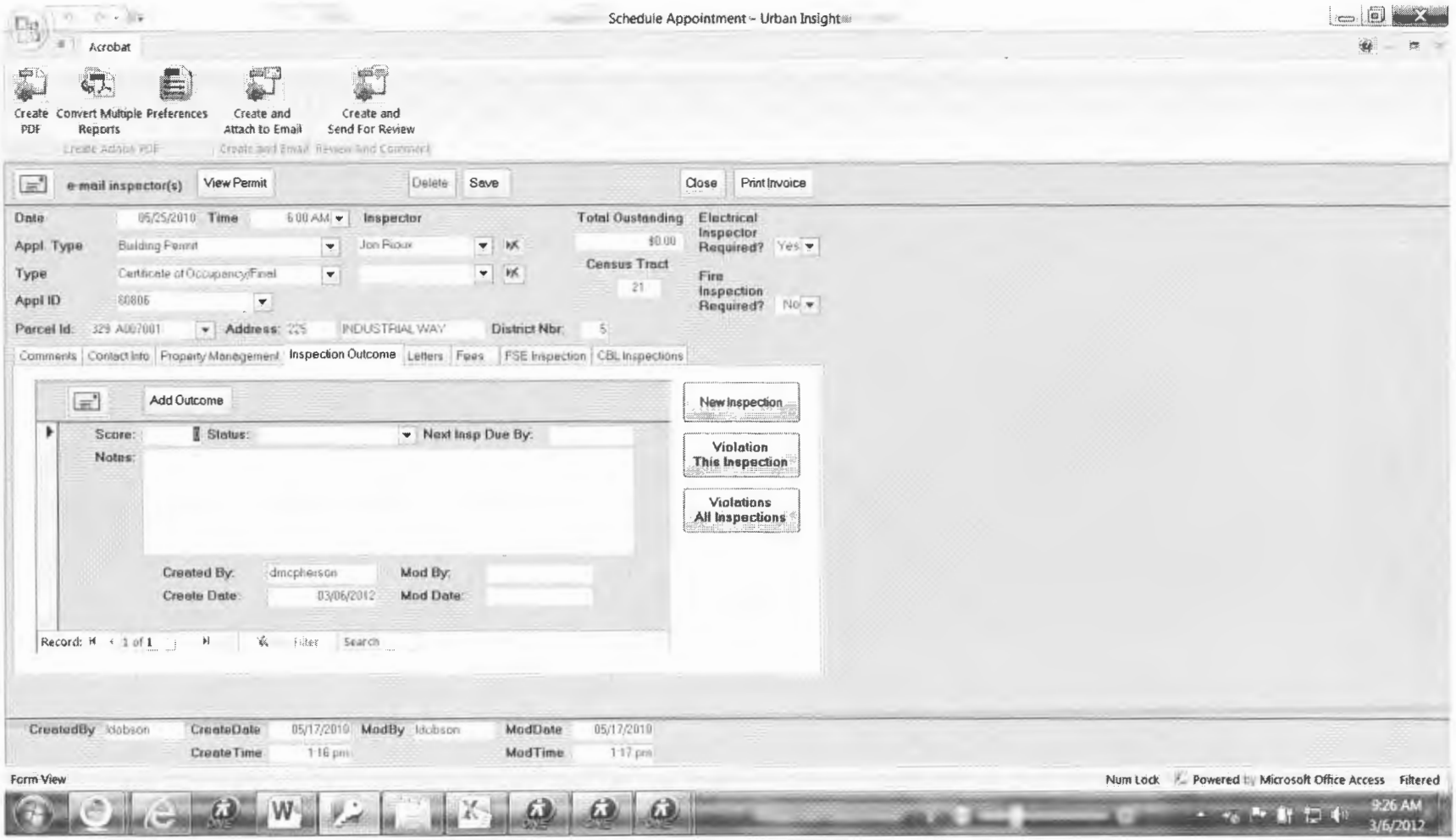
This is not a permit; you may not commence ANY work until the permit is issue

Jon do you know the status of this?

City of Portland, Maine
Inspections Divison
Inspection Results
All Results

Don

Date	CBL	Dist. Nbr	Business	Appl ID	Appl Type	Sch. Type
08/25/2004	329 A007001	5	Ken Sanderson	2004-4842	Electrical Permit	Electrical Service
		New service lateral.				
09/17/2008	329 A007001	5		0008-0806	Building Permit	Footings/Setbacks
		207-653-8216 Walt looking for around noon				
09/23/2008	329 A007001	5		0008-0806	Building Permit	Foundation/Rebar
		Frost wall inspection - engineer to be on site 9-10am for special inspection....GC is Walt - 653-8216				
09/25/2008	329 A007001	5		2008-8252	Plumbing	Inspection
		Underground plumbing.				
10/10/2008	329 A007001	5		2008-4726	Electrical Permit	Electrical Only
		838-7413 Ken UNDERGROUND ONLY				
10/14/2008	329 A007001	5		0008-0806	Building Permit	Footings/Setbacks
		Walt 207-653-8216 early a.m. Mike collins did this inspection				
01/23/2009	329 A007001	5		0008-0806	Building Permit	Close-in/Elec./Plmb./Framing
		Jon - 712-9144 close -in				
03/10/2009	329 A007001	5		2008-4726	Electrical Permit	Electrical Service
		New service lateral. See Ken. #838-7413. CMP # 3-543595.				
05/25/2010	329 A007001	5		0008-0806	Building Permit	Certificate of Occupancy/Final
		After 9 and before 4 Walt 207-653-8216				
02/07/2011	329 A007001	5			Building Permit	Framing Only
		John Samson @ 712-9147 for framing. /gg				
03/02/2011	329 A007001	5			Electrical Permit	Close-in/Elec./Plmb./Framing
		Elec close 838-7413 Ken			Electric ok to close in.....BKL	


Schedule Appointment – Urban Insight
Acrobat
Create PDF
Convert Multiple Reports
Preferences
Create and Attach to Email
Create and Send For Review
e-mail inspector(s)
View Permit
Delete
Save
Close
Print Invoice
Date 05/25/2010 Time 6:00 AM
Inspector
Total Outstanding $0.00
Electrical Inspector Required? Yes
Appl Type Building Permit
Jon Pieux
Census Tract 21
Type Certificate of Occupancy/Final
Fire Inspection Required? No
Appl ID 60806
Parcel Id: 329 A007001
Address: 225 INDUSTRIAL WAY
District Nbr: 5
Comments
Contact Info
Property Management
Inspection Outcome
Letters
Fees
FSE Inspection
CBL Inspections
Add Outcome
New Inspection
Score:
Status:
Next Insp Due By:
Notes:
Violation This Inspection
Violations All Inspections
Created By: dmcpherson
Mod By:
Create Date: 03/06/2012
Mod Date:
Record: 1 of 1
Filter
Search
CreatedBy kdobson
CreateDate 05/17/2010
ModBy kdobson
ModDate 05/17/2010
CreateTime 1:16 pm
ModTime 1:17 pm
Form View
Num Lock
Powered by Microsoft Office Access
Filtered
9:26 AM
3/6/2012

OS 0806 Build 150x45x19(H) steel bldg

PLUMBING APPLICATION

Department of Health and Human Services
Division of Environmental Health

PROPERTY ADDRESS

Town or Plantation	PORTLAND ME
Street Subdivision Lot #	225 INDUSTRIAL WAY

PROPERTY OWNERS NAME

DEKKO LLC

Last: JUVE First: WALT

Applicant Name:	JOHN HANFORD
Mailing Address of Owner/Applicant (If Different)	45510 CHAN ST SO. PORTLAND ME 04106

2003-0257

PORTLAND PERMIT # 10754 TOWN COPY

Date Permit Issued 9/17/08 $ 124 ☐ If Double Fee Charged FEE

Local Plumbing Inspector Signature L.P.I. # 07441

329-A-001

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 8/11/08 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 Date Approved

PERMIT INFORMATION

This Application is for

1. ☑ NEW PLUMBING
2. ☐ RELOCATED PLUMBING

Type of Structure To Be Served:

1. ☐ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☐ MULTIPLE FAMILY DWELLING
4. ☑ OTHER – SPECIFY commercial

Plumbing To Be Installed By:

1. ☑ MASTER PLUMBER
2. ☐ OIL BURNERMAN
3. ☐ MFG'D. HOUSING DEALER/MECHANIC
4. ☐ PUBLIC UTILITY EMPLOYEE
5. ☐ PROPERTY OWNER

LICENSE # 027541

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Number	Column 2 Type of Fixture	Column1 Number	Column1 Type of Fixture
		Hosebib / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
		Urinal	03	Sink
		Drinking Fountain	06	Wash Basin
		Indirect Waste	06	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
		Roof Drain		Garbage Disposal
		Bidet		Laundry Tub
		Other:	03	Water Heater
		Fixtures (Subtotal) Column 2	18	Fixtures (Subtotal) Column 1
			—	Fixtures (Subtotal) Column 2
			18	Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE [$6.00]

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY

Form # P 01

ELECTRICAL PERMIT
City of Portland, Me.

To the Chief Electrical Inspector, Portland Maine:
The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 10-9-08
Permit # 2008-4726
CBL# 329-A-7

LOCATION: 225 INDUSTRIAL WAY **METER MAKE & #** _____
CMP ACCOUNT # _____ **OWNER** WOODWORKING & CABINETRY LLC
TENANT _____ **PHONE #** _____

								TOTAL	EACH	FEE
OUTLETS	30	Receptacles	14	Switches		Smoke Detector		.20		
FIXTURES		Incandescent	34	Fluorescent		Strips		.20		
SERVICES	2	Overhead	2	Underground		TTL AMPS	<800	15.00		
		Overhead		Underground			>800	25.00		
Temporary Service		Overhead		Underground		TTL AMPS		25.00		
								25.00		
METERS	2	(number of)						1.00		
MOTORS		(number of)						2.00		
RESID/COM		Electric units						1.00		
HEATING	3	oil/gas units		Interior		Exterior		5.00		
APPLIANCES		Ranges		Cook Tops		Wall Ovens		2.00		
	3	Insta-Hot		Water heaters		Fans		2.00		
		Dryers		Disposals		Dishwasher		2.00		
		Compactors		Spa		Washing Machine		2.00		
		Others (denote)						2.00		
MISC. (number of)		Air Cond/win						3.00		
		Air Cond/cent				Pools		10.00		
		HVAC		EMS		Thermostat		5.00		
		Signs						10.00		
		Alarms/res						5.00		
		Alarms/com						15.00		
	6	Heavy Duty(CRKT)						2.00		
		Circus/Carnv						25.00		
		Alterations						5.00		
		Fire Repairs						15.00		
	12	E Lights						1.00		
		E Generators						20.00		
PANELS		Service	2	Remote		Main		4.00		
TRANSFORMER		0-25 Kva						5.00		
		25-200 Kva						8.00		
		Over 200 Kva						10.00		
						TOTAL AMOUNT DUE				
		MINIMUM FEE/COMMERCIAL 55.00				**MINIMUM FEE**	**45.00**			

CONTRACTORS NAME SANDERSON ELECTRIC **MASTER LIC. #** MS6001512
ADDRESS 123 MOSHER RD. GORHAM, ME **LIMITED LIC. #** _____
TELEPHONE 207 838-7413

SIGNATURE OF CONTRACTOR _____

White Copy - Office • Yellow Copy - Applicant

Memorandum
Department of Planning and Urban Development
Planning Division

TO: Inspections Department

FROM: Philip DiPierro, Development Review Coordinator

DATE: April 28, 2010

RE: C. of O. for # 225 Industrial Way, Lot # 7
(Id#2007-0168) (CBL 329 A 007001)

After visiting the site, I have the following comments:

Site work complete:

At this time, **I recommend issuing a Permanent Certificate of Occupancy.**

Cc: Inspection Services Manager
File: Barbara Barhydt, Development Review Services Manager
File: Urban Insight

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HELEN WATTS ENGINEERING
455 Litchfield Road
Bowdoin, ME 04287
January 15, 2009
(207) 449-6809 · fax (207) 666-3920
hcwatts@gwi.net

Mr. Walt Juve
Woodworking & Cabinetry, LLC
40 Portland Pier #11
Portland, ME 04101

Re: 225 Industrial Way, Portland, Maine
HWE P/N 08-013

Dear Walt,

Yesterday I made the final inspection of the special inspections for your building project at 225 Industrial Way in Portland, Maine. The following is the original list from my letter of August 14, 2008. Code citations are per the IBC 2003.

Item to inspect	Requirement	Code Citation
Backfill	Any backfill is to be crushed stone, requiring no density monitoring if tamped in place. Periodic check by engineer.	1704.7, 1704.7.1
Checked on two inspections, adequate.		
Verifying use of required concrete mix.	Retain concrete delivery slips for engineer to check.	1904
The concrete was inspected onsite by SW Cole; the concrete strength of the breaks is over 3000 psi.		
Inspection of reinforcing steel and placement.	Periodic check by engineer.	1903.5
Checked on two inspections, adequate.		
Concrete - Footings	Perform slump and air content tests, and determine the temperature of the concrete – 1 test per day.	1704.4.2.3
Checked on one inspection, adequate.		
Concrete - Walls	No testing required by Code.	1704.4.4
Concrete - Slab	No testing required by Code. Recommend 1 test per day.	1704.4.3
Steel erection - bolts	Bolts installed snug-tight with the materials properly drawn together. Periodic check by engineer.	1704.3.3.1
Checked on two inspections, adequate.		
Steel erection - bracing	The bracing should be in place and connected per the drawings. Periodic check by engineer.	1704.3.2
Checked on one inspection, adequate. One brace is not installed and will be relocated due to a door location.		
Any onsite structural welding performed.	Inspect per AWS D1.1	1704.3.1
Nonoe.		
Frost protected shallow foundations (FPSF)	The insulation and drainage will be checked by the engineer before backfilling.	R403.3
None – a frost wall was placed so no FPSF required.		

MAR 06 2012

Jan 15, 2009
207-522-9366

I also checked for the required truss bracing in the wood-framed connector, which is adequate as 2x4 bracing was applied on all of the longer chords, and viewed the light-gauge steel connectors tying the trusses to the bearing walls against uplift. Two connectors were used per end, one on each side of the truss. These connections are also adequate.

The construction of this building meets all the requirements called for in the IBC 2003 building code for special inspections.

Please call if you have any further questions.

Yours truly,

STATE OF MAINE
HELEN C. WATTS
No. 5261
LICENSED PROFESSIONAL ENGINEER

Helen C. Watts, PE

HCW/
Phone: 1-207-522-9366

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MAY 03 2012

05-013

TO HELEN WATTS : 666-3920

S.W.COLE ENGINEERING, INC.

Report of Concrete Compressive Strength

ASTM C-31 & C-39

Project Name: PORTLAND ME - DEKKO WAREHOUSE - 225 INDUSTRIAL WAY - MATERIALS TESTING **Project Number:** 08-0908

Client: DEKKO **Client Contract Number:**

General Contractor: **Concrete Supplier:** AUBURN CONCRETE

PLACEMENT INFORMATION

Date Cast: 9/23/2008 **Time Cast:** 1:30 **Date Received:** 9/25/2008

Placement Location: WALLS: A TO C, 1 TO 7

Placement Method: PUMP* **Placement Vol. (yd³):** 61

Cylinders Made By: VLT **Aggregate Size (in):** 3/4

INITIAL CURING CONDITIONS

Temperatures

Minimum (°F) **Maximum (°F)**

DELIVERY INFORMATION

Admixtures: GLENIUM 7500

TEST RESULTS

Slump (in) (C-143): **Slump WR:** 6 1/4 **Load Number:** 2

Air Content (%) (C-231): **Air WR:** 7.0 **Mixer Number:** 97

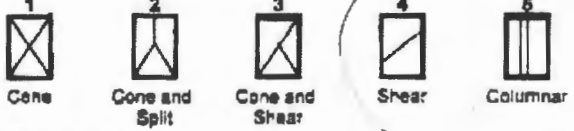
Air Temp (°F): 65 **Ticket Number:** 120727

Conc. Temp (°F) (C-1064): 69 **Cubic Yards:** 10

Design (psi): 3000

Cylinder Designation	Cylinder Weight (lbs)	Cylinder Diameter (in)	Cross Sectional Area(in)²	Date Of Test	Cure Type	Age (days)	Fracture Type	Load (kips)	Strength (psi)
906-2A		6.00	28.27	9/30/2008	Lab	7	4	82.5	2920
906-2B		6.00	28.27	10/21/2008	Lab	28	4	*105.0	3710
906-2C		6.00	28.27	10/21/2008	Lab	28	4	103.0	3640
906-2D				Hold	Lab				

Fracture Types



Remarks: * NORTHEAST CONCRETE PUMPING

286 Portland Road, Gray, ME 04039-9566 • Tel (207) 657-2866 • Fax (207) 657-2840 • www.swcole.com

OCT 06 2012

September 18, 2008

Mr. Walt Juve
Woodworking & Cabinetry, LLC
40 Portland Pier #11
Portland, ME 04101

Re: 225 Industrial Way, Portland, Maine
HWE P/N 08-013

Dear Walt,

I inspected the footings yesterday on the addition to your building at 225 Industrial Way in Portland, Maine, per the list of special inspections. The following are my comments:

- I was onsite for approximately one hour. The weather was sunny and around 70F. The project manager and site superintendant were onsite, with 5 workers. Also onsite was one backfill delivery truck and driver and the plumber.
- The base of the footing trench is excavated smooth, making a base of undisturbed clayey soils. The soils are a clean gray-tan clay all around the excavation walls and the bottom of the trench. The overburden material is being removed, and the backfill material is clean gravel. The trench is around three foot deep, and the clay is holding an almost vertical sidewall. Some backfill material has been spread in the slab area to bring the soil surface to the required grade. Digsafe was notified of the excavation, and was notified again for the excavation for the water and sewer entrances.
- The bottom of the trench has some water in it. This was pumped briefly, but there is no place on the site to pump the water so it flowed back into the trench. The amount of water visible in the trench should not affect the concrete placement and curing of the footings.
- The slab for the connector from the existing building to the metal building was to be built with a slab-on-grade and shallow, frost-protected foundations per the IBC 2003, as the existing building was thought to be a slab-on-grade. Upon excavation, the existing building was found to be on frost walls, so the connecting building will also be built with frost walls and a slab matching the rest of the new construction. The new footings are being doweled to the existing concrete footings, creating a good connection.
- The rebar is supported off the soils with rebar supports. This will place the rebar in the right part of the concrete for the footing, and will hold the bars in place correctly. The vertical rebar is being installed correctly.
- The concrete placement was scheduled for 1:00 PM yesterday, and the workers appeared to have enough time to finish preparing the forms and reinforcing for that placement.
- The concrete testing is scheduled to be done by SW Cole for the project.
- The frost walls are scheduled to be placed next Monday (September 23, 2008) at 1:00 PM, and my next inspection will be Monday morning.

Please call if you have any questions.

Yours truly,

STATE OF MAINE
HELEN C. WATTS
No. 5201
LICENSED
PROFESSIONAL ENGINEER

Helen C. Watts, P.E., SECB
Phone: 1-207-522-9366

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HELEN WATTS ENGINEERING
455 Litchfield Road · Bowdoin, ME 04287 · (207) 449-6809 · hcwatts@gwi.net

September 18, 2008

Re: 225 Industrial Way, Portland, Maine
HWE P/N 08-013

To: Jeanne Bourque
Building Inspections Department
City of Portland, Maine
FAX #874-8716

Hi Jeanne –
Attached is the inspection report from yesterday's inspection of the footings for the DEKKO building site. Apparently I missed the city building inspector by 10 minutes.

The work I saw yesterday appears to be neatly and professionally done, adequately manned and supervised, and the site is well-prepared.

They are planning on placing the frost walls on Monday at noon (the report says 1:00, but I just spoke to Walt Juve and he said noon, so that's what I'm planning on). I plan to visit the site for the frost wall inspection at 9:00-10:00. If your inspector can be there at that time, I can review what I see with him/her directly, and most of the forming and reinforcing should be in place. If your inspector misses me, he/she can also phone me at 522-9366, and I can discuss what I observed. I can also be reached at hcwatts@gwi.net when in the office.

Note that the concrete testing is being done by SW Cole. I'm not sure who else is doing this now.

Great weather for building.

Regards,
Helen

Helen C. Watts PE, SECB

HCW/

SEP 18 2008

Phone: 1-207-522-9366

c:\users\helen\hwe\225 industrial dekka\spec insp 1 ltr.doc

HELEN WATTS ENGINEERING
455 Litchfield Road · Bowdoin, ME 04287 · (207) 449-6809 · hcwatts@gwi.net

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

___X___ **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

___X___ **Re-Bar Schedule Inspection: Prior to pouring concrete**

___X___ **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

___X___ **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a $75.00 fee per inspection at this point.**

___X___ **The final report of Special Inspections shall be submitted prior to the issuance of the Certificate of Occupancy**

___X___ **Underground electrical or plumbing inspection prior to pouring concrete**

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee — Date: 9/3/08

Signature of Inspections Official — Date: 9/3/08

CBL: 329 A007001 **Building Permit #:** 08-0806

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
08-0806	07/02/2008	329 A007001

Location of Construction:	Owner Name:	Owner Address:	Phone:
225 INDUSTRIAL WAY	WOODWORKING & CABINETR	40 PORTLAND PIER # 11	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Woodworking & Cabinetry, LLC D	40 Portland Pier #11 Portland	(207) 653-8216
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

Proposed Use:	Proposed Project Description:
Commercial - Light Manufacturing / Warehouse - Build a 150' x 45' (19') high Steel building w/ addition to existing frame to connect building	Build a 150' x 45' (19') high Steel building w/ addition to existing frame to connect building

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 07/17/2008

Note: **Ok to Issue:** ☑

1) Parking analysis, requirements and approvals are based upon the given use of light manufacturing and possible warehousing with accessory offices. If the actual tenant has a different use than what was approved, it will be necessary to apply for a separate permit and approvals. There may be a need for additional parking spaces to be provided as required by ordinance.
2) Separate permits shall be required for any new signage.
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 09/03/2008

Note: **Ok to Issue:** ☑

1) This permit approves occupancy of Unit 1 as noted on plan 6 of 9 submitted on 8/29/08, the remaining 3 units are to remain vacant and will require separate approvals for tennant fit up.
2) This permit does not approve construction of any mezzanines, separate permits are required
3) All penetratios through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
4) Separate permits are required for any electrical, plumbing, or HVAC systems.
Separate plans may need to be submitted for approval as a part of this process.
5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 07/23/2008

Note: **Ok to Issue:** ☑

1) The walls seperating the differant business shall be 1 hr fire rated.
2) All means of egress to remain accessible at all times
Rear exits shall continue to a public way and shall be illuminated.
3) Emergancy lights are required to be tested at the electrical panel.
4) Emergancy lights and exit signs are required
5) Installation of a Fire Alarm system requires a Knox Box to be installed per city crdinance
6) The sprinkler system shall be installed in accordance with NFPA 13.
Asprinkler system is required

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:**

Note: **Ok to Issue:** ☑

Location of Construction:	Owner Name:	Owner Address:	Phone:
225 INDUSTRIAL WAY	WOODWORKING & CABINETR	40 PORTLAND PIER # 11	
Business Name:	**Contractor Name:**	**Contractor Address:**	**Phone**
	Woodworking & Cabinetry, LLC D	40 Portland Pier #11 Portland	(207) 653-8216
Lessee/Buyer's Name	**Phone:**	**Permit Type:**	
		Commercial	

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:**

Note: **Ok to Issue:** ☐

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Phil diPierro **Approval Date:** 07/02/2008

Note: **Ok to Issue:** ☑

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Jean Fraser **Approval Date:** 02/15/2008

Note: **Ok to Issue:** ☑

1) Eight (8) conditions as follows:

i.☐That any installation of external lighting (including within the parking lot and on the buildings) must be reviewed and approved by the Planning Authority prior to installation and must comply with the City's Technical and Design Standards Section XV: Site Lighting Standards;

ii.☐That the applicant shall submit for review and approval by the Planning Authority the details and access for any additional overhead doors (or similar doors to allow vehicle access into the buildings) prior to installation; and

iii.☐That all loading and servicing shall be undertaken from within the site via the approved access drive; and

iv.☐That if the actual tenants are any use other than light manufacturing and warehousing with offices above, the parking provision shall be submitted for review and approval by the Zoning Administrator prior to the issuance of the Building Permit; and

v.☐That all trees within the treeline on the Site Plan (Sheet 2, Rev 01.28.2008) shall be protected and preserved unless they present a hazard due to disease or storm damage; and

vi.☐That the construction entrance shall be constructed over the full width of the driveway; and

vii.☐That separate building permits are required for the actual tenant fit up and the applicant shall address Fire Department conditions regarding fire protection requirements and emergency exit and illumination at that time;

viii.☐Separate permits are required for any signs and if any spray booths are proposed.

Comments:

8/29/2008-jmb: Walt submitted revised plans, spec inspections, and com checks, information will allow the full permit approval

8/5/2008-jmb: Walt Juve came in for a status update and I reviewed the checklist. He will contact the engineer and provide statement of special inspections, foundation insulation requirement. We will create a foundation only permit due to the lack of information on the plans.

