

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 080051
APR 18 2008

CITY OF PORTLAND

This is to certify that STJ INC /Shawn Moody
 has permission to Moody's Collision Center" - 1000 sq ft building office
 AT 0 PRESUMPCOT ST 415 B008001

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 when permission procured before this building or part thereof is altered or closed-in.
 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 Clark
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name _____

[Signature] 4/13/08
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

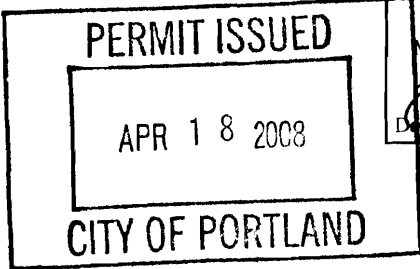
Permit No: 08-0051	Issue Date:	CBL: 415 B008001
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Location of Construction: 474-501 PRESUMPCOT ST	Owner Name: STJ INC	Owner Address: 939 PARKER FARM RD	Phone:
Business Name:	Contractor Name: Shawn Moody	Contractor Address: 200 Narragansett St Gorham	Phone 2078392500
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: I-M

Past Use: Vacant Land	Proposed Use: Commercial - Moody's Collision Center" - 18,000 sq ft building w/ office	Permit Fee: \$6,595.00	Cost of Work: \$650,000.00	CEO District: 4
Proposed Project Description: Moody's Collision Center" - 18,000 sq ft building w/ office		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: 51/B Type: 3B 4/17/08	
		Signature: <i>Greg Cross</i>	Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 01/18/2008	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 7 zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2007-0195</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>4/14/2008</i>	<