Certificate of Design Application

From Designer: HELEN C WATTS PE

Date: JULY 2, 2008

Job Name: LOT 7 EVERGREEN IND. PARK

Address of Construction: 225 INDUSTRIAL WAY PORTLAND ME 04103

2003 International Building Code

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

Building Code & Year 2003 Use Group Classification (s) FACTORY, INDUSTRIAL GROUP F-1

Type of Construction (OSMF & OSCBF) TYPE II A

[redacted] *

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) _____

Geotechnical/Soils report required? (See Section 1802.2) YES - A. TRICK 6/24/08

Structural Design Calculations

YES Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
100%	125 PSF & 2,000# POINTLOAD

Wind loads (1603.1.4, 1609)

1609.1.1 Design option utilized (1609.1.1, 1609.6)

100 MPH Basic wind speed (1809.3)

II, 1.0 Building category and wind importance Factor, I_w table 1604.5, 1609.5)

EXPOSURE B Wind exposure category (1609.4)

GCPi = 0.18 Internal pressure coefficient (ASCE 7)

5.8, -19.5 Component and cladding pressures (1609.1.1, 1609.6.2.2)

-19.1 Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

EQUIV. LAT. FORCE Design option utilized (1614.1)

C Seismic use group ("Category")

0.331 & 0.124 Spectral response coefficients, SDs & SD1 (1615.1)

D Site class (1615.1.5)

N/A Live load reduction

20. PSF Roof *live* loads (1603.1.2, 1607.11)

49.0 PSF Roof snow loads (1603.7.3, 1608)

70 PSF Ground snow load, P_g (1608.2)

1.0 If P_g > 10 psf, flat-roof snow load P_f

1.0 If P_g > 10 psf, snow exposure factor, C_e

1.0 If P_g > 10 psf, snow load importance factor, I_s

N/A Roof thermal factor, C_t (1608.4)

N/A Sloped roof snowload, P_s (1608.4)

C Seismic design category (1616.3)

1A Basic seismic force resisting system (1617.6.2)

3.5, 3.25 Response modification coefficient, R_I and deflection amplification factor C_d (1617.6.2)

SIMPLIFIED Analysis procedure (1616.6, 1617.5)

V_{MAX} = 13.5K Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

NO Flood Hazard area (1612.3)

70.05' Elevation of structure FINISHED S.O.G. ELEV.

Other loads

N/A Concentrated loads (1607.4)

N/A Partition loads (1607.5) SEE **

N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404

* A 6" ϕ LINE IS BEING BROUGHT TO THE BUILDING FOR POSS. SPRINKLER INSTALLATION BY TENANT.

** TENANT MAY ADD MEZZANINE, SLAB IS STRENGTHENED TO ALLOW SOME POINT LOADS/WALLS.

3

Accessibility Building Code Certificate

Designer: HELEN WATTS ENGINEERING

Address of Project: 225 INDUSTRIAL WAY, PORTLAND 04103

Nature of Project: LIGHT MANUFACTURING & WAREHOUSING
- BATHROOM MEETS ADA, DOORS 3' WIDE
- ALL ON ONE FLOOR

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

STATE OF MAINE HELEN C WATTS No. 5201 LICENSED PROFESSIONAL ENGINEER (SEAL)

Signature: Helen C Watts PE

Title: PRINCIPAL

Firm: HELEN WATTS ENGINEERING

Address:

HELEN WATTS ENGINEERING
455 Litchfield Road · Bowdoin, ME 04287

Phone: 207-522-9366

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

4

Certificate of Design

Date: JULY 2, 2008

From: WALT JUVE, DEKKO LLC

These plans and / or specifications covering construction work on:

CONSTRUCTION OF 45'X150' METAL BLDNG (4) 14'X37' FRAME STRUCTURE CONNECTING METAL BLDG @ EXISTING BLDG.

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the ***2003 International Building Code*** and local amendments.

STATE OF MAINE HELEN C. WATTS No. 8261 LICENSED PROFESSIONAL ENGINEER

(SEAL)

Signature: Helen C Watts PE

Title: PRINCIPAL

Firm: HELEN WATTS ENGINEERING

Address: 455 Litchfield Road
Bowdoin, ME 04287

Phone: 207-522-9366

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

HELEN WATTS ENGINEERING
455 Litchfield Road
Bowdoin, ME 04287
(207) ~~449-6809~~ · fax (207) 666-3920
hcwatts@gwi.net

FAX SHEET

Date: July 2, 2008

To: ~~Lani~~ Lannie, City of Portland Building Inspections Office

Fax #: 874-8716

Re: DEKKO LLC building application, Owner, Walt Juve
Address: 225 Industrial Way, 04103

HWE P/N: 08-013

Message:
Lani –
Please call me if there is any additional information that you are missing at 522-9366. I can also be reached by e-mail at hcwatts@gwi.net.

Regards,

Helen Watts

Town, City, Plantation	Street, Road Subdivision	Owner's Name
PORTLAND	EVERGREEN DRIVE	DEKKO, LLC

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 1 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)

	Texture	Consistency	Color	Mottling
0–10	VERY FINE SANDY LOAM	FRIABLE	DARK BROWN	
10–30	LOAMY VERY FINE SAND & SILT	FIRM		FEW DISTINCT
30–40	SILTY CLAY	VERY FIRM	OLIVE	COMMON DISTINCT
50	LIMIT OF EXCAVATION			

Soil Classification		Slope	Limiting Factor	
8	D	___ %	8 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth
Profile	Condition			

Observation Hole TP 2 ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)

	Texture	Consistency	Color	Mottling
0–10	VERY FINE SANDY LOAM & SILT LOAM	FRIABLE	DARK BROWN / YELLOWISH BROWN	FEW DISTINCT
10–30	SILTY CLAY	FIRM	OLIVE	COMMON DISTINCT
50	LIMIT OF EXCAVATION			

Soil Classification		Slope	Limiting Factor	
8/9	D	___ %	7-8"	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth
Profile	Condition			

SOIL DESCRIPTION AND CLASSIFICATION (Location of Observation Holes Shown Above)

Observation Hole TP 3 ■ Test Pit ☐ Boring
5 " Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)

	Texture	Consistency	Color	Mottling
0–10	VERY FINE SANDY LOAM		DARK BROWN	FEW DISTINCT
10–30	LOAMY VERY FINE SAND & SILT	FRIABLE	MIXED GRAYISH BROWN	
30–40	SILTY CLAY	VERY FIRM	OLIVE	△△△ FREE WATER
50				

Soil Classification		Slope	Limiting Factor	
8	E	___ %	5 "	■ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth
Profile	Condition			

Observation Hole ___ ■ Test Pit ☐ Boring
" Depth of Organic Horizon Above Mineral Soil

DEPTH BELOW MINERAL SOIL SURFACE (inches)

	Texture	Consistency	Color	Mottling
0–50				

JUL 15 2008

Soil Classification		Slope	Limiting Factor	
		___ %	"	☐ Ground Water ☐ Restrictive Layer ☐ Bedrock ☐ Pit Depth
Profile	Condition			

Albert Frick — Site Evaluator / Soil Scientist Signature

LC3/LL — SE/CSS #

6/24/08 — Date

ALBERT FRICK ASSOCIATES – 85A COUNTY ROAD GORHAM, MAINE 04038 – (207) 839-5563

City of Portland Building Code: IBC 2003

3 soils tests were taken by Albert Frick, 6/24/08.
Soils are wet, friable to firm, very fine sandy loam, very fine sandy loam and silt, loamy very fine loam and silt, over very firm silty clay.
Soil strength assumed: 2 tons/sf. Design soil strength used: 1 ton/sf.

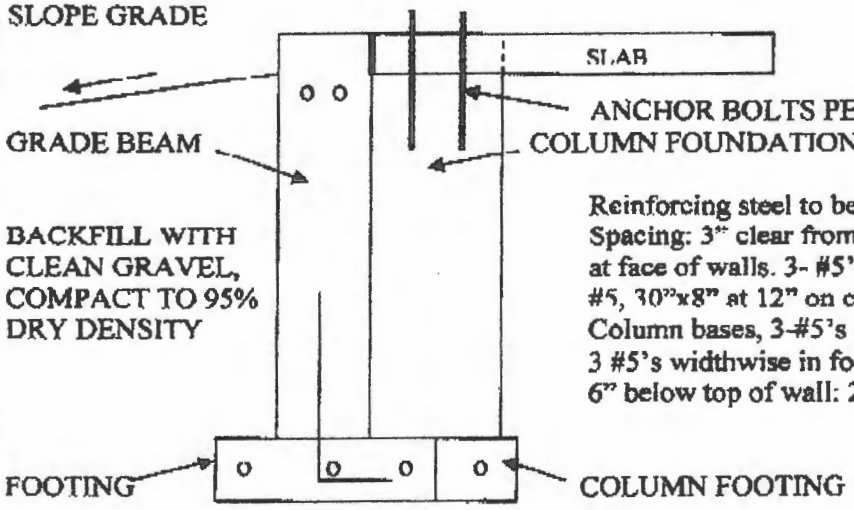
Loads from building: (See drawings SH. 1 of 3, 2 of 3, and 3 of 3, Inland Buildings, Job H1822, dated 5/14/08). Column Vmax = 36.3 k, H max = +/- 13.5k

Footings to be 22" wide x 10" deep and grade beams 8" wide. At columns, concrete columns inside grade beam to be 14"x14" cast with grade beam. Widen footing inwards 8"x18" at column. Soil depth to frost: 4' from top of soil. Concrete: 3000 psi at 28 days – footings, grade beam

Anchor Bolts: F1554 grade 36, ¾" diameter, with nuts and washers A563A Hex. 4 bolts per column. Two bolts at Detail F (door and window frame sides). Bolts to have 19" embedment, and the edge of the bolt is to be minimum 6" from the face of the concrete.

Concrete Slab: 3000 psi at 28 days. 5" slab thickness, trowel finish. One layer of 6x6W2.9xW2.9, install flat sheets (not rolled goods), lap sheets at edges min. one panel. Install premolded expansion joint material between edge of slab and foundation wall. Slope edge of slab 1½" in 8" at doors A4-5 and A5-6 and broom finish this area. Install joints in slab at 20' on center, minimum.

Slope grade 1"/foot for 8 feet from the foundation. Top of concrete is min. 6" above finished grade.



Grade Beam Out-to-Out:
150'-4"x45'-4"

Reinforcing steel to be Grade A615 Grade 40.
Spacing: 3" clear from bottom, 1½" clear from soil at face of walls. 3- #5's lengthwise in footing, L bar: #5, 30"x8" at 12" on center. + 4 in column footing.
Column bases, 3-#5's lengthwise in footing
3 #5's widthwise in footing
6" below top of wall: 2 - #5's lengthwise – 2" apart

Compact all disturbed soils below concrete to 95% SSD.
OR, replace all disturbed soils with crushed stone, tamped.
Remove any deposits of organic soils found, and replace with clean gravel or crushed stone.

SECTION THROUGH FOUNDATION
NOT TO SCALE

SKETCH – NOT TO SCALE
225 Industrial Way, Portland, Maine
HWE P/N 08-013
07/01/2008

STATE OF MAINE HELEN WATTS No. 5261 REGISTERED PROFESSIONAL ENGINEER

P.E.

Helen C. Watts, P.E. 207-[illegible]366

HELEN WATTS ENGINEERING
455 Litchfield Road · Bowdoin, ME 04287 · [illegible]watts@gwi.net

August 28. 2008

AUG 29 2008

Mr. Walt Juve
Woodworking & Cabinetry, LLC
40 Portland Pier #11
Portland, ME 04101

Re: 225 Industrial Way. Portland. Maine
HWE P/N 08-013

Dear Walt,

The following is to be added to the drawing showing the wood framing between the existing building and the new steel building for your project at 225 Industrial Way in Portland, Maine. Code citations are per the IBC 2003.

All construction will be according to the Building Code of the City of Portland.
The trusses will be manufactured trusses built for roof live loads of 20 psf, roof snow loads of 49 psf and no live load reductions.
The roof will have a dead load allowance of 10 psf in addition to the weight of the trusses and roof framing for mechanical equipment and fixtures.
The trusses will also be designed and installed for 100 mph basic wind speed with Simpson Strong-tie (or approved equal) H10 ties to the wall framing. The building category is II, and the wind importance factor is 1.0. The building exposure is B.
The wind loads govern over the seismic loads in this location; the seismic use group is C and the site class is D.
The wood sills will have ½-inch diameter anchor bolts with minimum 7-inches embedment at a maximum of 6' on center; each section of sill will have a minimum of two bolts. The bolts will have a 3"x3" x ¼" washer and nut each. There will be a plastic roll sill seal between the sill and the concrete foundation wall.
The roofing will be ventilated per IRC 2003 R806 with continuous soffit and ridge vents.

Reference
Drawing 8/9
Submitted 8/29/08

STATE OF MAINE
HELEN C. WATTS
No. 9201
LICENSED PROFESSIONAL ENGINEER
Aug. 28, 2008

Please call if you have any further questions.

Yours truly,

Helen C. Watts, P.E., SECB

HCW/
c:\users\helen\hwe\225 industrial dekkawood building ltr.doc

Phone: 1-207-522-9366

HELEN WATTS ENGINEERING
455 Litchfield Road · Bowdoin, ME 04287 · (207) 449-6809 · hcwatts@gwi.net

Reference Page 8/9 & 9/9

City of Portland Building Code: IBC 2003

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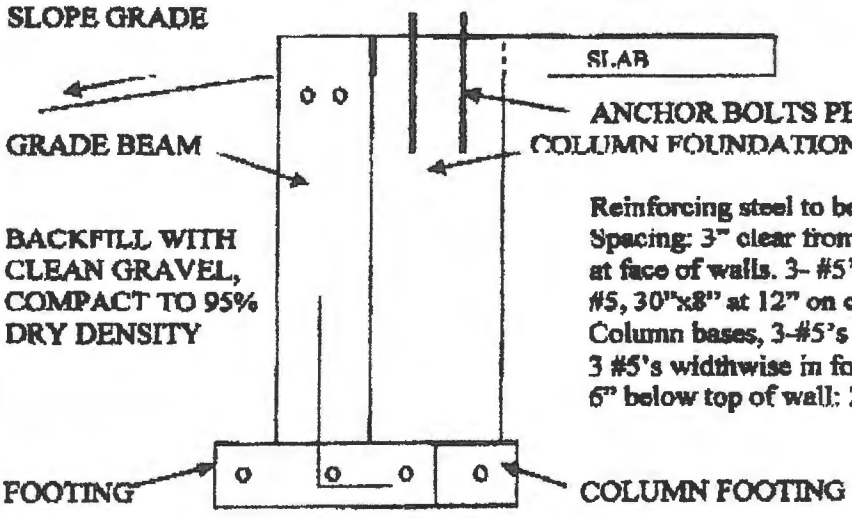

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NOT TO SCALE

SKETCH – NOT TO SCALE
225 Industrial Way, Portland, Maine
HWE P/N 08-013
07/01/2008

STATE OF MAINE
HELEN C. WATTS
No. 5684
LICENSED PROFESSIONAL ENGINEER

Helen C. Watts, P.E. #5684

AUG 29 2008

received 10/17/07

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

Comments Submitted

2007-0168
Application I. D. Number

9/28/2007
Application Date

Woodworking & Cabinetry Llc
Applicant

40 Portland Pier # 11 , Portland , ME 04101
Applicant's Mailing Address

Commercial Building
Project Name/Description

Consultant/Agent

225 - 225 Industrial Way, Portland, Maine
Address of Proposed Site

Applicant Ph: (207) 653-8216 **Applicant Fax: (207) 771-9041**
Applicant or Agent Daytime Telephone, Fax

329 A007001
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 ☐ Apt **0** ☐ Condo **0** ☐ Other (specify)

Proposed Building square Feet or # of Units | Acreage of Site | Zoning

Check Review Required:

☐ Site Plan (major/minor) ☐ Zoning Conditional - PB ☐ Subdivision # of lots
☐ Amendment to Plan - Board Review ☐ Zoning Conditional - ZBA ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification
☐ Amendment to Plan - Staff Review ☐ Zoning Variance ☐ Flood Hazard ☐ Site Location
☐ After the Fact - Major ☐ Stormwater ☐ Traffic Movement ☐ Other
☐ After the Fact - Minor ☐ PAD Review ☐ 14-403 Streets Review

Fees Paid: Site Plan **$400.00** Subdivision Engineer Review Date **10/1/2007**

Zoning Approval Status:

Reviewer Marge S. – Insp.

☐ **Approved** ☐ **Approved w/Conditions** See Attached ☐ **Denied**

Approval Date Approval Expiration Extension to ☐ Additional Sheets Attached

☐ Condition Compliance signature date

Performance Guarantee ☐ **Required*** ☐ **Not Required**

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

☐ Performance Guarantee Accepted — date | amount | expiration date
☐ Inspection Fee Paid — date | amount
☐ Building Permit Issue — date
☐ Performance Guarantee Reduced — date | remaining balance | signature
☐ Temporary Certificate of Occupancy — date ☐ Conditions (See Attached) expiration date
☐ Final Inspection — date | signature
☐ Certificate Of Occupancy — date
☐ Performance Guarantee Released — date | signature
☐ Defect Guarantee Submitted — submitted date | amount | expiration date
☐ Defect Guarantee Released — date | signature

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME
OCT 17 2007
RECEIVED

Applicant: Wood Working & Cabinetry LLC Date: 12/6/07

Address: 225 Industrial Way C-B-L: 329-A-7

CHECK-LIST AGAINST ZONING ORDINANCE #08-0806

Date - Existing Development → 2,736 ☐ 1 Story Bldg current use: contractor's shop light woodworking - 5 pkg exist and Site

Zone Location - I-M - Doesn't Abut Resid.

Interior or corner lot - of Evergreen Dr

Proposed Use/Work - 45'x150' & 14'x38' connection 6,750 ☐ Commercial Bldg - 3, 2250 ☐ bays with loft
"The proposed use will mirror that of the existing structure"
is specifically for light manufacturing & possible warehousing

Sewage Disposal -

Lot Street Frontage - 60' Min req ≈ 350' shown -

Front Yard - 1' for each 1' of height - 72' shown
21' min req

Rear Yard - 1' for each 1' of height up to 25' - 35.66' shown
21' min req

Side Yard - 1' for each 1' of height up to 25' - 82.80' given & 38.22'

Projections -

Width of Lot - N/A

Height - 75' MAX - 21' Scaled

Lot Area - No min lot size - 59,677 ☐ given

Lot Coverage/Impervious Surface - 75% MAX of 44757.75 ☐ MAX COV,
25,868 imperv. of 43% given

Area per Family - N/A

Off-street Parking - 45x150 = 6750
14x 38.25 = 535.5
warehouse 7285.5 ÷ 1000 = 7 pkg req
1 off office Area = 1260 ☐ ÷ 400 = 3 Additional Pkg
10 Req New Parking - 10 New Shown

Loading Bays -

Site Plan - #2007-0168

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 1 Zone C

Pavement Setback - 10' - 10'+ shown

MEMORANDUM

To: FILE

From: Marge Schmuckal **Dept:** Zoning

Subject: Application ID: 2007-0168

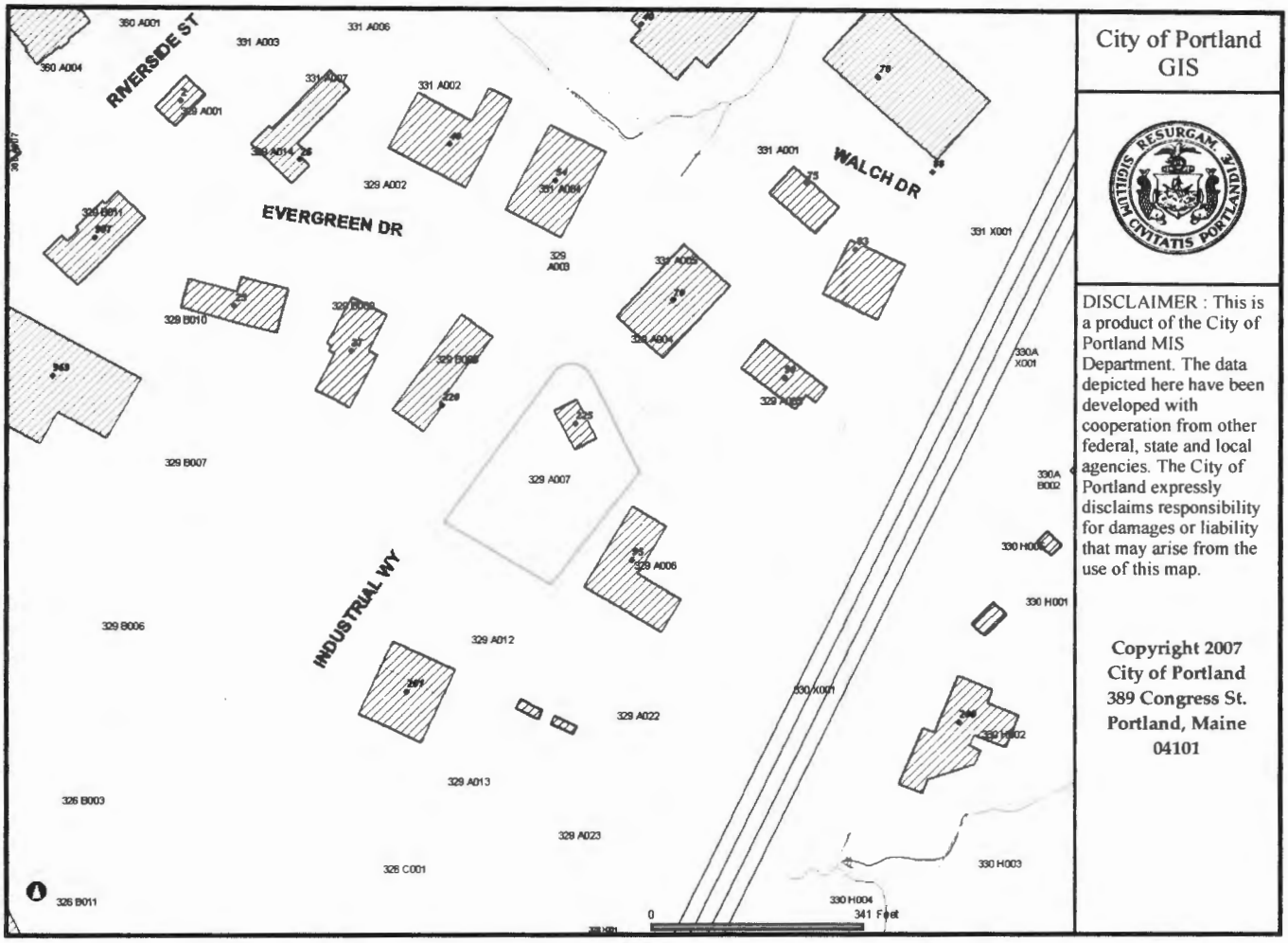
Date: 12/6/2007

The parking analysis and requirements are based upon the given use of light manufacturing and possible warehousing with offices above. Separate building permits are required for actual tenant fit-up. If the actual tenant fit-up uses are different that the current review, there may be a need for additional parking spaces to be provided by ordinance.

Separate permits are required for any new signage.

All other I-M zoning requirements are being met at this time.

Marge Schmuckal
Zoning Administrator


RIVERSIDE ST
EVERGREEN DR
WALCH DR
INDUSTRIAL WY
350 A001
350 A004
391 A003
331 A006
331 A007
331 A002
329 A001
329 A014
329 A002
329 A004
329 A003
329 A005
391 A001
391 X001
329 B011
329 B010
329 B009
329 B008
329 B007
329 A007
329 A006
329 A012
329 A022
329 A013
329 A023
329 B006
326 B003
326 C001
326 B011
330A X001
330A B002
330 H001
330 H002
330 X001
330 H003
330 H004
0
341 Feet
City of Portland GIS
DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.
Copyright 2007
City of Portland
389 Congress St.
Portland, Maine
04101

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	329 A007001
Location	225 INDUSTRIAL WAY
Land Use	WAREHOUSE & STORAGE
Owner Address	WOODWORKING & CABINETRY LLC 40 PORTLAND PIER # 11 PORTLAND ME 04101
Book/Page	21345/185
Legal	329-A-7 EVERGREEN DRIVE 67-91 59677 SF

Current Assessed Valuation

Land	Building	Total
$172,000	$136,640	$308,640

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1987	1	2736	1

Total Acres	Total Buildings Sq. Ft.	Structure Type	Building Name
1.37	2736	OFFICE WAREHOUSE	NCS / NE UUA

Exterior/Interior Information

Section	Levels	Size	Use	Height	Walls	Heating	A/C
1	01/01	1915	MULTI-USE STORAGE	8	FRAME	HOT AIR	CENTRAL
1	01/01	821	MULTI-USE OFFICE	8	FRAME	HOT AIR	CENTRAL
						NONE	NONE
						NONE	NONE
						NONE	NONE
						NONE	NONE
						NONE	NONE
						NONE	NONE

Building Other Features

Line	Structure Type	Identical Units

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1987	ASPHALT PARKING	5000	1

Existing - 329-A-7

As sent

received 10/30/07

October 30, 2007

Lynwood Myshrall, P.E., Senior Associate
Stantec Consulting Services, Inc.
22 Free Street
Portland, ME 04101

RE: **Lot 7 Evergreen Industrial Park (225 Industrial Way)**
Application ID # 2007-0168

Dear Mr. Myshrall,

I refer to the application submitted September 28, 2007 on behalf of Woodworking & Cabinetry LLC for a new commercial building if 6750 sq ft. on the above site.

I confirm that this project is now being reviewed and write to request further information so that the review may be completed:

1. Please send confirmation of the wetlands delineation from a qualified wetlands specialist;
2. Please submit a storm water analysis that confirms that the existing system is capable of handling the future drainage amounts and patterns;
3. Please complete the Fire Department Checklist (attached) and identify the location of the nearest fire hydrant and clarify the proposed fire protection of all structures;
4. Please provide information that confirms the size and type of truck access envisaged and how the vehicle loading movements will take place on the site, along with information on the anticipated trip generation;
5. Please clarify the access and use of overhead garage door on the end of the proposed addition nearest the Evergreen Drive turning circle (shown on the east elevation and main floor plan);
6. Please submit landscape proposals that address the Ordinance requirements for the I-M zone (copy attached).

If you have any questions, please contact me on 874 8728 or jf@portlandmaine.gov.

Sincerely,
[signed]

Jean Fraser
Planner

Cc Barbara Barhydt, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Traffic Division
Fire Prevention, Captain Greg Cass

C:\DOCUME~1\mes\LOCALS~1\Temp\Completion Letter 225 Industrial Way 10.30.2007.doc

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

APR 10 2008

April 9, 2008

Stephen Martin Sr.
SME Corporation
152 Virginia Street
Portland, ME 04103

RE: **Lot 7 Evergreen Industrial Park , 225 Industrial Way,CBL: 329 A007001**
Application ID: **2007-0168**

Dear Mr. Martin:

On February 15, 2008, the Portland Planning Authority granted site plan approval with conditions for a new two story building for light manufacturing and warehousing with offices. Copies of the approval letter and site plan are attached.

As provided in Section 14-528, this letter serves as the written permission from the Planning Authority to commence the work on the site, within the designated work area and as described in your letter dated April 7, 2008, prior to posting the performance guarantee. The extent of work shall include only the following until the issuance of the foundation and/or building permits:

- Clearance on the lot and geotechnical work only, subject to:
  - that the wetlands must not be disturbed in any way; and
  - that any clearance of trees may only take place within the area of the proposed new building and parking expansion; the clearance work shall not extend into the areas shown on the approved site plan for tree preservation and protection (see Condition v. of the Approval letter); and
  - that the limits of clearance shall be staked prior to any clearance or related work and approved by Phil DiPierro, Development Review Coordinator.

- Installation of the construction entrance as per the approved site plan and approval letter - the construction entrance must be installed if any heavy construction vehicles will be accessing the site and Condition vi of the approval requires that the construction entrance be constructed over the full width of the driveway.

- Erosion and sedimentation control - which shall be established prior to any soil disturbance associated with the clearing work and shall be done in accordance with Best Management Practices, Maine Department of Environmental Protection Technical and Design Standards and Guidelines.

Prior to the commencement of any clearing or related work, please contact Phil DiPierro, Development Review Coordinator (874-8632), to confirm the limits of clearing and the installation of required construction access and erosion control measures.

If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. If there are any questions, please contact the Planning Staff.

Please note that the performance guarantee and any remaining conditions or standard conditions of approval must be addressed before a building permit can be issued.

Sincerely,

Alexander Jaegerman
Planning Division Director

Attachments: Approval letter dated February 15, 2008
Approved Site Plan Sheet 2 (Rev 01-28-08)

cc: Inspections Department
Barbara Barhydt, Development Review Services Manager
Marge Schmuckal, Zoning Administrator
Phil DiPierro, Development Review Coordinator
Penny Littell, Corporation Counsel
Todd Merkle, Public Works
Approval Letter File

SME CORPORATION

General Contractors
Conventional and Metal Buildings

Date: April 7, 2008

Attention: Portland Planning Board

My name is Stephen Martin Sr. of SME Corporation. I am in charge of the superstructure on the project known as

225 Industrial Way
Woodwork and Cabinetry, LLC
Dekko
Owned by Walter Juve

Request
We would like to request permission to clear the lot noted and to proceed with geotechnical work as is required. Our work will be limited to the boundaries that have been approved by the planning board. We will apply for a foundation permit as soon as our geotechnical work is complete.

Thank you in advance

Sincerely

Stephen Martin

Mobile #: (207) 751-7544
Email. sdm@gwi net

Planning and Development Department
Lee D. Urban, Director

Planning Division
Alexander Jaegerman, Director

February 15, 2008

Stantec Consulting Services, Inc.
Attn Lynwood Myshrall, P.E.
22 Free Street
Portland, ME 04101

Woodworking & Cabinetry, LLC
c/o Walter Juve
40 Portland Pier #11
Portland ME 04101

RE: **Lot 7 Evergreen Industrial Park (225 Industrial Way)**
CBL: **329 A007001**
Application ID: **2007-0168**

Dear Sirs:

On February 15, 2008 the Portland Planning Authority approved the proposed two story building of 6,750 sq ft for light manufacturing and warehousing with offices above, as shown on the approved plan with the following conditions:

i That any installation of external lighting (including within the parking lot and on the buildings) must be reviewed and approved by the Planning Authority prior to installation and must comply with the City's Technical and Design Standards Section XV: *Site Lighting Standards*;

ii That the applicant shall submit for review and approval by the Planning Authority the details and access for any additional overhead doors (or similar doors to allow vehicle access into the buildings) prior to installation; and

iii. That all loading and servicing shall be undertaken from within the site via the approved access drive; and

iv. That if the actual tenants are any use other than light manufacturing and warehousing with offices above, the parking provision shall be submitted for review and approval by the Zoning Administrator prior to the issuance of the Building Permit; and

v. That all trees within the treeline on the Site Plan (Sheet 2, Rev 01.28.2008) shall be protected and preserved unless they present a hazard due to disease or storm damage; and

vi. That the construction entrance shall be constructed over the full width of the driveway; and

vii. That separate building permits are required for the actual tenant fit up and the applicant shall address Fire Department conditions regarding fire protection requirements and emergency exit and illumination at that time;

viii. Separate permits are required for any signs and if any spray booths are proposed.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

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

1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*,dwg), release AutoCAD 2005 or greater.

3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% 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.

4. 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.

5. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

6. Prior to construction, a pre-construction 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 pre-construction meeting.

7. 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.)

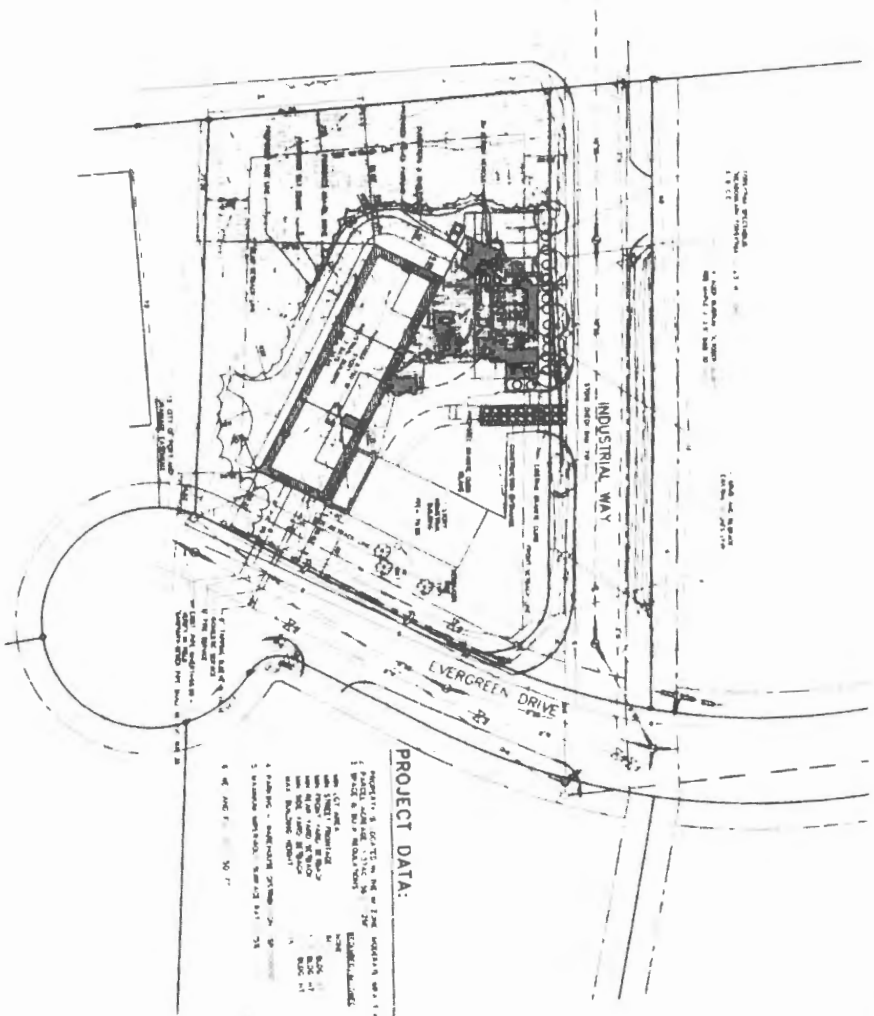
The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete 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 Jean Fraser at 874-8728.

Sincerely,

Alexander Jaegerman
Planning Division Director

Electronic Distribution:
cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Inspections Division
Lisa Danforth, Administrative Assistant
Michael Bobinsky, Public Works Director
Katherine Earley, Public Works
Bill Clark, Public works
Jim Carmody, City Transportation Engineer
Michael Farmer, Public Works
Jeff Tarling, City Arborist
Captain Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File



PROJECT DATA:

PRELIMINARY

SITE PLAN

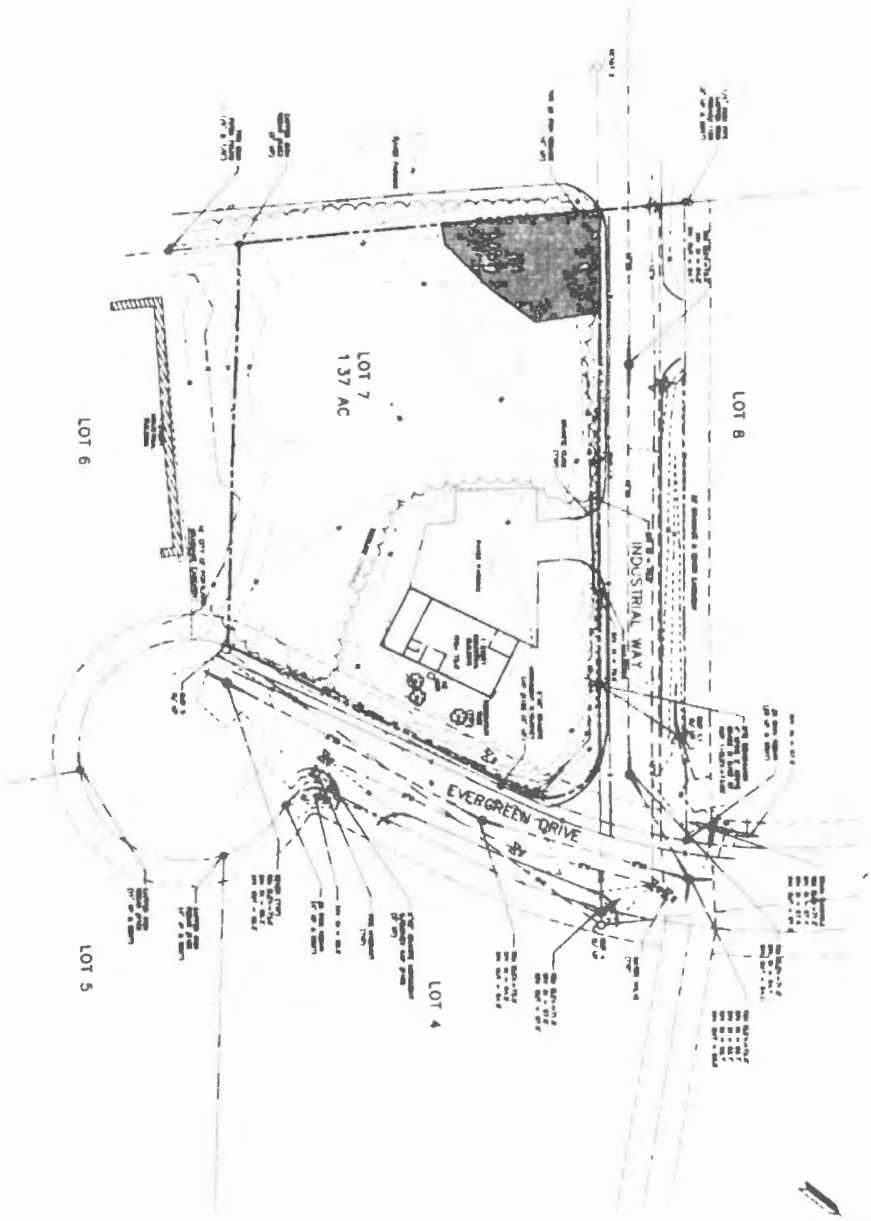
LOT 7 EVERGREEN INDUSTRIAL PARK
425 INDUSTRIAL WAY, PORTLAND, MAINE

PREPARED FOR
WOODWORKING & CABINETRY LL
40 PORTLAND PIER #11
PORTLAND, MAINE 04101

Stantec

2

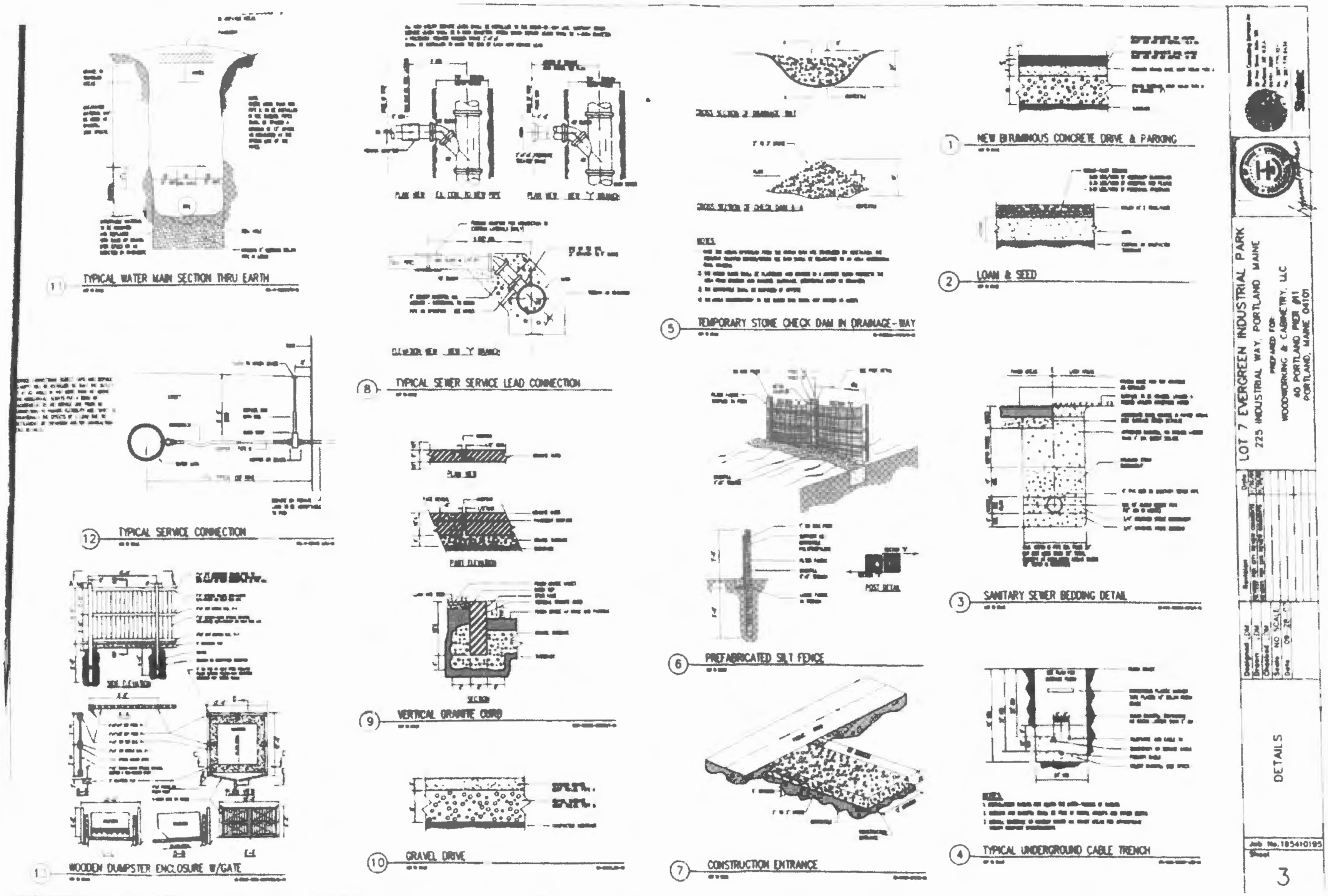
APR 10 2008



PRELIMINARY

EXISTING CONDITIONS & REMOVALS

LOT 7 EVERGREEN INDUSTRIAL PARK
EVERGREEN DRIVE, PORTLAND, MAINE
PREPARED FOR:
WOODWORKING & CABINETRY, LLC
40 PORTLAND PIER #11
PORTLAND, MAINE 04101



TYPICAL WATER MAIN SECTION THRU EARTH
TYPICAL SERVICE CONNECTION
WOODEN DUMPSTER ENCLOSURE W/GATE
TYPICAL SEWER SERVICE LEAD CONNECTION
VERTICAL GRANITE CURB
GRAVEL DRIVE
TEMPORARY STONE CHECK DAM IN DRAINAGE-WAY
PREFABRICATED SILT FENCE
CONSTRUCTION ENTRANCE
NEW BITUMINOUS CONCRETE DRIVE & PARKING
LOAM & SEED
SANITARY SEWER BEDDING DETAIL
TYPICAL UNDERGROUND CABLE TRENCH
LOT 7 EVERGREEN INDUSTRIAL PARK
225 INDUSTRIAL WAY, PORTLAND MAINE
PREPARED FOR:
WOODWORKING & CABINETRY, LLC
40 PORTLAND PIER #11
PORTLAND, MAINE 04101
DETAILS
Job No. 185410195
Sheet
3

August 14, 2008

Mr. Walt Juve
Woodworking & Cabinetry, LLC
40 Portland Pier #11
Portland, ME 04101

Re: 225 Industrial Way, Portland, Maine
HWE P/N 08-013

Dear Walt,

This letter is to provide a list of the required special inspections for your project at 225 Industrial Way in Portland, Maine. Code citations are per the IBC 2003.

Item to inspect	Requirement	Code Citation
Backfill	Any backfill is to be crushed stone, requiring no density monitoring if tamped in place. Periodic check by engineer.	1704.7, 1704.7.1
Verifying use of required concrete mix.	Retain concrete delivery slips for engineer to check.	1904
Inspection of reinforcing steel and placement.	Periodic check by engineer.	1903.5
Concrete - Footings	Perform slump and air content tests, and determine the temperature of the concrete – 1 test per day.	1704.4.2.3
Concrete - Walls	No testing required by Code.	1704.4.4
Concrete - Slab	No testing required by Code. Recommend 1 test per day.	1704.4.3
Steel erection - bolts	Bolts installed snug-tight with the materials properly drawn together. Periodic check by engineer.	1704.3.3.1
Steel erection - bracing	The bracing should be in place and connected per the drawings. Periodic check by engineer.	1704.3.2
Any onsite structural welding performed.	Inspect per AWS D1.1	1704.3.1
Frost protected shallow foundations	The insulation and drainage will be checked by the engineer before backfilling.	R403.3

Per Helen Northeast Consulting or Equivalent

Please call if you have any further questions.

Yours truly,

STATE OF MAINE
HELEN C. WATTS
No. 5261
LICENSED PROFESSIONAL ENGINEER

Helen C. Watts, P.E.

HCW/
Phone: 1-207-522-6809

c:\users\helen\hwe\225 industrial dekka\inspection ltr.doc

HELEN WATTS ENGINEERING
455 Litchfield Road · Bowdoin, ME 04287 · (207) 449-6809 · hcwatts@gwi.net

HELEN WATTS ENGINEERING
455 Litchfield Road
Bowdoin, ME 04287
(207) 522-9366 fax (207) 666-3920
hewatts@gwi.net

FAX SHEET

Date: August 18, 2008

To: Lani, City of Portland Building Inspections Office

Fax #: 874-8716

Re: DEKKO LLC building application, Owner, Walt Juve
Address: 225 Industrial Way, 04103

HWE P/N: 08-013

Message:
Lani –
Please call me if there is any additional information that you are missing at 522-9366. I can also be reached by e-mail at hewatts@gwi.net.

Regards.

Helen Watts

COM check
Special Inspections

AUG 18 2008

COMcheck Software Version 3.5.3
Envelope Compliance Certificate

2003 IECC

Report Date: 08/15/08

Data filename: C:\Program Files\Check\COMcheck\225 industrial way.cck

Section 1: Project Information

Project Type: **New Construction**
Project Title : 225Industrial Way

Construction Site:
225 Industrial Way
Portland, ME 04102

Owner/Agent:

Designer/Contractor:

Section 2: General Information

Building Location (for weather data):	**Portland, Maine**
Climate Zone:	**15**
Heating Degree Days (base 65 degrees F):	**7378**
Cooling Degree Days (base 65 degrees F):	**268**
Vertical Glazing / Wall Area Pct.:	**6%**

Activity Type(s)	Floor Area
Storage, Industrial and Commercial	6750
Storage, Industrial and Commercial	1073

Section 3: Requirements Checklist

Envelope PASSES: Design 35% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof 1: Metal Roof with Thermal Blocks	6757	0.0	39.0	0.025	0.053
Roof 2: All-Wood Joist/Rafter/Truss	1072	32.0	0.0	0.033	0.053
Exterior Wall 1: Other, HC 1.0	6825	—	—	0.050	0.075
Window 1: Metal Frame:Double Pane with Low-E, Clear, SHGC 0.50, PF 0.13	297	—	—	0.300	0.526
Window 2: Vinyl Frame:Double Pane, Clear, SHGC 0.50, PF 0.10	216	—	—	0.500	0.526
Door 1: Solid	120	—	—	0.160	0.122
Door 2: Overhead	336	—	—	0.067	0.122
Exterior Wall 2: Wood Frame, Any Spacing	1591	19.0	0.0	0.068	0.075
Window 3: Vinyl Frame:Double Pane, Clear, SHGC 0.50, PF 0.06	25	—	—	0.500	0.526
Door 3: Overhead	120	—	—	0.067	0.122
Floor 1: Slab-On-Grade:Unheated, Vertical 2 ft.	240	—	5.0	—	—
Floor 2: Slab-On-Grade:Unheated, Vertical 2 ft.	56	—	5.0	—	—

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

☐ 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.

☐ 2. Windows, doors, and skylights certified as meeting leakage requirements.

- ☐ 3. Component R-values & U-factors labeled as certified.
- ☐ 4. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
- ☐ 5. Stair, elevator shaft vents, and other dampers integral to the building envelope are equipped with motorized dampers.
- ☐ 6. Cargo doors and loading dock doors are weather sealed.
- ☐ 7. Recessed lighting fixtures are: (i) Type IC rated and sealed or gasketed; or (ii) installed inside an appropriate air-tight assembly with a 0.5 inch clearance from combustible materials and with 3 inches clearance from insulation material.
- ☐ 8. Building entrance doors have a vestibule and equipped with closing devices.
  Exceptions:

  Building entrances with revolving doors.

  Doors that open directly from a space less than 3000 sq. ft. in area.
- ☐ 9. Vapor retarder installed.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2003 IECC requirements in COM*check* Version 3.5.3 and to comply with the Mandatory Requirements in the Requirements Checklist.

Helen C Watts PE — Helen C Watts PE — 8/18/08

Name - Title — Signature — Date

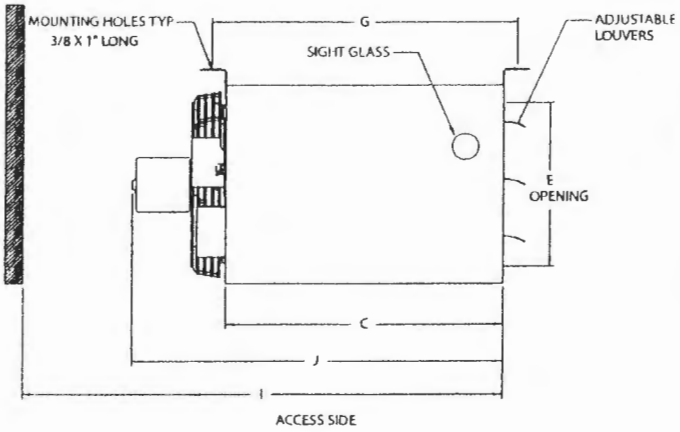
STATE OF MAINE
HELEN C. WATTS
No. 5261
LICENSED PROFESSIONAL ENGINEER

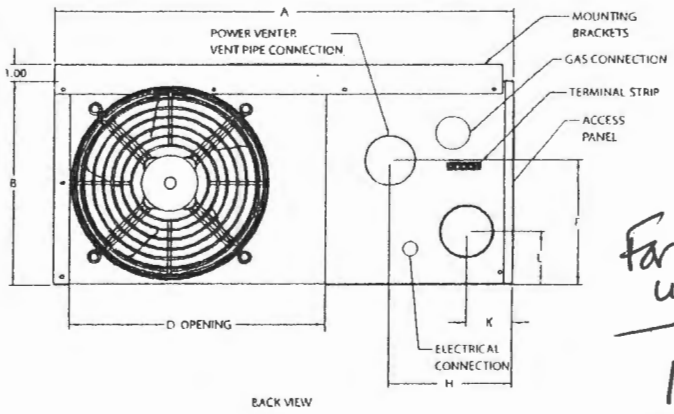
AUG 18

HOT DAWG

Certified for Residential and Commercial Use

SUBMITTAL DATA
separated combustion gas-fired unit heaters
model HDS





For corner unit

New model HDS100

Performance

Models		HDS30	HDS45	HDS60	HDS75
Btu/Hr Input		30,000	45,000	60,000	75,000
Btu/Hr Output		24,000	36,000	48,000	60,000
Entering Airflow (CFM)		505	720	990	1,160
Outlet Velocity		523	749	653	769
Air Temp. Rise (°F)		44	46	45	48
Mounting Height (Max ft.)		10	10	12	14
Heat Throw (ft.)		25	27	36	38
Motor Data	Horsepower	1/25	1/15	1/12	1/12
	RPM	1,550	1,550	1,625	1,625
	Type	S.P.	S.P.	P.S.C.	P.S.C.
	Amps	1.5	2.4	1.2	1.2
Unit Total Amps		2.8	3.7	2.5	2.5
Vent Connector Size (in.)		3	3	3	4

Dimensions (inches)

Models	HDS30	HDS45	HDS60	HDS75
A	26.8	26.8	26.8	26.8
B	12.2	12.2	18.0	18.0
C	16.5	16.5	18.5	16.5
D	14.9	14.9	14.9	14.9
E	10.1	10.1	15.9	15.9
F	7.25	7.25	10.75	10.75
G	18.5	18.5	18.5	18.5
H	7.6	7.6	7.835	7.835
Gas Connection	1/2	1/2	1/2	1/2
I	34.5	34.5	34.5	34.5
J	22	22	25	25
K	2.74	2.74	3.15	3.15
L	3.19	3.19	5.55	5.55
Fan Diameter	10	10	14	14
Approx. Shipping Weight (lbs.)	55	60	80	85

Mounting

1" - angle, mounting brackets are slotted to accommodate joists on 16" or 24" centerlines.

Top View

Clearances

Unit Side	Clearance To Combustible Materials	Recommended Service Clearance
Top and Bottom	1"	1"
Access Side	1"	18"
Non-Access Side	1"	1"
Rear	18"	18"
Vent Connector	4"	4"

Control Codes

Control System Description	Control Code No.	Service Voltage	Thermostat Voltage	Type of Gas
Single Stage, Hot Surface Ignition, 100% Shut-Off, Multiple Retry with Auto Reset from Lockout. - Utilizes a single-stage combination gas control with built-in ignition control. Gas is lit with a hot surface igniter on call for heat.	34 74	115V 115V	24V 24V	natural propane

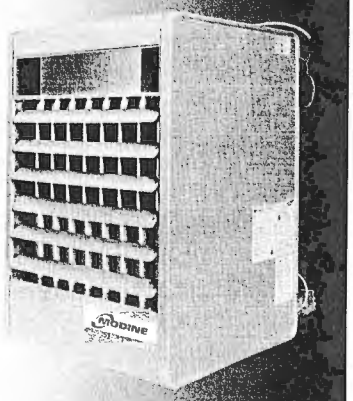
- Ratings shown are for elevation up to 2000 feet above sea level (in Canada, refer to rating plate). For elevations above 2000 ft., ratings should be reduced by approximately 4% for each 1000 ft. above sea level.
- Mounting Height is measured from the bottom of the unit.
- Heat Throws are calculated at 65°F ambient and unit fired at full rated input. Throws for HDS30 and HDS45 are based on 8-foot mounting heights and at 10-foot heights for HDS60 and HDS75.
- S.P. = shaded pole, P.S.C. = permanent split capacitor

AUG 29 2018

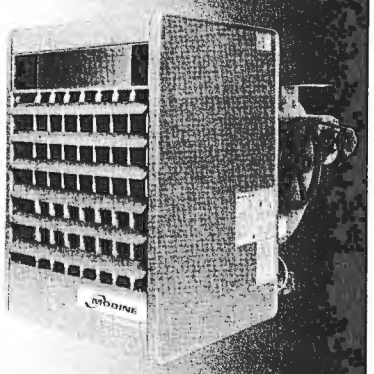
12/04 - Litho in USA

GAS-FIRED, POWER-EXHAUSTED HIGH-EFFICIENCY II™ UNIT HEATERS

80% Thermal Efficiency • Rotating Power Exhaust • Horizontal or Vertical Venting • Field-Convertible to Propane • Field-Adjustable Level Hanging • Intermittent Pilot Ignition, 100% Shut-Off with Continuous Retry



MODEL PDP



MODEL BDP

HIGH EFFICIENCY II®

The PDP (propeller) and BDP (blower) High Efficiency II gas-fired unit heaters are a generation of products that are inexpensive to install, easy to use, and offer excellent in-service economy.

Each Modine power-exhausted unit heater has been engineered to include the following features:

- 80% thermal efficiency, maximizing seasonal efficiency through the use of a collector box and the power exhauster.
- A power exhaust that can be rotated 180°. The unit can be vented vertically or horizontally.
- A 100% shut-off, intermittent pilot-ignition system with continuous retry, at ~~no~~ extra charge. This ignition system allows for all PDP/BDP units to be field-converted to propane, if desired.
- A safety pressure-switch to assure safe venting conditions.
- Designed to utilize the smallest-diameter vent pipe possible.
- PDP models are designed to operate against 0.5 inches of external static pressure.
- "Wing" screws so that the bottom pan can be dropped without a screwdriver or nut driver.
- A level hanging mechanism for easy field adjustments after adding accessories that may change the unit's center of gravity.

AUG 29 2008

Performance Data

* For End and Middle units

Propeller

	Model Number											
	PDP 30	PDP 50	PDP 75	PDP 100	PDP 125	PDP 150	PDP 175	PDP 200	PDP 250	PDP 300	PDP 350	PDP 400
Btu/Hr Input	30,000	50,000	75,000	100,000	125,000	150,000	175,000	200,000	250,000	300,000	350,000	400,000
Btu/Hr Output	24,000	40,000	60,000	80,000	100,000	120,000	140,000	160,000	200,000	240,000	280,000	320,000
Vent Dia. (In.)	3 or 4	3 or 4	4	4	4	5	5	5	6	6	6	6
CFM @ 70°F	440	740	1100	1460	1850	2180	2550	2870	3700	4460	4870	5440
Air Temp. Rise (°F)	51	50	51	51	50	51	51	52	50	50	53	54
Maximum Mounting Height (Ft)	7	9	12	14	14	16	17	15	19	21	20	19
Heat Throw (Ft) ①	25	33	41	49	51	55	59	51	67	74	70	69
Motor HP	1/40	1/40	1/12	1/12	1/8	1/8	1/6	1/6	1/3	1/2	3/4	3/4

① At 65° ambient temperature and unit fired at full-rated input. Mounting height is measured from floor to bottom of unit.

Blower

	Model Number										
	BDP 50	BDP 75	BDP 100	BDP 125	BDP 150	BDP 175	BDP 200	BDP 250	BDP 300	BDP 350	BDP 400
Btu/Hr Input	50,000	75,000	100,000	125,000	150,000	175,000	200,000	250,000	300,000	350,000	400,000
Btu/Hr Output	40,000	60,000	80,000	100,000	120,000	140,000	160,000	200,000	240,000	280,000	320,000
Vent Dia. (In.)	3 or 4	4	4	4	5	5	5	6	6	6	6
Motor HP (Std 115V/60Hz/1Ph)	1/4	1/4	1/4	1/4	1/4	1/3	1/4	1/3	3/4	1	1-1/2
Air Flow CFM Range	529-926	794-1389	1058-1852	1323-2315	1587-2778	1852-3241	2116-3704	2646-4630	3175-5556	3704-6481	4233-7407
Air Temp. Rise Range (°F)	40-70	40-70	40-70	40-70	40-70	40-70	40-70	40-70	40-70	40-70	40-70

Note: Maximum mounting heights and heat throws for BDP models, without ductwork or nozzles, and at a CFM yielding a 55° temperature rise, are the same as those listed for equivalent size PDP units.

DO NOT LOCATE ANY GAS-FIRED UNIT IN AREAS WITH CHLORINATED, HALOGENATED OR ACIDIC VAPORS IN ATMOSPHERE.

Request Catalog 6-189 For Complete Technical Information and Specifications.

COM*check* Software Version 3.5.3

Mechanical Compliance Certificate

2003 IECC

Report Date: 08/27/08

Data filename: C:\Program Files\Check\COMcheck\225 industrial way.cck

Section 1: Project Information

Project Type: **New Construction**
Project Title : 225Industrial Way

Construction Site:
225 Industrial Way
Portland, ME 04102

Owner/Agent:

Designer/Contractor:

Section 2: General Information

Building Location (for weather data):	**Portland, Maine**
Climate Zone:	**15**
Heating Degree Days (base 65 degrees F):	**7378**
Cooling Degree Days (base 65 degrees F):	**268**

Section 3: Mechanical Systems List

Quantity	System Type & Description
2	HVAC System 1: Heating: Unit Heater, Gas
1	HVAC System 2: Heating: Unit Heater, Gas
3	Storage Water Heater 1: Service Water Heater w/ Circulation Pump

Section 4: Requirements Checklist

Requirements Specific To: HVAC System 1 :

☒ 1. Equipment minimum efficiency: Unit Heater (Gas): 80% Ec

Requirements Specific To: HVAC System 2 :

☒ 1. Equipment minimum efficiency: Unit Heater (Gas): 80% Ec

Requirements Specific To: Storage Water Heater 1 :

NA

☐ 1. 1-in. pipe insulation on circulation systems

☐ 2. Automatic on/off control required for circulating systems

☐ 3. No efficiency requirements for water heater with storage capacity less than 20 gallons.

2.5 GAL POINT OF USE ELEC. HEATER

Generic Requirements: Must be met by all systems to which the requirement is applicable:

☒ 1. Load calculations per 2001 ASHRAE Fundamentals

☒ 2. Plant equipment and system capacity no greater than needed to meet loads

- Exception: Standby equipment automatically off when primary system is operating
- Exception: Multiple units controlled to sequence operation as a function of load

☒ 3. Minimum one temperature control device per system

☐ 4. Minimum one humidity control device per installed humidification/dehumidification system

NA

☐ 5. Automatic Controls: Setback to 55 degrees F (heat) and 85 degrees F (cool); 7-day clock, 2-hour occupant override, 10-hour backup

- Exception: Continuously operating zones
- Exception: 2 kW demand or less, submit calculations

N/A

- ☐ 6. Outside-air source for ventilation; system capable of reducing OSA to required minimum
- ☐ 7. Hot water pipe insulation: 1 in. for pipes <=1.5 in. and 2 in. for pipes >1.5 in. Chilled water/refrigerant/brine pipe insulation: 1 in. for pipes <=1.5 in. and 1.5 in. for pipes >1.5 in. Steam pipe insulation: 1.5 in. for pipes <=1.5 in. and 3 in. for pipes >1.5 in.
  - Exception: Piping within HVAC equipment
  - Exception: Fluid temperatures between 55 and 105 degrees F
  - Exception: Fluid not heated or cooled
  - Exception: Runouts <4 ft in length
- ☒ 8. Operation and maintenance manual provided to building owner
- ☒ 9. Newly purchased service water heating equipment meets the efficiency requirements
- ☒ 10. Water heater temperature controls: 110 degrees F for dwelling units or 90 degrees F for other occupancies
- ☐ 11. Stair and elevator shaft vents are equipped with motorized dampers

N/A

Section 5: Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2003 IECC requirements in COM*check* Version 3.5.3 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title	Signature	Date
	WALTER JUVE	8/28/08

COM*check* Software Version 3.5.3

Interior Lighting Compliance Certificate

2003 IECC

Report Date: 08/27/08

Data filename: C:\Program Files\Check\COMcheck\225 industrial way.cck

Section 1: Project Information

Project Type: **New Construction**
Project Title : 225Industrial Way

Construction Site:
225 Industrial Way
Portland, ME 04102

Owner/Agent:

Designer/Contractor:

Section 2: General Information

Building Use Description by: **Activity Type**

Activity Type(s)	Floor Area
Storage, Industrial and Commercial	6750
Storage, Industrial and Commercial	1072

Section 3: Requirements Checklist

Interior Lighting:

☒ 1. Total proposed watts must be less than or equal to total allowed watts.

Allowed Watts	Proposed Watts	Complies
6258	5880	YES

☒ 2. Exit signs 5 Watts or less per side.

Exterior Lighting:

☒ 3. Efficacy greater than 45 lumens/W.
Exceptions:

Specialized lighting highlighting features of historic buildings; signage; safety or security lighting; low-voltage landscape lighting.

Controls, Switching, and Wiring:

☒ 4. Independent controls for each space (switch/occupancy sensor).
Exceptions:

Areas designated as security or emergency areas that must be continuously illuminated.

Lighting in stairways or corridors that are elements of the means of egress.

N/A ☐ 5. Master switch at entry to hotel/motel guest room.

☐ 6. Individual dwelling units separately metered.

☒ 7. Each space provided with a manual control to provide uniform light reduction by at least 50%.
Exceptions:

Only one luminaire in space;

An occupant-sensing device controls the area;

The area is a corridor, storeroom, restroom, public lobby or guest room;

Areas that use less than 0.6 Watts/sq.ft.

☒ 8. Automatic lighting shutoff control in buildings larger than 5,000 sq.ft.
Exceptions:

COM*check* Software Version 3.5.3

Interior Lighting Application Worksheet

2003 IECC

Report Date:

Data filename: C:\Program Files\Check\COMcheck\225 industrial way.cck

Section 1: Allowed Lighting Power Calculation

A Area Category	B Floor Area (ft2)	C Allowed Watts / ft2	D Allowed Watts (B x C)
Storage, Industrial and Commercial	6750	0.8	5400
Storage, Industrial and Commercial	1072	0.8	858
		Total Allowed Watts =	6258

Section 2: Proposed Lighting Power Calculation

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Storage, Industrial and Commercial (6750 sq.ft.)				
Linear Fluorescent 1: 48" T8 32W / Electronic	4	39	128	4992
Incandescent 1: Incandescent 40W	1	3	40	120
Storage, Industrial and Commercial (1072 sq.ft.)				
Linear Fluorescent 2: 48" T8 32W / Electronic	4	6	128	768
			Total Proposed Watts =	5880

Section 3: Compliance Calculation

If the Total Allowed Watts minus the Total Proposed Watts is greater than or equal to zero, the building complies.

Total Allowed Watts =	6258
Total Proposed Watts =	5880
Project Compliance =	378

Interior Lighting PASSES: Design 6% better than code.

COM*check* Software Version 3.5.3

Envelope Compliance Certificate

2003 IECC

Report Date: 08/27/08

Data filename: C:\Program Files\Check\COMcheck\225 industrial way.cck

Section 1: Project Information

Project Type: **New Construction**
Project Title : 225Industrial Way

Construction Site:
225 Industrial Way
Portland, ME 04102

Owner/Agent:

Designer/Contractor:

Section 2: General Information

Building Location (for weather data):	**Portland, Maine**
Climate Zone:	**15**
Heating Degree Days (base 65 degrees F):	**7378**
Cooling Degree Days (base 65 degrees F):	**268**
Vertical Glazing / Wall Area Pct.:	**7%**

Activity Type(s)	Floor Area
Storage, Industrial and Commercial	6750
Storage, Industrial and Commercial	1072

Section 3: Requirements Checklist

Envelope PASSES: Design 34% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof 1: Metal Roof with Thermal Blocks	6757	0.0	39.0	0.025	0.053
Roof 2: All-Wood Joist/Rafter/Truss	1072	32.0	0.0	0.033	0.053
Exterior Wall 1: Other, HC 1.0	6825	---	---	0.050	0.075
Window 1: Metal Frame:Double Pane with Low-E, Clear, SHGC 0.50, PF 0.13	297	---	---	0.300	0.526
Window 2: Vinyl Frame:Double Pane, Clear, SHGC 0.50, PF 0.10	216	---	---	0.500	0.526
Door 1: Solid	120	---	---	0.160	0.122
Door 2: Overhead	336	---	---	0.067	0.122
Exterior Wall 2: Wood Frame, Any Spacing	560	19.0	0.0	0.068	0.075
Window 3: Vinyl Frame:Double Pane, Clear, SHGC 0.50, PF 0.06	25	---	---	0.500	0.526
Door 3: Overhead	120	---	---	0.067	0.122
Floor 1: Slab-On-Grade:Unheated, Vertical 2 ft.	390	---	5.0	---	---
Floor 2: Slab-On-Grade:Unheated, Vertical 2 ft.	56	---	5.0	---	---

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

☒ 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.

☒ 2. Windows, doors, and skylights certified as meeting leakage requirements.

3. Component R-values & U-factors labeled as certified.
4. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.
5. Stair, elevator shaft vents, and other dampers integral to the building envelope are equipped with motorized dampers. N/A
6. Cargo doors and loading dock doors are weather sealed.
7. Recessed lighting fixtures are: (i) Type IC rated and sealed or gasketed; or (ii) installed inside an appropriate air-tight assembly with a 0.5 inch clearance from combustible materials and with 3 inches clearance from insulation material.
8. Building entrance doors have a vestibule and equipped with closing devices.
Exceptions:

Building entrances with revolving doors.

Doors that open directly from a space less than 3000 sq. ft. in area.

9. Vapor retarder installed.

Section 4: Compliance Statement

Compliance Statement: The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system has been designed to meet the 2003 IECC requirements in COM*check* Version 3.5.3 and to comply with the mandatory requirements in the Requirements Checklist.

Name - Title	Signature	Date

HELEN WATTS SIGNED THIS & FAXED IT TO CITY

Stantec Consulting Services, Inc
22 Free Street
Portland, ME 04101

Stantec

September 28, 2007
File: 195410273

Ms. Barbara Barhydt
Development Review Services Manager
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101

Dear Barbara:

REFERENCE: LOT 7 EVERGREEN INDUSTRIAL PARK, INDUSTRIAL WAY, PORTLAND, MAINE - MINOR SITE PLAN APPLICATION

On behalf of Woodworking & Cabinetry, LLC, Stantec Consulting Services, Inc., is pleased to submit the attached Minor Site Plan Application for a 6,750 +/- sq. ft. Commercial Building. The project is located on Industrial Way off Riverside Street and Evergreen Drive and is further identified as Lot 7 of the Evergreen Industrial Park.

The following narrative describes the site and the proposed development in relation to the ordinance requirements:

Existing Site:

The 1.37 acre parcel is located at the intersection of Evergreen Drive and Industrial Way in the Evergreen Industrial Park. The site is presently occupied by a 2,736 sq. ft. one story building. The present use of the building is for a contractors shop, specifically, light woodworking. Parking is provided for 5 vehicles. The building and parking area presently occupy 8,676 sq ft of the 59,677 sq. ft. site. The remaining 51,000 sq. ft. of the site is wooded. The site slopes at 1% to 2% from the southern property line to the northern property line and Industrial Way. The SCS has mapped on site soils as Scantic Silt Loam (Sn).

James D. Nadeau, LLC of 918 Brighton Avenue Portland, ME 04102 has completed a topographic survey of the site which identifies site features, roadways, building locations, and utility locations.

Zoning:
The site is zoned IM (Moderate Impact Industrial), with no minimum lot size and a minimum street frontage of 60 ft.

Project Layout, Access and Parking:

The project proposes maintaining the existing entrance off Industrial Way. The existing building will remain and the proposed 6,750 sq. ft. one story building consisting of three 2,250 sq. ft bays will be situated adjacent to and south of the existing structure. The proposed use of the new structure will mirror that of the existing structure. Specifically, the use will be for light manufacturing and possibly warehouse space. Ten parking spaces are proposed for the development. The new project along with the existing impervious area will create 25,868 sq, ft. of impervious area. The impervious surface ratio will be 43%. The IM zone allows an impervious surface ratio of 75%.

Easements:

The property is not encumbered with any easements.

Solid Waste:

Two 3 cu. yd. trash receptacles are proposed for the project. One receptacle will be use for recyclables and the other for commercial solid waste. The proposed uses are anticipated to generate minimal solid waste and the dumpsters will be emptied bi-weekly. The total solid waste anticipated to be generated is less than 3 cu. yd. per week. Private contractor will empty the dumpsters.
Mixed construction debris consisting of scrap wood, insulation, sheetrock, asphalt, scrap metal, and brick will be generated during construction. A private hauler will remove construction debris from the site.

Construction Schedule:

Upon obtaining approvals from the City of Portland, the owner anticipates construction to begin in the fall of 2007 and be completed fall of 2007.

Other Approvals:

No state and federal approvals are required for this project.

Financial Capacity:

See the attached letter of financial capacity.

Title, Right, or Interest:

See the attached property deeds.

Building Design:

A floor plan and elevations of the building are included in the plan set.
Pedestrian door and overhead door locations are shown on the elevations and floor plan.
An overhead door is proposed at the east side of the building and is shown on the east elevation drawing. Although there is not and an entrance to this door from Evergreen Drive, a possible entrance could be provided in the future.

Utilities:

All necessary utilities to service the site including water, sanitary sewer, gas, and electric are presently located in Industrial Way and Evergreen Drive. Utilities for the existing structure are installed from Evergreen Drive and enter the back of the building. It is proposed that utilities for the new structure will also be installed from Evergreen Drive.

Electric will be installed underground from pole 5 in Evergreen Drive to the new building.

Soils & Wetlands:

Wetlands have not been mapped on the site although there is and area of wetlands located at the northwest corner of the site. The project is avoiding this area of the site and soils and trees in this area will not be disturbed. The SCS has mapped on site soils as Scantic Silt Loam (Sn). This soil is in the Hydrologic Soils Group D. If the City of Portland requires the mapping of these wetlands for Site Plan approval the owner will have the wetlands mapped.

Storm Drainage:

There is no enclosed storm drain system in Evergreen Drive and Industrial Way in the vicinity of the project. All storm drainage from Lot 7 and the surrounding lots is collected in roadside ditches. Presently, the project site is graded so that half of the runoff goes to the Industrial Way ditch and half goes to the Evergreen Drive ditch. The Industrial Way ditch flows east and the Evergreen Drive ditch flows north where they intersect at the intersection of Industrial Way and Evergreen Drive. At this point an 18" culvert collects the runoff and directs it northerly under Industrial Way to a storm drain manhole located at the intersection of the northerly sideline of Industrial Way and the westerly sideline of Evergreen Drive. From here a 24" storm drain carries the runoff easterly to a 36" culvert under Walch Drive. This culvert discharges into an open ravine that flows northerly and eventually crosses under Riverside Street. From Riverside Street the flow continues overland to the Presumpscot River.

Erosion Controls:

As the site is very flat minimal Erosion control measures are being proposed. Silt fence will be installed along the northern property line adjacent to Industrial way. Additionally, silt fence will be installed along the limits of clearing east and west of the proposed building. Stone check dams are proposed in the roadside ditches and will be removed once the site is stabilized.

Recyclable Materials:

A 3 cu. yd. dumpster will be provided for recyclable materials. This material will consist of cardboard generated by the businesses. It is anticipated that the dumpster will be emptied once every two weeks.

Waiver Request:

The applicant is requesting a waiver from the requirements of Article VI Sec. 25-96 Sidewalk and Curbing Construction and Maintenance. As there presently is no sidewalk backed by granite curbing along Evergreen Drive and Industrial Way in this area of the development and drainage in this area is via open ditches the applicant request a waiver from this article.

Plans & Documents:

This submission includes the following documents (9copies):

- City of Portland Site Plan Application & Checklist
- Application fee of $400.00
- Service deposit fee of $200.00
- Letter of Financial Capability
- Deeds
- Figure A-1 USGS Map
- Figure A-2 USDA Soils Map
- Building floor plans and elevations

This submission also includes the following plans prepared by Stantec Consulting Services Inc. Unless noted otherwise (9 copies) of full size plans and (9 copies) of 11x17 plans.

0. Cover sheet.

1of 1 Subdivision Plat

1. Existing Conditions & Removals
2. Site Plan
3. Details

I trust you will find this Minor Site Plan Application complete, please call me with any questions or requests for additional information.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Lynwood Myshrall, P.E.
Senior Associate
Tel: (207) 775-3211
Fax: (207) 775-6434
lynwood.myshrall@stantec.com

Attachment: As noted

c. Walter Juve, Owner

l document7

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

Address of Proposed Development 225 Industrial Way		**Zone:** IM
Total Square Footage of Proposed Structure: 6,750 sq. ft.	**Square Footage of Lot:** 59,677 sq. ft.	
Tax Assessor's Chart, Block & Lot: Map 329 Lot 7	**Property owner's mailing address:** 40 Portland Pier #11 Portland, ME 04101	**Telephone #:** 207-653-8216
Consultant/Agent, mailing address, phone # & contact person: Stantec Consulting Services Inc. Attn: Lynwood Myshrall, P.E. 22 Free Street Portland, ME 04101 (207) 775-3211	**Applicant's name, mailing address, telephone #/Fax#/Pager#:** Woodworking & Cabinetry, LLC C/O Walter Juve 40 Portland Pier #11 Portland, ME 04101 Phone: 207-653-8216 Fax: 207-771-9041	**Project name:** Lot 7 Evergreen Industrial Park

Fee For Service Deposit (all applications)

X ($200.00)

Proposed Development (check all that apply)

X New Building X Building Addition ___ Change of Use ___ Residential ___ Office ____Retail
___Manufacturing X Warehouse/Distribution ___ Parking lot
___ Subdivision ($500.00) + amount of lots____ ($25.00 per lot) $_____ + major site plan fee if applicable
___ Site Location of Development ($3,000.00)
(except for residential projects which shall be $200.00 per lot_____)
___ Traffic Movement ($1,000.00) ___ Stormwater Quality ($250.00)
___ Section 14-403 Review ($400.00 + $25.00 per lot)
___ Other

Major Development (more than 10,000 sq. ft.)

___ Under 50,000 sq. ft. ($500.00)
___ 50,000 - 100,000 sq. ft. ($1,000.00)
___ Parking Lots over 100 spaces ($1,000.00)
___ 100,000 - 200,000 sq. ft. ($2,000.00)
___ 200,000 - 300,000 sq. ft. ($3,000.00)
___ Over 300,000 sq. ft. ($5,000.00)
___ After-the-fact Review ($1,000.00 + applicable application fee)

Minor Site Plan Review

X Less than 10,000 sq. ft. ($400.00)
___ After-the-fact Review ($1,000.00 + applicable application fee)

- Please see next page -

Plan Amendments

___ Planning Staff Review ($250.00)

___ Planning Board Review ($500.00)

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Woodworking & Cabinetry, LLC

C/O Walter Juve
40 Portland Pier #11

Portland, ME 04101

Phone: 207-653-8216

Submittals shall include (9) separate folded packets of the following:

a. **copy of application**
b. **cover letter stating the nature of the project**
c. **Site plan containing the information found in the attached sample plans checklist**
d. **1 set of 11 x 17 plans**

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)
ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, which is available on our web site: portlandmaine.gov

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: Walter Juve	**Date:** 9/27/07

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

CITY OF PORTLAND, MAINE
SITE PLAN CHECKLIST

Morin Commercial Building, 180-200 Warren Avenue
Project Name, Address of Project **Application Number**

Submitted () & Date	Item	Required Information	Section 14-525 (b, c)
x	(1)	Standard boundary survey (stamped by a registered surveyor, at a scale of not less than 1 inch to 100 feet and including:	1
x	(2)	Name and address of applicant and name of proposed development	a
x	(3)	Scale and north points	b
x	(4)	Boundaries of the site	c
x	(5)	Total land area of site	d
x	(6)	Topography - existing and proposed (2 feet intervals or less)	e
x	(7)	Plans based on the boundary survey including:	2
x	(8)	Existing soil conditions	a
x	(9)	Location of water courses, marshes, rock outcroppings and wooded areas	b
x	(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
x	(11)	Approx location of buildings or other structures on parcels abutting the site	d
x	(12)	Location of on-site waste receptacles	e
x	(13)	Public utilities	e
x	(14)	Water and sewer mains	e
x	(15)	Culverts, drains, existing and proposed, showing size and directions of flows	e
x	(16)	Location and dimensions, and ownership of easements, public or private rights-of-way, both existing and proposed	f
x	(17)	Location and dimensions of on-site pedestrian and vehicular access ways	g
x	(18)	Parking areas	g
x	(19)	Loading facilities	g
x	(20)	Design of ingress and egress of vehicles to and from the site onto public streets	g
x	(21)	Curb and sidewalks	g
x	(22)	Landscape plan showing:	h
x	(23)	Location of existing proposed vegetation	h
x	(24)	Type of vegetation	h
x	(25)	Quantity of plantings	h
x	(26)	Size of proposed landscaping	h
x	(27)	Existing areas to be preserved	h
x	(28)	Preservation measures to be employed	h
x	(29)	Details of planting and preservation specifications	h
x	(30)	Location and dimensions of all fencing and screening	i
x	(31)	Location and intensity of outdoor lighting system	j
x	(32)	Location of fire hydrants, existing and proposed	k
x	(33)	Written statement	c
x	(34)	Description of proposed uses to be located on site	1
n/a	(35)	Quantity and type of residential, if any	1
x	(36)	Total land area of the site	b2
x	(37)	Total floor area and ground coverage of each proposed building and structure	b2
x	(38)	General summery of existing and proposed easements or other burdens	c3
x	(39)	Method of handling solid waste disposal	4
x	(40)	Applicant's evaluation of availability of off-site public facilities, including sewer, water and streets	5
x	(41)	Description of any problems of drainage or topography, or a representation that there are none	6
x	(42)	An estimate of the time period required for completion of the development	7

x	(43)	A list of all state and federal regulatory approvals to which the development may be subject to	8
n/a	(44)	The status of any pending applications	8
n/a	(45)	Anticipated timeframe for obtaining such permits	h8
n/a	(46)	A letter of non jurisdiction	h8
x	(47)	Evidence of financial and technical capability to undertake and complete the development including a letter from a responsible financial institution stating that is has reviewed the planned development and would seriously consider financing it when approved.	

Note: Depending on the size and scope of the proposed development, the Planning Board or Planning Authority may request additional information, including (but not limited to):

- drainage patterns and facilities;
- erosion and sedimentation controls to be used during construction;
- a parking and/or traffic study; and
- a noise study;
- an environmental impact study;
- a sun shadow study;
- a study of particulates and any other noxious emissions;
- a wind impact analysis.

Other comments:

Northeast
BANK

September 18, 2007

City of Portland
Department of Planning and Development
389 Congress Street
Portland, ME 04101

Re: Lot #7 Evergreen Industrial Park

To whom it may concern:

Northeast Bank considers Mr. Walter Juve (Woodworking & Cabinetry, LLC) to have the financial capacity to finance the proposed building project on Lot #7 in the Evergreen Industrial Park. This conclusion is based on a preliminary review of the loan and account history Mr. Juve has with Northeast Bank. Please understand that a formal loan approval has not been granted and due diligence for such is still needed.

Should you need further information please contact Michael Chamberlain at 1-800-284-5989 X 3549

Sincerely,

Michael J. Chamberlain
Commercial Loan Officer

Northeast Bank
500 Canal Street
Lewiston, ME 04240
800-284-5989 ext. 3549
Fax 207-777-6410

Doc#: 40593 Bk:21345 Pg: 185

RECEIVED JUN 15 2004

WARRANTY DEED

KNOW ALL BY THESE PRESENTS, That **Francis J. Keen, Jr. and Frances Keen** of 750 Roosevelt Trail, Naples, Maine ("Grantor"), in consideration of One Dollar ($1.00) and other valuable consideration, paid by **Woodworking & Cabinetry, LLC**, a Maine limited liability company with a mailing address of 40 Portland Pier, #11, Portland, Maine 04101 ("Grantee"), the receipt whereof they do hereby acknowledge, does hereby give, grant, bargain, sell and convey unto the said Grantee, its successors and assigns forever, the land and any buildings or improvements thereon situated at 225 Industrial Way, Portland, Cumberland County, Maine, as more fully described in Exhibit A attached hereto.

TO HAVE AND TO HOLD the aforementioned and bargained premises, with all the privileges and appurtenances thereof, to the said Grantee, its successors and assigns, to its use and behoof forever.

AND GRANTOR DOES COVENANT with said Grantee, its successors and assigns, that they are lawfully seized in fee of the premises, that it is free of all encumbrances and that they have good right and title to sell and convey the same to the said Grantee to hold as aforesaid; and that they and their heirs and assigns shall and will warrant and defend the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Francis J. Keen, Jr. and Frances Keen, the said Grantors, have hereunto set their hands and seals this 27 day of the month of May, 2004.

Signed, Sealed and Delivered
in the Presence of:

Witness

Francis J. Keen, Jr.

Witness

Frances Keen

MAINE REAL ESTATE TAX PAID

STATE OF MAINE
CUMBERLAND, ss. May 27, 2004

Personally appeared the above named Francis J. Keen, Jr. and acknowledged the foregoing instrument to be his free act and deed.

Before me,

~~Notary Public~~/Attorney at Law

Printed Name: Thomas Jewell

My Commission Expires:_____

STATE OF MAINE
CUMBERLAND, ss. May 27, 2004

Personally appeared the above named Frances Keen and acknowledged the foregoing instrument to be her free act and deed.

Before me,

~~Notary Public~~/Attorney at Law

Printed Name: Thomas Jewell

My Commission Expires:_____

G:\Users\Mark\Keen, Francis & Frances\Warranty Deed.doc

EXHIBIT A

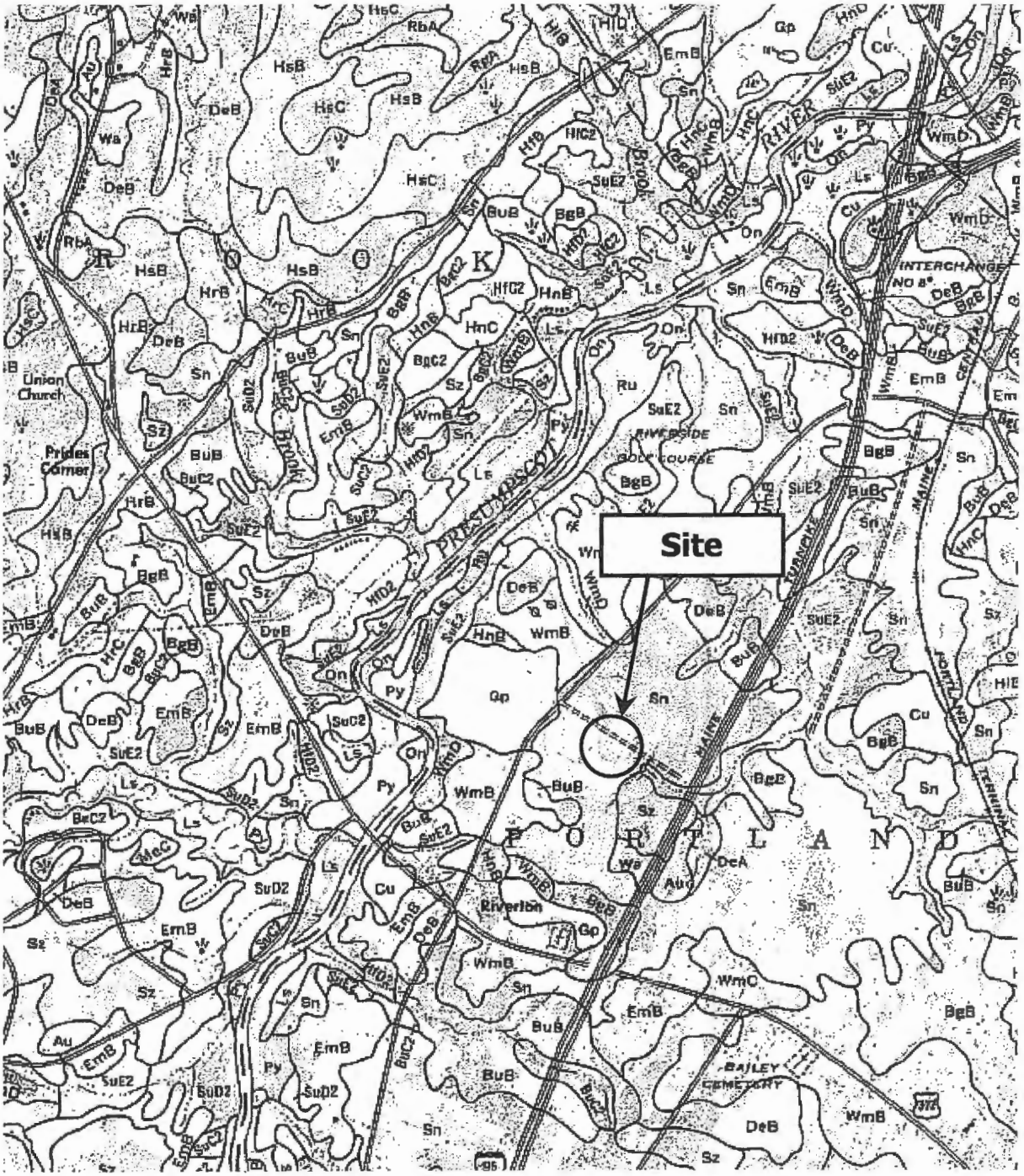
A certain lot or parcel of land located at 225 Industrial Way (f/k/a Evergreen Drive), City of Portland, County of Cumberland and State of Maine, being Lot 7 as shown on a plan entitled "Amended Subdivision Plat Evergreen Industrial Park, Riverside Street, Portland, Maine" dated March 25, 1986 by Land Use Consultants and recorded at the Cumberland County Registry of Deeds in Plan Book 160, Page 66, and consisting of 1.37 acres.

Excepting and reserving the easements and subject to notes depicted on or set forth in said plan entitled "Amended Subdivisions Plat" as aforesaid.

Being the same premises conveyed to the Grantors herein by deed of Michael Robert Harmon and Judith Leigh Harmon dated April 17, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12456, Page 287.

Received
Recorded Register of Deeds
Jun 01,2004 10:14:08A
Cumberland County
John B OBrien

REFERENCE : Cumberland County Soil Survey- Sheet 75



Stantec

- PREPARED FOR:

Woodworking & Cabinetry, LLC
Lot #7, Evergreen Drive
Portland, Maine

- TITLE:

Soils Map

- DATE: July 2007
- SCALE: 1"=2000'
- JOB NO: 195410273

Figure 2

Stantec Consulting Services Inc.
22 Free Street Suite 205
Portland ME 04101-3900
Tel: (207) 775-3211
Fax: (207) 775-6434

Stantec

November 30, 2007
File: 195410273

Planning Department
City of Portland, Maine
389 Congress Street
Portland, ME 04101

Attention: **Jean Fraser**

Dear Jean:

DEC 5 2007

Reference: **Lot 7 Evergreen Industrial Park**
225 Industrial Way
Application 2007-0168

The following are responses to your comment letter dated October 30, 2007 for the above referenced project.

1 The wetlands have been mapped by Stantec and the wetland boundary is shown on the revised plans. Wetland impacts due to the development are 3077 sq. ft. The wetland filling is less than 4300 sq. ft. therefore, permits are not required. The project is Lot 7 Evergreen Industrial Park and the mailing address is 225 Industrial Way.

2 Stormwater calculations and report are attached. Additionally, predevelopment and postdevelopment drainage plans have been included in the plan set. As the Hydrocad calculations indicate the project has minimal effect on the existing drainage system and will not cause flooding either onsite or offsite. The increases in runoff are insignificant for the 2, 10, and 25 year storm events measuring less than one half a percent for each event.

3 The hydrant locations are shown on the Site Plan. Stantec forwarded a set of plans to the Fire Chief for Fire Department review.

4 The type of vehicle that will be using the facility will be a single unit truck (SU design vehicle). The proposed vehicle movements are indicated on the Site Plan. The anticipated vehicle trips are 5 in the am and 5 in the pm. This is base on .45/1000 sq. ft in the am and .47/1000 sq. ft. in the pm.

5 The overhead door at the end of the proposed addition does not have a particular use at this time. It may be utilized at a later date.

6 The landscaping has been added to the Site plan.

The following are responses to Woodard & Curran's memorandum comments dated October 30, 2007

- As indicated in 1 above, the wetlands have been mapped by Stantec and are plotted on the drawings.

12/5/07

Reference: Lot 7 Evergreen Industrial Park
225 Industrial Way
Application 2007-0168

- As indicated in 1 above, a storm water analysis along with a stormwater report and drawings are included with this response letter.
- A gravel drive detail has been added to the Detail Drawing.
- The Survey is being updated and tied into the Maine State Coordinate System. The survey is presently tied to the vertical datum NGVD 1929.
- The project will be constructed once all permits are obtained, tentatively winter or spring of 2008.

Sincerely,

STANTEC CONSULTING SERVICES INC.

Lynwood Myshrall, P.E.
Senior Associate
Tel: (207) 775-3211
Fax: (207) 775-6434
lynwood.myshrall@stantec.com

c. Walter Juve

l document2

Stormwater Management Report

Lot 7 Evergreen Industrial Park

225 Industrial Way
Portland, Maine

Prepared for:

Woodworking & Cabinetry, LLC
40 Portland Pier #11
Portland, Maine

Prepared by:

Stantec Consulting
22 Free Street
Portland, Maine

November 2007

Table of Contents

STORMWATER MANAGEMENT REPORT

1. Introduction

Woodworking & Cabinetry, LLC is proposing a 6,750 +/- sq. ft. Commercial Building addition to an existing 2,785 sq. ft. building. The project is located on Industrial Way off Riverside Street and Evergreen Drive and is further identified as Lot 7 of the Evergreen Industrial Park.
The total area of the lot is 1.37 acres. Public water and sewer are available at the site as is power and telephone. The 'Hydro-CAD Stormwater Modeling System' computer program (Version 7) was used to analyze the proposed development stormwater runoff. This widely accepted program is a derivative of the USDA SCS TR-20 Hydrologic Method.

The proposed stormwater management system is designed to safely convey runoff from the project area as demonstrated by hydrologic modeling of 2, 10 and 25-year, 24-hour rainfall events.

2. Predevelopment Conditions

2.1 Existing Site Conditions

The 1.37 acre parcel is located at the intersection of Evergreen Drive and Industrial Way in the Evergreen Industrial Park. The site is presently occupied by a 2,736 sq. ft. one story building. The present use of the building is for a contractors shop, specifically, light woodworking. Parking is provided for 5 vehicles. The building and parking area presently occupy 8,676 sq ft of the 59,677 sq. ft. site. The remaining 51,000 sq. ft. of the site is wooded. The site slopes at 1% to 2% from the southern property line to the northern property line and Industrial Way.

James D. Nadeau, LLC of 918 Brighton Avenue Portland, ME 04102 has completed a topographic survey of the site which identifies site features, roadways, building locations, and utility locations.

2.2 Soils and Wetlands

The Medium Intensity Soil Survey indicates soils on the site per the USDA Soil Conservation Service grouping are Scantic Silt Loam (Sn). This soil is in the Hydrologic Soils Group "D". Wetlands were mapped on the site by Stantec. The wetland boundary is indicated on the drawings.

2.3 Offsite Upstream Drainage

There are no enclosed storm drain systems along Industrial Way and Evergreen Drive bordering the site. Open ditches collect the runoff from the adjacent lot to the south and the adjacent lot to the west. These ditches terminate at a culvert located at the northeast corner of lot 7.

2.4 Offsite Downstream Drainage

All offsite downstream drainage flows into an open ravine that flows northerly and eventually crosses under Riverside Street. From Riverside Street the flow continues overland to the Presumpscot River.

2.5 Onsite Drainage

There is no enclosed storm drain system in Evergreen Drive and Industrial Way in the vicinity of the project. All storm drainage from Lot 7 and the surrounding lots is collected in roadside ditches. Presently, the project site is graded so that half of the runoff goes to the Industrial Way ditch and half goes to the Evergreen Drive ditch. The Industrial Way ditch flows east and the Evergreen Drive ditch flows north where they intersect at the intersection of Industrial Way and Evergreen Drive. At this point an 18" culvert collects the runoff and directs it northerly under Industrial Way to a storm drain manhole located at the intersection of the northerly sideline of Industrial Way and the westerly sideline of Evergreen Drive. From here a 24" storm drain carries the runoff easterly to a 36" culvert under Walch Drive. This culvert discharges into an open ravine that flows northerly and eventually crosses under Riverside Street. From Riverside Street the flow continues overland to the Presumpscot River.

3. Postdevelopment Conditions

3.1 Site Layout

The new addition is attached to the south end of the existing building and runs in an east west direction. The parking area is expanded westerly from the existing parking. No new access is proposed for the site. Drainage patterns due to the addition are unchanged from the existing drainage patterns.

3.2 Onsite Drainage

The developmental changes to the site will result in changes to the predevelopment watersheds concerning size and shape. As in the predevelopment condition, the postdevelopment drainage from the project is to the ditches along Industrial Way and Evergreen Drive. Drainage flow paths and times of concentration for the subcatchment areas are shown on the postdevelopment drainage plan in the plan set. A summary of the postdevelopment drainage areas is provided in the table following this report.

4. Stormwater Analysis

The 'Hydro-CAD Stormwater Modeling System' computer program (Version 7.0) was used to analyze the pre-development and post-development runoff from the project area for the 2, 10, and 25-year storm events. The predevelopment drainage patterns are not altered due to the proposed addition. All runoff from the site in the postdevelopment condition is overland to the ditches along Industrial Way and Evergreen Drive.

5. Erosion and Sedimentation Control

As the site is very flat minimal Erosion control measures are being proposed. Silt fence will be installed along the northern property line adjacent to Industrial way. Additionally, silt fence will be installed along the limits of clearing east and west of the proposed building. Stone check dams are proposed in the roadside ditches and will be removed once the site is stabilized.

6. Summary

The proposed addition and expanded parking to Lot 7 will increase the runoff to the culvert at the northeast corner of the lot as demonstrated in the HydroCad calculations. Even though there is an increase for the 2, 10 and 25 year storm events the increase for all three storm events is insignificant and should not cause a flooding problem either on site or downstream. For all three storm events the increase in runoff is less than ½ cfs. With proper erosion controls in place and proper construction practices, the construction should have no detrimental effects on downstream properties or receiving waters.

Prepared by

Lynwood Myshrall, P.E.
Senior Associate

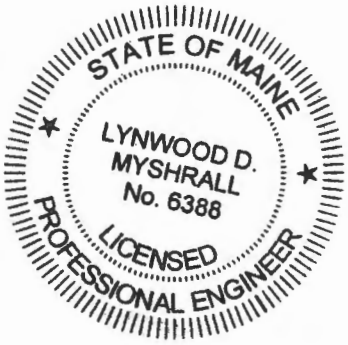
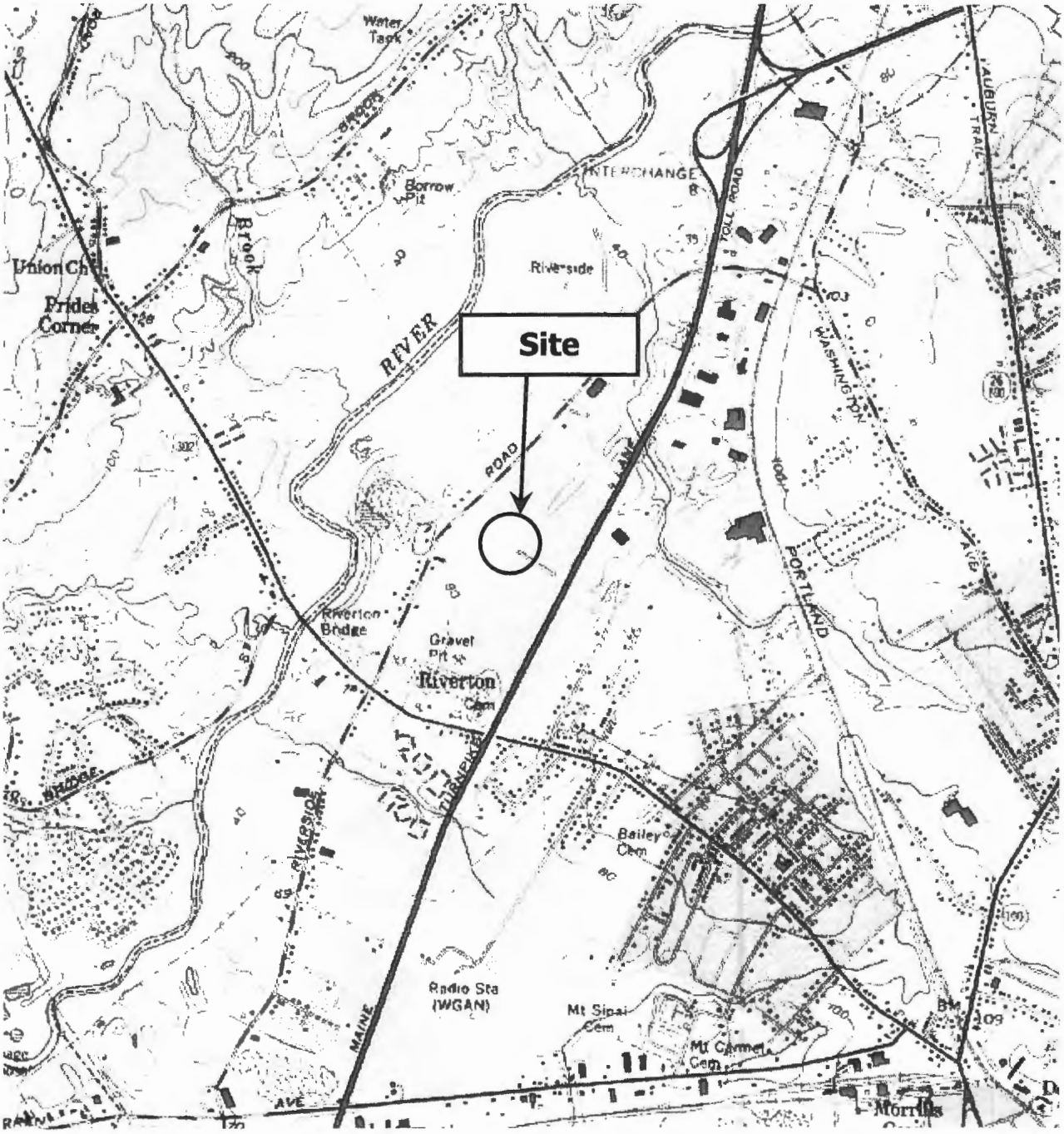


Table 1 Peak Runoff Rates (cfs) Point of Interest 18" Culvert Under			
Design Storm	**Predevelopment**	**Postdevelopment**	**Difference**
2 yr	1.03	1.32	+0.29
10 yr	2.19	2.53	+0.34
25 yr	2.77	3.11	+0.34

REFERENCE : USGS Quadrangle, Portland West, Maine, 7.5 Minute Series.



PREPARED FOR:

Woodworking & Cabinetry, LLC
Lot #7, Evergreen Industrial Park
Portland, Maine

TITLE:

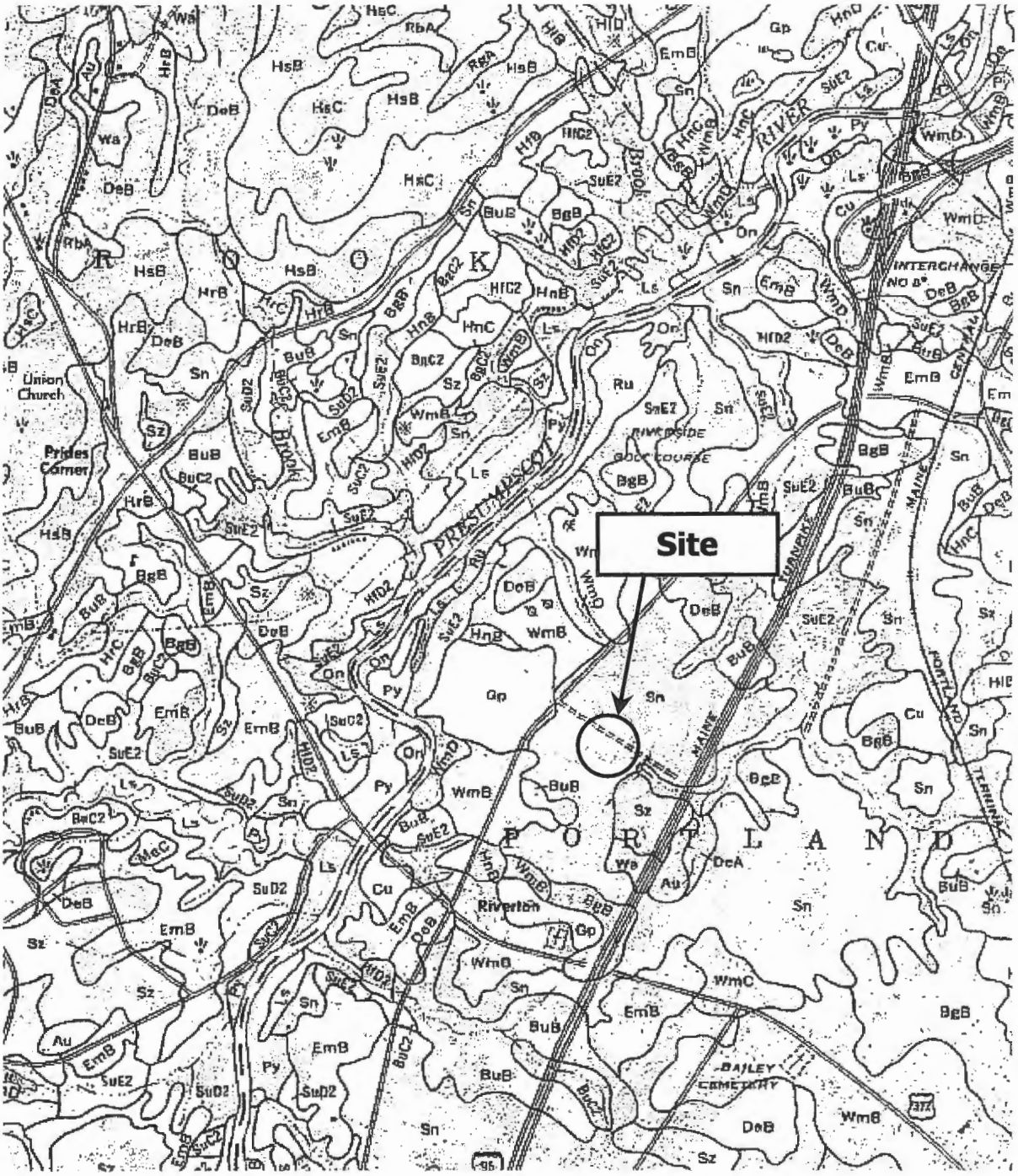
USGS Locus Map

DATE: July 2007 SCALE: 1"=2000' JOB NO: 195410273

Figure 1

Stantec

REFERENCE : Cumberland County Soil Survey- Sheet 75



PREPARED FOR:

Woodworking & Cabinetry, LLC
Lot #7, Evergreen Drive
Portland, Maine

TITLE:

Soils Map

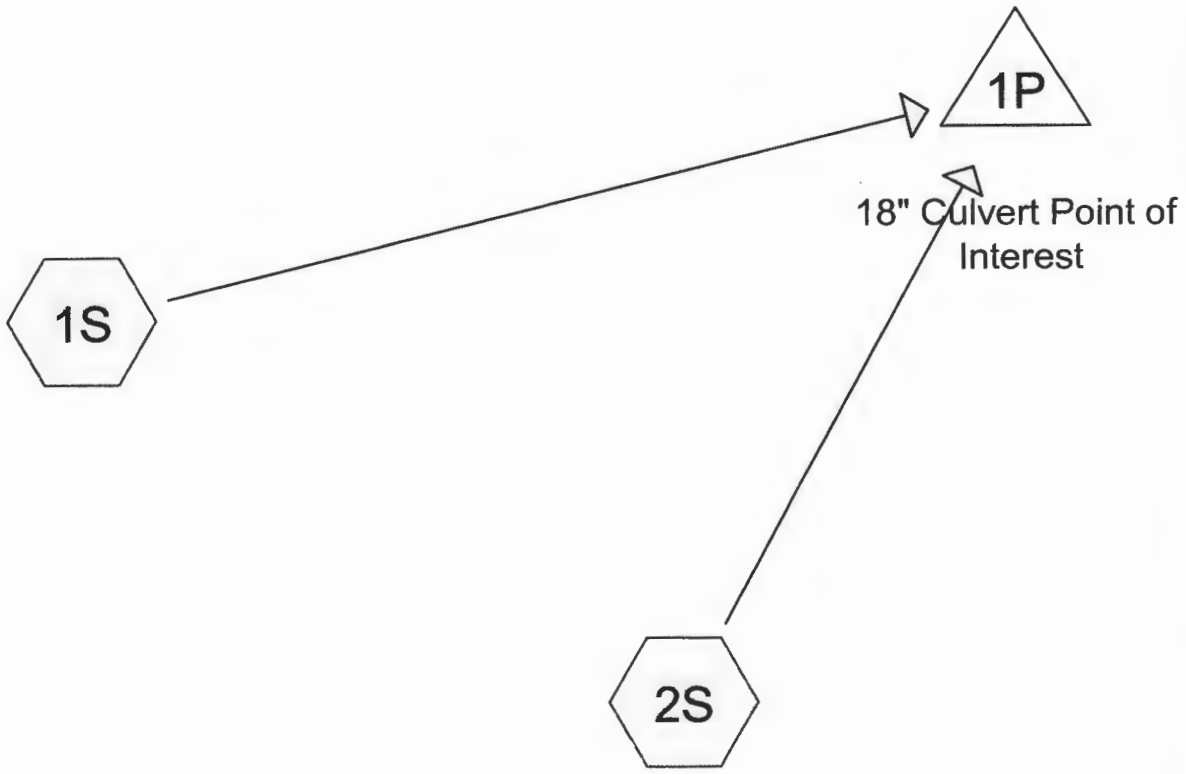
DATE: July 2007 SCALE: 1"=2000' JOB NO: 195410273

Figure 2

Stantec

Attachment 1

Hydro-Cad Computer Output
Pre-Development



Subcat Reach Pond Link

Drainage Diagram for Lot 7 Evergreen Industrial Park Predev. 2-2 yr. st.
Prepared by Stantec 11/30/2007

Subcatchment 1S:

Runoff = 0.50 cfs @ 12.63 hrs, Volume= 0.070 af, Depth> 1.02"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00" x 2

Area (sf)	CN	Description
2,473	98	Paved parking & roofs
33,332	77	Woods, Good, HSG D
35,805	78	Weighted Average
33,332		Pervious Area
2,473		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.7	50	0.0170	0.04		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
2.8	80	0.0090	0.47		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
13.7	260	0.0040	0.32		**Shallow Concentrated Flow, C-D** Woodland Kv= 5.0 fps
0.2	54	0.0060	5.99	10.58	**Circular Channel (pipe), D-E** Diam= 18.0" Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.010
2.9	135	0.0040	0.77	1.55	**Parabolic Channel, E-F** W=3.00' D=1.00' Area=2.0 sf Perim=3.7' n= 0.080 Earth, long dense weeds
43.3	579	Total			

Subcatchment 2S:

Runoff = 0.67 cfs @ 12.33 hrs, Volume= 0.070 af, Depth> 1.33"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00" x 2

Area (sf)	CN	Description
6,186	98	Paved parking & roofs
12,008	80	>75% Grass cover, Good, HSG D
9,262	77	Woods, Good, HSG D
27,456	83	Weighted Average
21,270		Pervious Area
6,186		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.8	40	0.0170	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
1.8	65	0.0150	0.61		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
1.8	150	0.0130	1.40	2.79	**Parabolic Channel, C-D** W=3.00' D=1.00' Area=2.0 sf Perim=3.7' n= 0.080 Earth, long dense weeds
23.4	255	Total			

Pond 1P: 18" Culvert Point of Interest

Inflow Area = 1.452 ac, Inflow Depth > 1.16"
Inflow = 1.03 cfs @ 12.42 hrs, Volume= 0.140 af
Outflow = 1.01 cfs @ 12.48 hrs, Volume= 0.139 af, Atten= 1%, Lag= 3.8 min
Primary = 1.01 cfs @ 12.48 hrs, Volume= 0.139 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 66.45' @ 12.48 hrs Surf.Area= 799 sf Storage= 240 cf

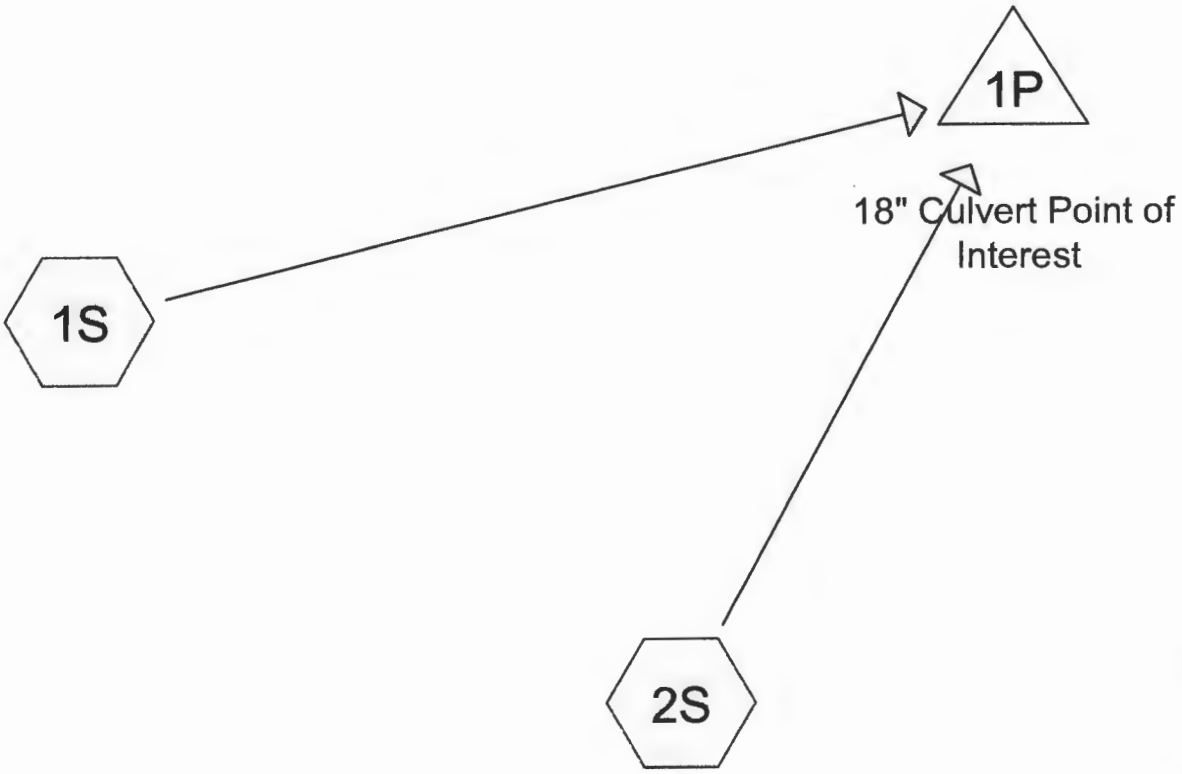
Plug-Flow detention time= 5.9 min calculated for 0.139 af (99% of inflow)
Center-of-Mass det. time= 4.2 min (830.1 - 825.9)

Volume	Invert	Avail.Storage	Storage Description
#1	66.00'	4,626 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
66.00	268	0	0
67.00	1,451	860	860
68.00	6,081	3,766	4,626

Device	Routing	Invert	Outlet Devices
#1	Primary	66.00'	**18.0" x 107.0' long Culvert** RCP, sq.cut end projecting, Ke= 0.500 Outlet Invert= 63.40' S= 0.0243 '/' Cc= 0.900 n= 0.011

Primary OutFlow Max=1.01 cfs @ 12.48 hrs HW=66.45' (Free Discharge)
↑**1=Culvert** (Inlet Controls 1.01 cfs @ 2.28 fps)



Subcat Reach Pond Link

Drainage Diagram for Lot 7 Evergreen Industrial Park Predev. 2-10 yr. st.
Prepared by Stantec 11/30/2007

Subcatchment 1S:

Runoff = 1.12 cfs @ 12.60 hrs, Volume= 0.155 af, Depth> 2.26"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70" x 2

Area (sf)	CN	Description
2,473	98	Paved parking & roofs
33,332	77	Woods, Good, HSG D
35,805	78	Weighted Average
33,332		Pervious Area
2,473		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.7	50	0.0170	0.04		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
2.8	80	0.0090	0.47		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
13.7	260	0.0040	0.32		**Shallow Concentrated Flow, C-D** Woodland Kv= 5.0 fps
0.2	54	0.0060	5.99	10.58	**Circular Channel (pipe), D-E** Diam= 18.0" Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.010
2.9	135	0.0040	0.77	1.55	**Parabolic Channel, E-F** W=3.00' D=1.00' Area=2.0 sf Perim=3.7' n= 0.080 Earth, long dense weeds
43.3	579	Total			

Subcatchment 2S:

Runoff = 1.35 cfs @ 12.32 hrs, Volume= 0.142 af, Depth> 2.70"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70" x 2

Area (sf)	CN	Description
6,186	98	Paved parking & roofs
12,008	80	>75% Grass cover, Good, HSG D
9,262	77	Woods, Good, HSG D
27,456	83	Weighted Average
21,270		Pervious Area
6,186		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.8	40	0.0170	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
1.8	65	0.0150	0.61		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
1.8	150	0.0130	1.40	2.79	**Parabolic Channel, C-D** W=3.00' D=1.00' Area=2.0 sf Perim=3.7' n= 0.080 Earth, long dense weeds
23.4	255	Total			

Pond 1P: 18" Culvert Point of Interest

Inflow Area = 1.452 ac, Inflow Depth > 2.45"
Inflow = 2.19 cfs @ 12.41 hrs, Volume= 0.297 af
Outflow = 2.17 cfs @ 12.47 hrs, Volume= 0.296 af, Atten= 1%, Lag= 3.5 min
Primary = 2.17 cfs @ 12.47 hrs, Volume= 0.296 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 66.68' @ 12.47 hrs Surf.Area= 1,068 sf Storage= 452 cf

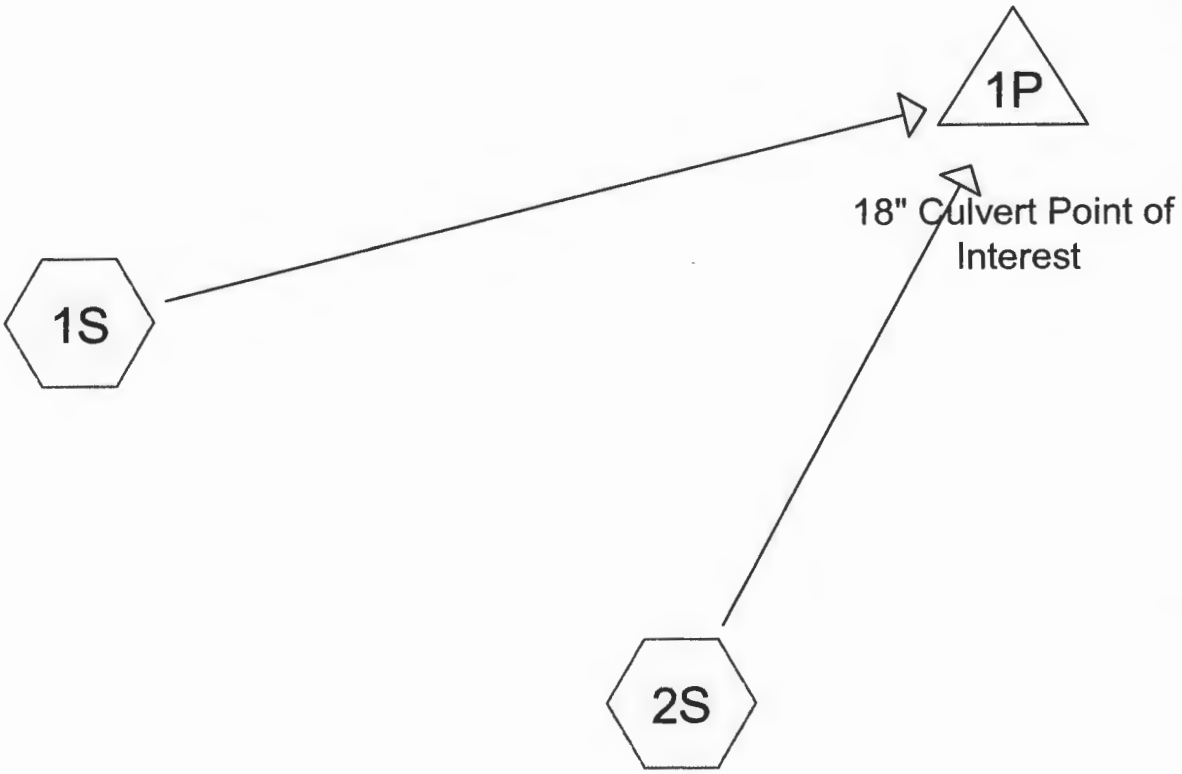
Plug-Flow detention time= 4.9 min calculated for 0.295 af (99% of inflow)
Center-of-Mass det. time= 3.7 min (813.7 - 810.0)

Volume	Invert	Avail.Storage	Storage Description
#1	66.00'	4,626 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
66.00	268	0	0
67.00	1,451	860	860
68.00	6,081	3,766	4,626

Device	Routing	Invert	Outlet Devices
#1	Primary	66.00'	**18.0" x 107.0' long Culvert** RCP, sq.cut end projecting, Ke= 0.500 Outlet Invert= 63.40' S= 0.0243 '/' Cc= 0.900 n= 0.011

Primary OutFlow Max=2.16 cfs @ 12.47 hrs HW=66.68' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 2.16 cfs @ 2.80 fps)



Subcat Reach Pond Link

Drainage Diagram for Lot 7 Evergreen Industrial Park Predev. 2-25 yr. st.
Prepared by Stantec 11/30/2007

Subcatchment 1S:

Runoff = 1.43 cfs @ 12.60 hrs, Volume= 0.198 af, Depth> 2.90"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50" x 2

Area (sf)	CN	Description
2,473	98	Paved parking & roofs
33,332	77	Woods, Good, HSG D
35,805	78	Weighted Average
33,332		Pervious Area
2,473		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.7	50	0.0170	0.04		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
2.8	80	0.0090	0.47		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
13.7	260	0.0040	0.32		**Shallow Concentrated Flow, C-D** Woodland Kv= 5.0 fps
0.2	54	0.0060	5.99	10.58	**Circular Channel (pipe), D-E** Diam= 18.0" Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.010
2.9	135	0.0040	0.77	1.55	**Parabolic Channel, E-F** W=3.00' D=1.00' Area=2.0 sf Perim=3.7' n= 0.080 Earth, long dense weeds
43.3	579	Total			

Subcatchment 2S:

Runoff = 1.68 cfs @ 12.32 hrs, Volume= 0.178 af, Depth> 3.39"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50" x 2

Area (sf)	CN	Description
6,186	98	Paved parking & roofs
12,008	80	>75% Grass cover, Good, HSG D
9,262	77	Woods, Good, HSG D
27,456	83	Weighted Average
21,270		Pervious Area
6,186		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
19.8	40	0.0170	0.03		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
1.8	65	0.0150	0.61		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
1.8	150	0.0130	1.40	2.79	**Parabolic Channel, C-D** W=3.00' D=1.00' Area=2.0 sf Perim=3.7' n= 0.080 Earth, long dense weeds
23.4	255	Total			

Pond 1P: 18" Culvert Point of Interest

Inflow Area = 1.452 ac, Inflow Depth > 3.11"
Inflow = 2.77 cfs @ 12.41 hrs, Volume= 0.376 af
Outflow = 2.74 cfs @ 12.47 hrs, Volume= 0.375 af, Atten= 1%, Lag= 3.5 min
Primary = 2.74 cfs @ 12.47 hrs, Volume= 0.375 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 66.77' @ 12.47 hrs Surf.Area= 1,180 sf Storage= 558 cf

Plug-Flow detention time= 4.6 min calculated for 0.375 af (100% of inflow)
Center-of-Mass det. time= 3.5 min (808.3 - 804.8)

Volume	Invert	Avail.Storage	Storage Description
#1	66.00'	4,626 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

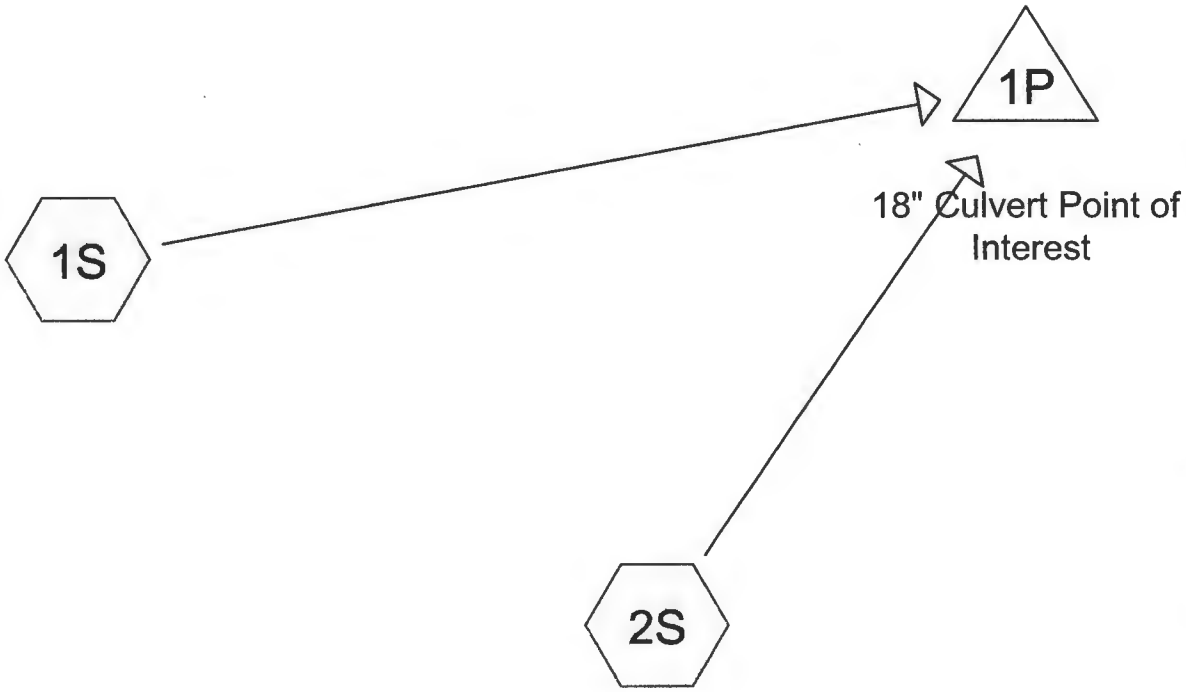
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
66.00	268	0	0
67.00	1,451	860	860
68.00	6,081	3,766	4,626

Device	Routing	Invert	Outlet Devices
#1	Primary	66.00'	**18.0" x 107.0' long Culvert** RCP, sq.cut end projecting, Ke= 0.500 Outlet Invert= 63.40' S= 0.0243 '/' Cc= 0.900 n= 0.011

Primary OutFlow Max=2.73 cfs @ 12.47 hrs HW=66.77' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 2.73 cfs @ 2.99 fps)

Attachment 2

Hydro-Cad Computer Output
Post-Development



Subcat Reach Pond Link

Drainage Diagram for Lot 7 Evergreen Industrial Park Postdev.2- 2 yr. st.
Prepared by Stantec 11/30/2007

Subcatchment 1S:

Runoff = 0.73 cfs @ 12.60 hrs, Volume= 0.101 af, Depth> 1.46"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

Area (sf)	CN	Description
14,293	98	Paved parking & roofs
21,921	77	Woods, Good, HSG D
36,214	85	Weighted Average
21,921		Pervious Area
14,293		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.7	50	0.0170	0.04		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
2.8	80	0.0090	0.47		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
13.7	260	0.0040	0.32		**Shallow Concentrated Flow, C-D** Woodland Kv= 5.0 fps
0.2	54	0.0060	5.99	10.58	**Circular Channel (pipe), D-E** Diam= 18.0" Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.010
2.9	135	0.0040	0.77	1.55	**Parabolic Channel, E-F** W=3.00' D=1.00' Area=2.0 sf Perim=3.7' n= 0.080 Earth, long dense weeds
43.3	579	Total			

Subcatchment 2S:

Runoff = 1.04 cfs @ 12.16 hrs, Volume= 0.084 af, Depth> 1.62"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=3.00"

Area (sf)	CN	Description
11,548	98	Paved parking & roofs
12,891	80	>75% Grass cover, Good, HSG D
2,613	77	Woods, Good, HSG D
27,052	87	Weighted Average
15,504		Pervious Area
11,548		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.1	30	0.0670	0.06		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
0.4	50	0.0200	2.12		**Shallow Concentrated Flow, B-C** Grassed Waterway Kv= 15.0 fps
2.3	190	0.0130	1.40	2.79	**Parabolic Channel, C-D** W=3.00' D=1.00' Area=2.0 sf Perim=3.7' n= 0.080 Earth, long dense weeds
11.8	270	Total			

Pond 1P: 18" Culvert Point of Interest

Inflow Area = 1.452 ac, Inflow Depth > 1.53"
Inflow = 1.32 cfs @ 12.19 hrs, Volume= 0.185 af
Outflow = 1.26 cfs @ 12.25 hrs, Volume= 0.184 af, Atten= 4%, Lag= 4.0 min
Primary = 1.26 cfs @ 12.25 hrs, Volume= 0.184 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 66.50' @ 12.25 hrs Surf.Area= 865 sf Storage= 286 cf

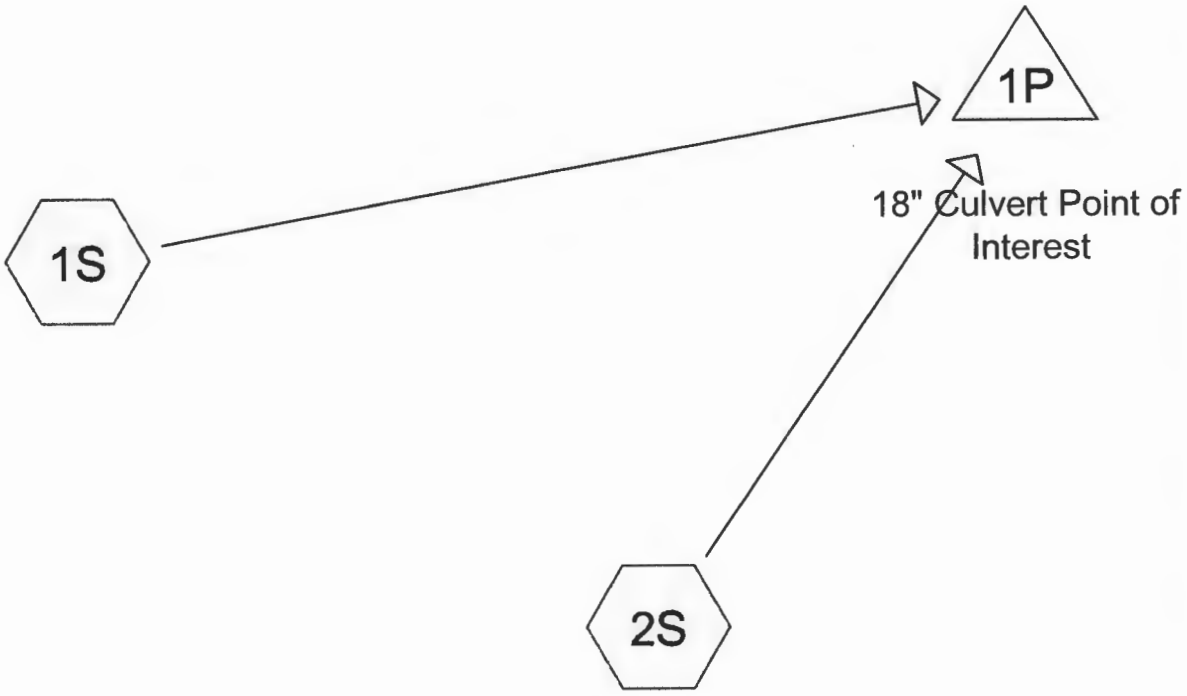
Plug-Flow detention time= 5.6 min calculated for 0.184 af (99% of inflow)
Center-of-Mass det. time= 4.1 min (812.3 - 808.2)

Volume	Invert	Avail.Storage	Storage Description
#1	66.00'	4,626 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
66.00	268	0	0
67.00	1,451	860	860
68.00	6,081	3,766	4,626

Device	Routing	Invert	Outlet Devices
#1	Primary	66.00'	**18.0" x 107.0' long Culvert** RCP, sq.cut end projecting, Ke= 0.500 Outlet Invert= 63.40' S= 0.0243 '/' Cc= 0.900 n= 0.011

Primary OutFlow Max=1.26 cfs @ 12.25 hrs HW=66.50' (Free Discharge)
↑**1=Culvert** (Inlet Controls 1.26 cfs @ 2.42 fps)



Subcat Reach Pond Link

Drainage Diagram for Lot 7 Evergreen Industrial Park Postdev.2- 10 yr. st.
Prepared by Stantec 11/30/2007

Subcatchment 1S:

Runoff = 1.42 cfs @ 12.58 hrs, Volume= 0.199 af, Depth> 2.87"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (sf)	CN	Description
14,293	98	Paved parking & roofs
21,921	77	Woods, Good, HSG D
36,214	85	Weighted Average
21,921		Pervious Area
14,293		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.7	50	0.0170	0.04		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
2.8	80	0.0090	0.47		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
13.7	260	0.0040	0.32		**Shallow Concentrated Flow, C-D** Woodland Kv= 5.0 fps
0.2	54	0.0060	5.99	10.58	**Circular Channel (pipe), D-E** Diam= 18.0" Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.010
2.9	135	0.0040	0.77	1.55	**Parabolic Channel, E-F** W=3.00' D=1.00' Area=2.0 sf Perim=3.7' n= 0.080 Earth, long dense weeds
43.3	579	Total			

Subcatchment 2S:

Runoff = 1.94 cfs @ 12.16 hrs, Volume= 0.160 af, Depth> 3.09"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=4.70"

Area (sf)	CN	Description
11,548	98	Paved parking & roofs
12,891	80	>75% Grass cover, Good, HSG D
2,613	77	Woods, Good, HSG D
27,052	87	Weighted Average
15,504		Pervious Area
11,548		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.1	30	0.0670	0.06		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
0.4	50	0.0200	2.12		**Shallow Concentrated Flow, B-C** Grassed Waterway Kv= 15.0 fps
2.3	190	0.0130	1.40	2.79	**Parabolic Channel, C-D** W=3.00' D=1.00' Area=2.0 sf Perim=3.7' n= 0.080 Earth, long dense weeds
11.8	270	Total			

Pond 1P: 18" Culvert Point of Interest

Inflow Area = 1.452 ac, Inflow Depth > 2.96"
Inflow = 2.53 cfs @ 12.18 hrs, Volume= 0.359 af
Outflow = 2.43 cfs @ 12.25 hrs, Volume= 0.358 af, Atten= 4%, Lag= 3.9 min
Primary = 2.43 cfs @ 12.25 hrs, Volume= 0.358 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 66.72' @ 12.25 hrs Surf.Area= 1,120 sf Storage= 500 cf

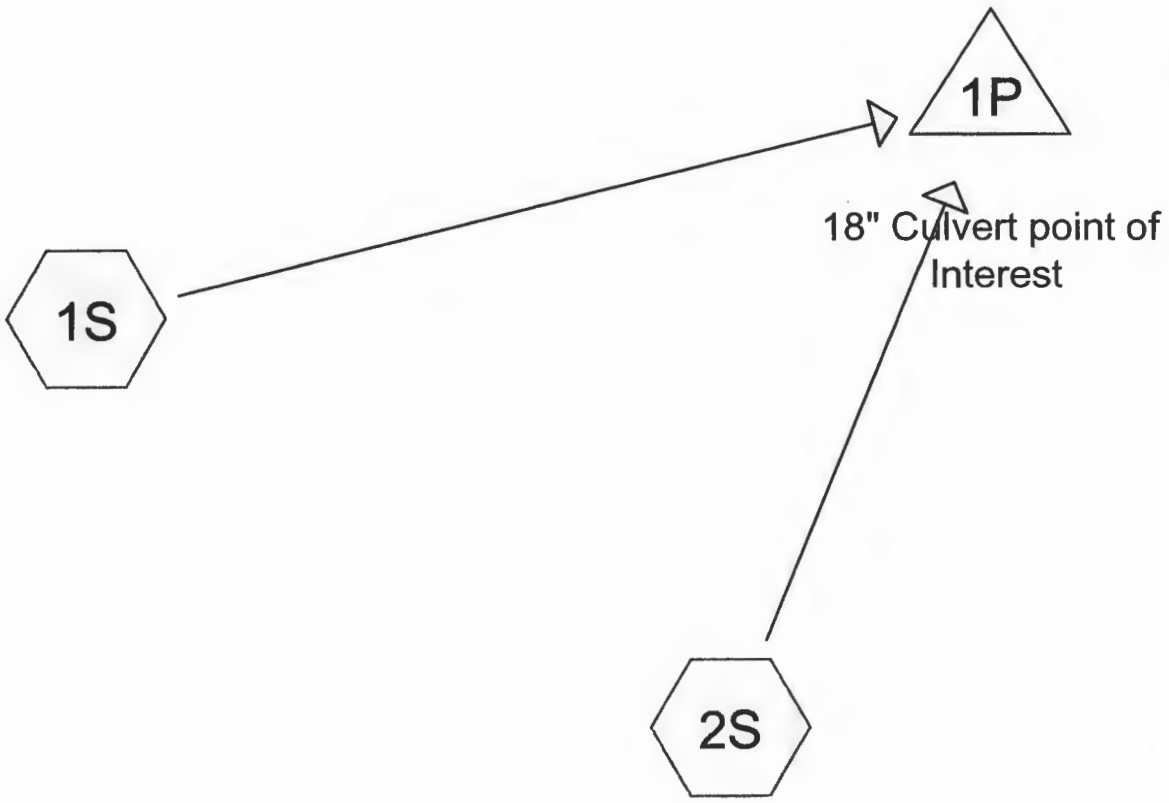
Plug-Flow detention time= 4.7 min calculated for 0.356 af (99% of inflow)
Center-of-Mass det. time= 3.7 min (797.0 - 793.3)

Volume	Invert	Avail.Storage	Storage Description
#1	66.00'	4,626 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
66.00	268	0	0
67.00	1,451	860	860
68.00	6,081	3,766	4,626

Device	Routing	Invert	Outlet Devices
#1	Primary	66.00'	**18.0" x 107.0' long Culvert** RCP, sq.cut end projecting, Ke= 0.500 Outlet Invert= 63.40' S= 0.0243 '/' Cc= 0.900 n= 0.011

Primary OutFlow Max=2.42 cfs @ 12.25 hrs HW=66.72' (Free Discharge)
↑—**1=Culvert** (Inlet Controls 2.42 cfs @ 2.89 fps)



Subcat Reach Pond Link

Drainage Diagram for Lot 7 Evergreen Industrial Park Postdev.2- 25 yr. st.
Prepared by Stantec 11/30/2007

Subcatchment 1S:

Runoff = 1.75 cfs @ 12.58 hrs, Volume= 0.247 af, Depth> 3.57"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

Area (sf)	CN	Description
14,293	98	Paved parking & roofs
21,921	77	Woods, Good, HSG D
36,214	85	Weighted Average
21,921		Pervious Area
14,293		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
23.7	50	0.0170	0.04		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
2.8	80	0.0090	0.47		**Shallow Concentrated Flow, B-C** Woodland Kv= 5.0 fps
13.7	260	0.0040	0.32		**Shallow Concentrated Flow, C-D** Woodland Kv= 5.0 fps
0.2	54	0.0060	5.99	10.58	**Circular Channel (pipe), D-E** Diam= 18.0" Area= 1.8 sf Perim= 4.7' r= 0.38' n= 0.010
2.9	135	0.0040	0.77	1.55	**Parabolic Channel, E-F** W=3.00' D=1.00' Area=2.0 sf Perim=3.7' n= 0.080 Earth, long dense weeds
43.3	579	Total			

Subcatchment 2S:

Runoff = 2.37 cfs @ 12.16 hrs, Volume= 0.197 af, Depth> 3.81"

Runoff by SCS TR-20 method, UH=SCS, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Type III 24-hr Rainfall=5.50"

Area (sf)	CN	Description
11,548	98	Paved parking & roofs
12,891	80	>75% Grass cover, Good, HSG D
2,613	77	Woods, Good, HSG D
27,052	87	Weighted Average
15,504		Pervious Area
11,548		Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.1	30	0.0670	0.06		**Sheet Flow, A-B** Woods: Dense underbrush n= 0.800 P2= 3.00"
0.4	50	0.0200	2.12		**Shallow Concentrated Flow, B-C** Grassed Waterway Kv= 15.0 fps
2.3	190	0.0130	1.40	2.79	**Parabolic Channel, C-D** W=3.00' D=1.00' Area=2.0 sf Perim=3.7' n= 0.080 Earth, long dense weeds
11.8	270	Total			

Pond 1P: 18" Culvert point of Interest

Inflow Area = 1.452 ac, Inflow Depth > 3.67"
Inflow = 3.11 cfs @ 12.18 hrs, Volume= 0.444 af
Outflow = 2.98 cfs @ 12.25 hrs, Volume= 0.443 af, Atten= 4%, Lag= 4.0 min
Primary = 2.98 cfs @ 12.25 hrs, Volume= 0.443 af

Routing by Stor-Ind method, Time Span= 5.00-20.00 hrs, dt= 0.05 hrs
Peak Elev= 66.81' @ 12.25 hrs Surf.Area= 1,226 sf Storage= 604 cf

Plug-Flow detention time= 4.6 min calculated for 0.442 af (99% of inflow)
Center-of-Mass det. time= 3.6 min (791.9 - 788.3)

Volume	Invert	Avail.Storage	Storage Description
#1	66.00'	4,626 cf	**Custom Stage Data (Prismatic)** Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
66.00	268	0	0
67.00	1,451	860	860
68.00	6,081	3,766	4,626

Device	Routing	Invert	Outlet Devices
#1	Primary	66.00'	**18.0" x 107.0' long Culvert** RCP, sq.cut end projecting, Ke= 0.500 Outlet Invert= 63.40' S= 0.0243 '/' Cc= 0.900 n= 0.011

Primary OutFlow Max=2.98 cfs @ 12.25 hrs HW=66.81' (Free Discharge)
1=Culvert (Inlet Controls 2.98 cfs @ 3.06 fps)

2003 INTERNATIONAL BUILDING CODE®

2003 PLAN REVIEW RECORD

Plan Review # 08-0806
Date: 8/5/08
Valuation: 500,000
Fee: 1,595.00

JURISDICTION: Portland, ME
(City, County, Township, etc.)

BUILDING LOCATION: 225 Industrial Wy
(Street address)

BUILDING DESCRIPTION: 6750 Pre Eng Steel / 536 wood frame Connector

REVIEWED BY: Jeanie, Chris, Tommy

Numerals indicated in parenthesis are applicable code sections of the 2003 *International Building Code*. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgement in evaluating construction documents for code compliance.

CORRECTION LIST

No.	DESCRIPTION	Code Section
✓	F-1 use (New) Is existing same	
✓	divided into 3 spaces — ? Separate tenants	
✓	Pre Eng plans designed by 2006-asic Helen	
✓	Total SF 10,022	
✓	? sprinklered YES but 2hr separation to Existing buiding	
✓	Connector 5B would need sprinker to Allow	
—	~~Need Mezzanine details~~ Not Approved	
✓	Statement of SI	

07/04

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

ADMINISTRATION (Chapter 1)

_____ Complete construction documents *(106.1, 106.2)*

_____ Signed/sealed construction documents *(106.1, State laws vary)*

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

OCCUPANCY CLASSIFICATION (302.0-312.0)

yes Single Occupancy *(302.1)*

_____ Incidental use areas *(302.1.1)*

_____ Mixed Occupancy *(302.3)*

_____ Accessory use areas *(302.2)*

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 occupancy or nonseparated mixed occupancies. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed occupancies.

AREA MODIFICATIONS TO TABLE 503

% of Allowable tabular area, A_t *(Table 503)* 100%

% Increase for frontage, I_f *(506.2)* + _____ %

% Increase for automatic sprinklers, I_s *(506.3)* + ~~[illegible]~~ %

Total percentage factor = _____ %

Conversion factor _____
Total percentage factor ÷ 100%

Frontage *(506.2)*

	North	East	South	West

Total Frontage *(F)* NOT ft. Perimeter *(P)* _____ ft.

Width of open space *(W)* = Necessary

% Frontage increase *(If)* = _____ *(506.2)*

$$I_f = 100\left[\frac{F}{P} - 0.25\right]\frac{W}{30}$$

CASE 1 — SINGLE OCCUPANCY OR NONSEPARATED USES (302.3.1)

Using Table 503, identify the allowable height and area of the single occupancy or the most restrictive of the nonseparated mixed occupancies. Construction types that provide an allowable tabular area equal to or greater than the adjusted building area and allowable heights (as modified by Section 504) equal to or greater than the actual building height are permitted.

DETERMINE CONSTRUCTION TYPE

Actual building area 10,022 (6057+536+2736) ft²

Adjusted building area _____ ft²
actual building area ÷ conversion factor

Actual building height 17 feet 6 stories

Allowable building height 25,000 feet 4 (65 FT) stories

Permitted types of construction All but 5B

Type of construction assumed for review *(602.1.1)* 5A

CHECK ALLOWABLE AREA (506.4)

Allowable area per floor (A_a)

_____ × _____ = _____ ft²
conversion factor × tabular area *(Table 503)*

Total floor area (all stories) _____ ft²

Allowable floor area (all stories)

_____ × _____ = _____ ft²
Allowable area per floor (A_a) × number of stories (maximum 3)

Compliance verified (Single Occ. or Nonsep.) _____

HIGH-RISE BUILDINGS (403)

_____ Automatic sprinkler system *(403.2)*

_____ Fire-resistance rating reduction *(403.3)*

_____ Automatic fire detection *(403.5)*

_____ Emergency voice/alarm systems *(403.6)*

_____ Fire department communication *(403.7)*

_____ Fire command center *(403.8)*

_____ Elevators *(403.9)*

_____ Standby power *(403.10)*

_____ Emergency power *(403.11)*

_____ Stairway doors *(403.12)*

_____ Smokeproof exit *(403.13)*

ATRIUMS (404)

_____ Atrium use *(404.2)*

_____ Automatic sprinkler system *(404.3)*

_____ Smoke control *(404.4)*

_____ Enclosure *(404.5)*

_____ Standby power *(404.6)*

_____ Interior finish *(404.7)*

_____ Travel distance *(404.8)*

OTHER SPECIAL USE AND OCCUPANCY

_____ Underground structures *(405)*

_____ Motor vehicle related occupancies *(406, 508)*

_____ Group I-2 *(407)*

_____ Group I-3 *(408)*

_____ Motion picture projection rooms *(409)*

_____ Stages and platforms *(410)*

_____ Special amusement buildings *(411)*

_____ Aircraft-related occupancies *(412)*

_____ Combustible storage *(413)*

_____ Hazardous materials *(307.9, 414)*

_____ Groups H-1, H-2, H-3, H-4, and H-5 *(415)*

_____ Application of flammable finishes *(416)*

_____ Drying rooms *(417)*

_____ Organic coatings manufacturing *(418)*

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

FIRE-RESISTANCE-RATED CONSTRUCTION (Tables 601 & 602 and Chapter 7)

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

5A Construction classification *(602)*

COMBUSTIBILITY (602.2, 602.3, 602.4, 602.5, 603)

0 NA Exterior walls

0 NA Interior elements

0 NA Roof

FIRE-RESISTANCE RATINGS AND FIRE TESTS (703)

_____ Ratings / Combustibility *(703.2, 703.4)*

_____ Alternative methods *(703.3, 718, 720, 721)*

BUILDING ELEMENTS (Table 601)

☒ 0 Structural frame *(714)*

☒ 0 Interior bearing walls

☒ 0 Interior nonbearing walls

☒ 0 Floor construction *(711)*

☒ 0 Roof construction *(711)*

1hr wall separating sprinklered New area from existing non-sprinkler

EXTERIOR WALLS (507, Table 602, 704, 706.6)

	North	East	South	West
Fire separation distance	____	____	____	____
Bearing	☐___	☐___	☐___	☐___
Nonbearing	☐___	☐___	☐___	☐___

OCCUPANT NEEDS (Chapters 10, 11, 12)

MEANS OF EGRESS (Chapter 10)

OCCUPANT LOAD *(1004.1.2 and Table 1004.1.2)*

Location	Floor Area	+	Sq.ft./ person	=	Occt. load	Other occt. loads	Total

CAPACITY OF EGRESS COMPONENTS
(1005.1 and Table 1005.1)

Egress width (inch/occupant)

Stairways _____

Other egress components _____

CAPACITY

Location	Stairways	Other egress components

NUMBER OF EXITS *(1018.1, 1018.2)*

Location	Required	Shown

MEANS OF EGRESS (continued)

GENERAL MEANS OF EGRESS

_____ Design requirements *(1003.2 - 1003.7)*

_____ Means of egress illumination *(1006)*

_____ Exit signs *(1011)*

_____ Accessible means of egress *(1007)*

_____ Means of egress doors *(1008.1-1008.1.2)*

_____ Special doors/Gates/Turnstiles *(1008.1.3, 1008.2, 1008.3)*

_____ Door landings/Thresholds/Arrangement *(1008.1.4 -1008.1.7)*

_____ Door hardware *(1008.1.8, 1008.1.9)*

_____ Stairways *(1009)*

_____ Handrails *(1009.11)*

_____ Roof access *(1009.12)*

_____ Ramps *(1010)*

_____ Guards *(1012)*

EXIT ACCESS

_____ Door number and arrangement *(1013.2, 1014.1, 1014.2)*

_____ Exit access travel distance *(1013.3, 1015.1)*

_____ Aisles *(1013.4)*

_____ Egress balconies *(1013.5, 1015.3)*

_____ Corridors *(1016)*

_____ Air movement in corridors *(1016.4)*

EXITS / EXIT DISCHARGE

_____ Exits/Exit doors *(1017, 1018)*

_____ Interior exit stairways *(1019)*

_____ Exit passageways *(1020)*

_____ Horizontal exits *(1021)*

_____ Exterior exit ramps/stairways *(1022)*

_____ Exit discharge *(1023)*

OTHER MEANS OF EGRESS

_____ Miscellaneous egress requirements *(1014.3 - 1014.6)*

_____ Bleachers *(1024.1.1)*

_____ Assembly exits & egress *(1024.2 - 1024.5)*

_____ Assembly aisles & features *(1024.6 -1024.15)*

_____ Emergency escape and rescue *(1025)*

ACCESSIBILITY* (Chapter 11)

_____ Scoping requirements *(1103)*

_____ Accessible route *(1104)*

_____ Accessible entrances *(1105)*

_____ Parking and passenger loading *(1106)*

_____ Dwelling units and sleeping units *(1107)*

_____ Special occupancies *(1108)*

_____ Features and facilities *(1109)*

_____ Signage *(1110)*

*Also see Accessibility Plan Review Record

DESIGN LOADS (continued)

Wind loads *(1603.1.4, 1609)*

_____ Design option utilized *(1609.1.1, 1609.6)*

_____ Basic wind speed *(1609.3)*

_____ Building category and wind importance factor, I_w *(Table 1604.5, 1609.5)*

_____ Wind exposure category *(1609.4)*

_____ Internal pressure coefficient *(ASCE 7)*

_____ Component and cladding pressures *(1609.1.1, 1609.6.2.2)*

_____ Main force wind pressures *(1609.1.1, 1609.6.2.1)*

Earthquake design data *(1603.1.5, 1614 - 1623)*

_____ Design option utilized *(1614.1)*

_____ Seismic use group ("Category") *(Table 1604.5, 1616.2)*

_____ Spectral response coefficients, S_{DS} & S_{D1} *(1615.1)*

_____ Site class *(1615.1.5)*

_____ Seismic design category *(1616.3)*

_____ Basic seismic-force-resisting system *(Table 1617.6.2)*

_____ Response modification coefficient, *R*, and deflection amplification factor, C_d *(Table 1617.6.2)*

_____ Analysis procedure *(1616.6, 1617.5)*

_____ Design base shear *(1617.4, 1617.5.1)*

Flood loads *(1603.1.6, 1612)*

_____ Flood hazard area *(1612.3)*

_____ Elevation of structure

Other loads

_____ Concentrated loads *(1607.4)*

_____ Partition loads *(1607.5)*

_____ Impact loads *(1607.8)*

_____ Misc. loads (*Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)*

QUALITY ASSURANCE (Chapter 17)

_____ Approvals/Research report(s)*(1703, 1703.4.2)* Report No._____

_____ Owner's special inspection program specified *(1704.1.1)*

_____ Prefabricated items *(1704.2)*

_____ Steel construction *(1704.3)*

_____ Concrete construction *(1704.4)*

_____ Masonry construction *(1704.5)*

_____ Wood construction *(1704.6)*

_____ Prepared fill and foundations *(1704.7, 1704.8, 1704.9)*

_____ Wall panels and veneers/EIFS *(1704.10, 1704.12)*

_____ Sprayed fire-resistant materials *(1704.11)*

_____ Quality assurance plan - Seismic/Wind *(1705, 1706)*

_____ Seismic resistance *(1707)*

_____ Structural testing/Observations (seismic) *(1708, 1709)*

_____ Testing (other) *(1710 - 1715)*

SOILS AND FOUNDATIONS (Chapter 18)

_____ Soils investigations/Reports *(1802.1, 1802.6)*

_____ Soil classification *(1802.3)*

_____ Excavation, grading and fill *(1803)*

_____ Load-bearing values *(1804)*

_____ Footings and foundations *(1805)*

_____ Retaining walls *(1806)*

_____ Dampproofing and waterproofing *(1807)*

_____ Foundations (other types) *(1808 - 1812)*

NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

GLASS AND GLAZING (Chapter 24)

_____ Sloped glazing and skylights *(2405)*

_____ Safety glazing *(2406, 2407, 2408, 2409)*

GYPSUM BOARD AND PLASTER (Chapter 25)

_____ Gypsum board materials *(2506, Table 2506.2)*

_____ Plaster *(2507, 2508, 2510 - 2513)*

PLASTIC (Chapter 26)

FOAM PLASTIC INSULATION (2603)

_____ Labeling *(2603.2, 2603.5.6)*

_____ Surface-burning characteristics *(2603.3, 2603.5.4)*

_____ Thermal barrier *(2603.4)*

_____ Exterior walls/Roofs *(2603.5, 2603.6)*

_____ Special approval *(2603.8)*

MISCELLANEOUS PLASTICS

_____ Interior finish and trim *(2604)*

_____ Plastic veneer *(2605)*

_____ Light-transmitting plastics *(2606 - 2611)*

BUILDING SERVICES* (Chapters 27, 28, 29, 30)

ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

_____ Construction standard specified *(3001.2)*

_____ Hoistway enclosures *(3002)*

_____ Opening protectives *(3002.1.1)*

_____ Emergency operations *(3003)*

_____ Hoistway venting *(3004)*

_____ Conveying systems *(3005)*

_____ Machine rooms *(3006)*

* Also see Electrical (Ch.27), Mechanical (Ch.28) and Plumbing (Ch.29) Plan Review Records

SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

SPECIAL CONSTRUCTION (Chapter 31)

_____ Membrane structures *(3102)*

_____ Awnings and canopies/Marquees *(3105, 3106)*

_____ Signs *(3107)*

_____ Radio and television towers *(3108)*

_____ Swimming pool enclosures *(3109)*

PEDESTRIAN WALKWAYS AND TUNNELS (3104)

_____ Construction and use *(3104.3, 3104.4)*

_____ Separation *(3104.5, 3104.10)*

_____ Public way *(3104.6)*

_____ Egress/Ventilation *(3104.7 - 3104.9, 3104.11)*

EXISTING STRUCTURES (Chapter 34)

_____ Additions, alterations, repairs *(3403)*

_____ Fire escapes *(3404)*

_____ Change of occupancy *(3406)*

_____ Accessibility *(3409)*

_____ Compliance alternatives *(3410)*

ARISTON

the put it where you want it water heater

SUPER FAST RECOVERY
EASILY INSTALLED BY ONE PERSON
FITS ALMOST ANYWHERE
AVAILABLE IN 2.5 & 4 GALLON SIZES
THICK FOAM INSULATION
OPERATES ON 110-120 VOLTS
ADJUSTABLE THERMOSTATIC CONTROL
LIGHTWEIGHT & COMPACT

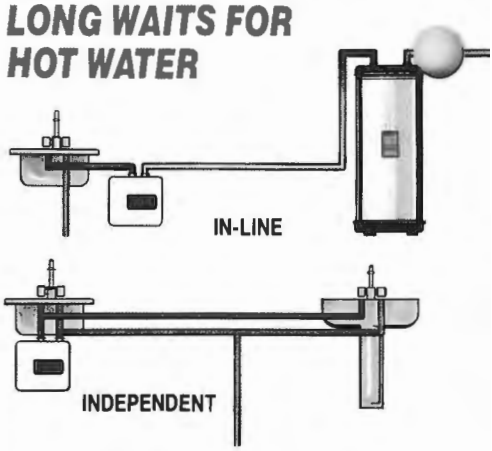
COMPACT AND EFFICIENT

Just Plug it in and Your Hot Water is Available. ARISTON Can be Installed Easily by Just One Person and Mounts Almost Anywhere. Ideal for Point of Use Undersink Installation.

SUPER FAST RECOVERY

The 1350 Watt Element Combined with ARISTON's Efficiency Offers Quick Recovery for Economical Hot Water Heating.

ELIMINATES THOSE LONG WAITS FOR HOT WATER



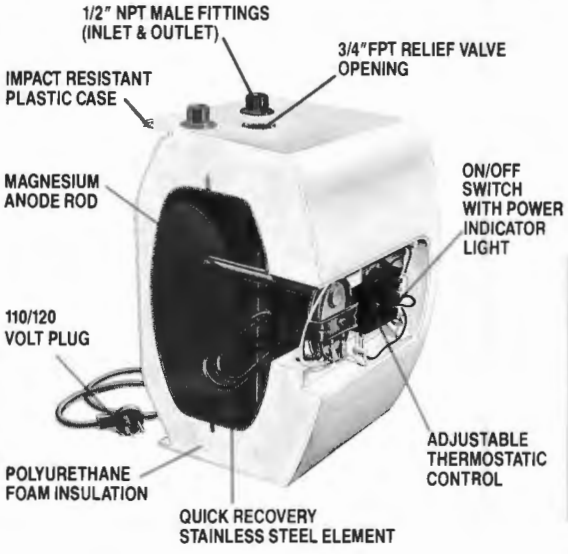
APPLICATIONS:

Perfect for Warehouses and Factories • Stores • Offices Restaurants • Boats • Homes Service Stations • Kitchenettes RV's and Mobile Homes.

TECHNICAL DATA

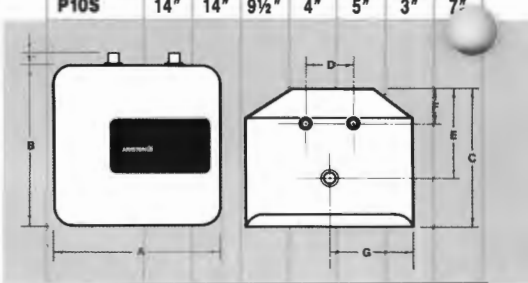
SPECIFICATIONS	MODEL P10S	MODEL P15S
Tank Volume	2.5 Gals.	4 Gals.
Dimensions	14"x14"x9 1/2"	14"x14"x12
Voltage	110/120	110/120
AMPS	11.25	11.25
Heating Capacity	1350 Watts	1350 Watts
Phase	Single	Single
Recovery at a 90°F Rise	8 GPH*	10.5 GPH*
Temperature Range	65-176°F	65-176°F
Water Connections	1/2 Inch NPT	1/2 Inch NPT
Relief Valve Opening	3/4 Inch FPT	3/4 Inch FPT
Operating Pressure	100 PSI	100 PSI

* Gallons Per Hour—First Hour Recovery



ARISTON ELECTRIC WATER HEATER DIMENSIONS

MODELS	A	B	C	D	E	F	G
P10S	14"	14"	9½"	4"	5"	3"	7"
P15S	14"	14"	12"	4"	7¾"	3"	7"



ENGINEERING SPECIFICATION

ARISTON P10S SPECIFICATIONS Electric water heater shall be ARISTON Model P10S wall-hung 2.5 gallon capacity, with a Vidron-Coated Tank, Magnesium Anode Rod, plug-in cord, 1350 watt element, combined adjustable thermostatic control and back-lit ON/OFF switch, all contained within a non-rusting U.L. approved ABS molded plastic housing. Water heater will be completely surrounded with injected foam insulation and will have a two year limited warranty. Inlet/outlet fittings will be ½" NPT and relief valve opening shall be ¾" FPT.

ARISTON P15S SPECIFICATIONS Electric water heater shall be ARISTON Model P15S wall-hung 4.0 gallon capacity, with a Vidron-Coated Tank, Magnesium Anode Rod, plug-in cord, 1350 watt element, combined adjustable thermostatic control and back-lit ON/OFF switch, all contained within a non-rusting U.L. approved ABS molded plastic housing. Water heater will be completely surrounded with injected foam insulation and will have a two year limited warranty. Inlet/outlet fittings will be ½" NPT and relief valve opening shall be ¾" FPT.

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POWERSTREAM *INSTANTANEOUS ELECTRIC WATER HEATERS*
AQUASTAR *TANKLESS WATER HEATERS*

BUILDING EVALUATION SUMMARY *(Table 3410.7)*

Existing occupancy _____ Proposed occupancy _____
Year building was constructed _____ Number of stories _____ Height in feet _____
Type of construction _____ Area per floor _____
Percentage of frontage _____% Corridor wall rating _____
Completely suppressed: Yes _____ No _____ Required door closers: _____ Yes _____ No _____
Compartmentation: Yes _____ No _____
Fireresistance rating of vertical opening enclosures _____
Type of HVAC system _____, serving number of floors _____
Automatic fire detection: Yes _____ No _____, type and location _____
Fire alarm system: Yes _____ No _____, type _____
Smoke control: Yes _____ No _____, type _____
Adequate exit routes: Yes _____ No _____ Dead ends: Yes _____ No _____
Maximum exit access travel distance _____ Elevator controls: Yes _____ No _____
Means of egress emergency lighting: Yes _____ No _____ Mixed occupancies: Yes _____ No _____

Safety parameters	Fire safety (FS)	Means of egress (ME)	General safety (GS)
3410.6.1 Building height			
3410.6.2 Building area			
3410.6.3 Compartmentation			
3410.6.4 Tenant and dwelling unit separations			
3410.6.5 Corridor walls			
3410.6.6 Vertical openings			
3410.6.7 HVAC systems			
3410.6.8 Automatic fire detection			
3410.6.9 Fire alarm system			
3410.6.10 Smoke control	* * * *		
3410.6.11 Means of egress	* * * *		
3410.12 Dead ends	* * * *		
3410.13 Max. exit access travel distance	* * * *		
3410.6.14 Elevator control			
3410.6.15 Means of egress emergency lighting	* * * *		
3410.6.16 Mixed occupancies		* * * *	
3410.6.17 Automatic sprinklers		÷ 2 =	
3410.6.18 Incidental use area protection			
Building score — total value			

* * * * No applicable value to be inserted.

BUILDING SAFETY EVALUATION SCORE *(Table 3410.9)*

Formula	Table 3410.7		Table 3410.8		Score	Pass	Fail
FS–MFS ≥ 0	_____	(FS) —	_____	(MFS) =	_____	_____	_____
ME–MME ≥ 0	_____	(ME) —	_____	(MME) =	_____	_____	_____
GS–MGS ≥ 0	_____	(GS) —	_____	(MGS) =	_____	_____	_____

FS = Fire Safety
ME = Means of Egress
GS = General Safety
MFS = Mandatory Fire Safety
MME = Mandatory Means of Egress
MGS = Mandatory General Safety

APPENDICES A - J

_____ Appendices adopted *(101.2.1)* _____ Compliance verified

STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)

CONCRETE (Chapter 19)

_____ Plain and reinforced concrete design/construction standard specified *(1901.2, 1908)*

_____ Construction documents *(1901.4)*

_____ Minimum concrete strength *(Table 1904.2.2[2])*

_____ Hot weather and cold weather curing specified *(1905.12,1905.13)*

C Seismic design *(1910)*

_____ Slab provisions *(1911)*

MASONRY (Chapter 21)

_____ Design method, construction standard specified *(2101.2)*

_____ Construction documents *(2101.3)*

_____ Construction materials *(2103)*

_____ Mortar type *(2103.7)*

_____ Cold weather and hot weather construction specified *(2104.3, 2104.4)*

_____ Seismic design *(2106)*

_____ Glass unit masonry *(2110)*

_____ Fireplaces/Heaters/Chimneys *(2111, 2112, 2113)*

STEEL (Chapter 22)

_____ Structural steel design/construction standard specified *(2205)*

_____ Open-web steel joist design/construction standard specified *(2206)*

_____ Steel cable structures *(2207)*

_____ Steel storage racks *(2208)*

_____ Cold-formed steel design/construction standard specified *(2209)*

_____ Light framed cold-formed steel design/construction standard specified *(2210)*

_____ Wind/seismic design of light-framed, cold-formed steel shear walls *(2211)*

WOOD (Chapter 23)

_____ Design method option used *(2301.2)*

MATERIAL STANDARDS / CONSTRUCTION REQUIREMENTS (2303 - 2306)

_____ Lumber *(2303.1.1)*

_____ Wood I-joists *(2303.1.2)*

_____ Glue laminated timbers *(2303.1.3)*

_____ Wood structural panels *(2303.1.4, 2304.6, 2304.7)*

_____ Fiber-, hard-, & particle-, boards *(2303.1.5 - 2303.1.7)*

_____ Decay and termite protection *(2303.1.8, 2304.11)*

_____ Structural composite lumber *(2303.1.9)*

_____ Fire-retardant-treated wood *(2303.2)*

_____ Hardwood plywood *(2303.3)*

_____ Metal plate connected trusses *(2303.4)*

_____ Joist hangers and connectors*(2303.5)*

_____ Fasteners and fastening *(2303.6, 2304.9, Table 2304.9.1)*

_____ Heavy timber construction *(2304.10)*

_____ Shear walls and diaphragms *(2305, 2306)*

CONVENTIONAL LIGHT-FRAME CONSTRUCTION (2308)

_____ Limitations satisfied *(2308.2)*

_____ Wind/Seismic requirements *(2308.2.1, 2308.2.2, 2308.11, 2308.12)*

_____ Braced walls *(2308.3, 2308.9.3)*

_____ Foundation anchorage *(2308.3.3, 2308.6)*

_____ Floor joists *(Tables 2308.8[1], 2308.8[2])*

_____ Wall studs *(Table 2308.9.1)*

_____ Girders *(Tables 2308.9.5, 2308.9.6)*

_____ Ceiling joists *(Tables 2308.10.2[1], 2308.10.2[2])*

_____ Roof rafters *(Tables 2308.10.3.[1] - 2308.10.3[6])*

_____ Roof uplift *(2308.10.1)*

INTERIOR ENVIRONMENT (Chapter 12)

_____ Ventilation openings *(1203)*

_____ Temperature control *(1204)*

_____ Lighting *(1205)*

_____ Yards or courts *(1206)*

_____ Sound transmission *(1207)*

_____ Interior space dimensions *(1208)*

_____ Access to unoccupied spaces *(1209)*

_____ Surrounding materials *(1210, 2509)*

BUILDING ENVELOPE (Chapters 13*, 14, 15)

*See Energy Conservation Code Plan Review Record

EXTERIOR WALLS (Chapter 14)

_____ Performance requirements *(1403)*

_____ Materials *(1404)*

_____ Exterior wall coverings/MCM's *(1405, 1407)*

_____ Combustible material restrictions *(1406)*

ROOF ASSEMBLIES AND ROOFTOP STRUCTURES (Chapter 15)

_____ Weather protection *(1503)*

_____ Flashing *(1503.2, 1507.2.9, 1507.3.9, 1507.5.6, 1507.7.6, 1507.8.7, 1507.9.8)*

_____ Performance requirements *(1504)*

_____ Fire classification *(1505)*

_____ Materials *(1506)*

_____ Roof coverings *(1507)*

_____ Roof insulation *(1508)*

_____ Rooftop structures *(1509)*

_____ Reroofing *(1510)*

STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

STRUCTURAL DESIGN (Chapter 16)

STRUCTURAL DESIGN CALCULATIONS See Submitted Sheet

_____ Submitted for all structural members *(106.1, 106.1.1)*

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads *(1603.1.1, 1607)*

Floor Area Use	Loads Shown

_____ Live load reduction *(1603.1.1, 1607.9, 1607.10)*

_____ Roof live loads *(1603.1.2, 1607.11)*

Roof snow loads *(1603.1.3, 1608)*

_____ Ground snow load, P_g *(1608.2)*

_____ If P_g > 10 psf, flat-roof snow load, P_f *(1608.3)*

_____ If P_g > 10 psf, snow exposure factor, C_e *(Table 1608.3.1)*

_____ If P_g > 10 psf, snow load importance factor, I_s *(Table 1604.5)*

_____ Roof thermal factor, C_t *(Table 1608.3.2)*

_____ Sloped roof snowload, P_s *(1608.4)*

ALTERNATIVE AUTOMATIC FIRE-EXTINGUISHING SYSTEMS (904)

_____ Installation *(904.3)*

_____ Wet-chemical systems *(904.5)*

_____ Dry-chemical systems *(904.6)*

_____ Foam systems *(904.7)*

_____ Carbon dioxide systems *(904.8)*

_____ Halon systems *(904.9)*

_____ Clean-agent systems *(904.10)*

_____ Commercial cooking systems *(904.2.1, 904.11)*

STANDPIPE SYSTEMS (905)

_____ Installation standards *(905.2)*

_____ Building height *(905.3.1)*

_____ Group A *(905.3.2)*

_____ Covered malls *(905.3.3)*

_____ Stages *(905.3.4)*

_____ Underground buildings *(905.3.5)*

_____ Helistops/heliports *(905.3.6)*

_____ Hose connections and locations *(905.1, 905.4, 905.5, 905.6)*

_____ Cabinets *(905.7)*

_____ Dry standpipes *(905.8)*

_____ Valve supervision *(905.9)*

PORTABLE FIRE EXTINGUISHERS (906)

_____ Required locations - IFC *(906.1)*

FIRE ALARM AND DETECTION SYSTEMS (907) (Where required)

_____ Construction documents *(907.1.1)*

_____ Assembly (A-1, A-2, A-3, A-4, A-5) *(907.2.1)*

_____ Business (B) *(907.2.2)*

_____ Educational (E) *(907.2.3)*

_____ Factory (F-1, F-2) *(907.2.4)*

_____ High-hazard (H-1, H-2, H-3, H-4, H-5) *(907.2.5)*

_____ Institutional (I-1, I-2, I-3, I-4) *(907.2.6)*

_____ Mercantile (M) *(907.2.7)*

_____ Residential (R-1, R-2) *(907.2.8, 907.2.9)*

_____ Single/multiple station smoke alarms *(907.2.10)*

_____ High rise buildings *(907.2.12)*

_____ Atriums *(907.2.13)*

_____ Other buildings/areas *(907.2.11, 907.2.14 - 907.2.23)*

FIRE ALARM AND DETECTION SYSTEMS (907) (Design)

_____ Residential smoke alarm power source *(907.2.10.2)*

_____ Residential smoke alarm interconnection *(907.2.10.3)*

_____ Location/Power supply/Wiring *(907.3 - 907.5)*

_____ Activation/Presignal/Zones *(907.6 - 907.8)*

_____ Alarm notification appliances *(907.9)*

_____ Detectors *(907.10 - 907.12)*

_____ Monitoring *(907.14)*

EMERGENCY ALARM SYSTEMS (908)

_____ Detection system applicable *(908.1 - 908.6)*

SMOKE CONTROL SYSTEMS (909)

_____ Where required *(402.9, 404.4, 405.5, 408.8, 410.3.7.2, 1019.1.8, 1024.6.2.1)*

_____ Design requirements *(909.1 - 909.4)*

_____ Smoke barriers *(909.5)*

_____ Pressurization method *(909.6)*

_____ Airflow method *(909.7)*

_____ Exhaust method *(909.8)*

_____ Equipment/Power *(909.10, 909.11)*

_____ Detection and control *(909.12 - 909.18)*

_____ Smokeproof enclosures *(909.20)*

_____ Underground buildings *(909.21)*

SMOKE AND HEAT VENTS (910)

_____ Requirements *(910.1 - 910.3)*

_____ Mechanical alternative *(910.4)*

FIRE COMMAND CENTER (911)

_____ Features *(911.1)*

EXTERIOR WALLS (continued)

☐ _____ Opening protection *(704.8, 704.12, 704.14)*

☐ _____ Vertical fire spread protection *(704.9, 704.10)*

☐ _____ Parapets *(704.11)*

FIRE BARRIERS (706)

☐ _____ Shaft enclosures *(706.3.1)*

☐ _____ Exit enclosures *(706.3.2, 706.3.3)*

☐ _____ Horizontal exits *(706.3.4)*

☐ _____ Incidental use areas *(706.3.5)*

☐ _____ Mixed occupancy and fire area separations *(706.3.6, 706.3.7)*

SHAFTS (707)

☐ _____ Exceptions *(707.2)*

☐ _____ Construction *(707.3 - 707.14)*

OTHER FIRE RESISTANT CONSTRUCTION

☐ _____ Fire walls *(705)*

☐ _____ Fire partitions *(708)*

☐ _____ Smoke barriers *(709)*

_____ Smoke partitions *(710)*

_____ Penetrations *(712)*

_____ Fire resistant joint systems *(713)*

_____ Opening protectives *(715)*

_____ Dampers *(716)*

_____ Concealed spaces *(717)*

_____ Thermal and sound-insulating materials *(719)*

INTERIOR FINISHES (Chapter 8)

_____ Smoke development *(803.1)*

_____ Flame spread *(803.1)*

_____ Non-textile finish *(803.2)*

_____ Floor finish *(804)*

_____ Decorations and trim *(805)*

FIRE PROTECTION (Chapter 9)

AUTOMATIC SPRINKLER SYSTEMS (903) (Where required)

_____ Assembly (A-1, A-2, A-3, A-4, A-5) *(903.2.1)*

_____ Educational (E) *(903.2.2)*

✓ Factory/Industrial (F-1) *(903.2.3)*

_____ High-hazard (H-1, H-2, H-3, H-4, H-5) *(903.2.4)*

_____ Institutional (I-1, I-2, I-3, I-4) *(407.5, 903.2.5)*

_____ Mercantile (M) *(903.2.6)*

_____ Residential (R) *(903.2.7)*

_____ Storage/Repair garage (S-1) *(903.2.8)*

_____ Parking garages *(903.2.9)*

_____ Windowless story *(903.2.10.1)*

_____ Rubbish and linen chutes *(903.2.10.2)*

_____ Buildings over 55 ft. high *(903.2.10.3)*

_____ Incidental use areas *(302.1.1)*

_____ Additional required systems *(Table 903.2.13)*

_____ International Fire Code *(IFC 903.2.13)*

AUTOMATIC SPRINKLER SYSTEMS* (903) (Design)

_____ Shop drawings *(106.1.1.1)*

_____ NFPA 13 system *(903.3.1.1)*

_____ NFPA 13R system *(903.3.1.2)*

_____ NFPA 13D system *(903.3.1.3)*

_____ Quick-response and residential heads *(903.3.2)*

_____ Actuation *(903.3.4)*

_____ Water suply *(903.3.5)*

_____ Hose connections *(903.3.6, 903.3.7)*

_____ Sprinkler monitoring and alarms *(903.4, 907.13)*

* Also see Fire Code Sprinkler Plan Review Record

CASE 2 — MIXED OCCUPANCY SEPARATED USES (302.3.2)

Using Table 503, identify the allowable height and area of each of the separated uses within the building. Construction types that provide, for each story of the building, tabular areas (as modified by Section 506)which result in a sum of the ratios of 1.00 or less and allowable heights (as modified by Section 504) equal to or greater than the actual height of the use are permitted.

Story	Group	Actual floor area	Adjusted floor area*	Actual height	Allowable height
______	______	______ ft²	______ ft²	______ ft ______ stories	______ ft ______ stories
______	______	______ ft²	______ ft²	______ ft ______ stories	______ ft ______ stories
______	______	______ ft²	______ ft²	______ ft ______ stories	______ ft ______ stories
______	______	______ ft²	______ ft²	______ ft ______ stories	______ ft ______ stories
______	______	______ ft²	______ ft²	______ ft ______ stories	______ ft ______ stories
______	______	______ ft²	______ ft²	______ ft ______ stories	______ ft ______ stories
______	______	______ ft²	______ ft²	______ ft ______ stories	______ ft ______ stories

$$\sum \frac{\text{Adjusted floor area *}}{\text{Allow. tab. area, } A_t \text{ (Table 503)}} = \_\_\_ + \_\_\_ + \_\_\_ + \_\_\_ = \_\_\_ \leq 1.00$$

*Adjusted floor area = actual floor area ÷ conversion factor

CHECK ALLOWABLE AREA (506.4)

Allowable area per floor (A_a)

______ (conversion factor) × ______ (tabular area *(Table 503)*) = ______ ft²

Permitted types of construction ______

Total floor area (all stories) ______ ft²

Type of construction assumed for review *(602.1.1)* ______

Allowable floor area (all stories)

______ (Allowable area per floor (A_a)) × ______ (number of stories (maximum 3)) = ______ ft²

Compliance verified (Mixed Occ. Separated) ______

MEZZANINES (505)

750 ft² Area limitation *(505.2)*

______ Openness *(505.4)*

✓ Egress *(505.3)*

______ Equipment platforms *(505.5)*

UNLIMITED AREA BUILDINGS (507)

N/A

______ Unsprinklered, one story *(507.1)*

______ High-hazard use groups *(507.6)*

______ Sprinklered, one story *(507.2)*

______ Aircraft paint hangar *(507.7)*

______ Two story *(507.3)*

______ Group E buildings *(507.8)*

______ Reduced open space *(507.4)*

______ Motion picture theaters *(507.9)*

______ Group A-3 buildings *(507.5)*

SPECIAL PROVISIONS (508)

______ Special condition applicable *(508.1)*

______ Compliance verified

SPECIAL DETAILED REQUIREMENTS BASED ON USE AND OCCUPANCY (Chapter 4)

N/A

COVERED MALL BUILDINGS (402)

______ Standpipe system *(402.8.1)*

______ Egress *(402.4, 402.11)*

______ Smoke control *(402.9)*

______ Mall width *(402.5)*

______ Kiosk requirements *(402.10)*

______ Unlimited area *(402.6)*

______ Emergency voice/alarm *(402.12, 402.13)*

______ Fire separations *(402.7)*

______ Plastic signs *(402.14)*

______ Automatic sprinkler system *(402.8)*

______ Fire department access *(402.15)*

CORRECTION LIST (cont'd.)

No.	DESCRIPTION	Code Section

CITY OF PORTLAND, MAINE

Department of Building Inspections

7.2. 20 08

Received from

Location of Work 225 Industrial Way

Cost of Construction $ 500,000 5020

Permit Fee $ 5,095 75

#5095

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other

CBL: 329-A-7

Check #: **Total Collected** $ 5,095

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less $10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

10.9. 2008

Received from Kenneth Sanderson

Location of Work 225 Int.

Cost of Construction $_____ Building Fee: _____

Permit Fee $ 90.00 Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 90.00

Building (IL) ___ Plumbing (I5) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: 329-A-7

Check #: CC **Total Collected** $ 90.00

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on $20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: _____

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

LISA 874-5703

CITY OF PORTLAND, MAINE

Department of Building Inspections

9/17 20 08

Received from Portland Plumbing + Heating

Location of Work 225 Industrial Way

Cost of Construction $__________

Permit Fee $__________

Building (IL) ___ Plumbing (I5) ✓ Electrical (I2) ___ Site Plan (U2) ___

Other __________

2008-5252

CBL: 329 A 001

Check #: 7791

Total Collected $ 121.50

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less $10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

Certificate of Occupancy

CITY OF PORTLAND, MAINE
Department of Planning and Urban Development
Building Inspections Division

Location: 225 INDUSTRIAL WAY

Issued to Woodworking & Cabinetry

CBL: 329- A-007-001

Date Issued: 03/16/2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2012-03-3456-ALTCOMM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Unit 2, 3, & 4

APPROVED OCCUPANCY

New Warehouse- Industrial/ Manufacturing
Use Group: F1/ S1
Type: 2A
IBC, 2003

Approved:
03/16/12
(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

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Location: 225 INDUSTRIAL WAY **CBL: 329- A-007-001**

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PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANCY
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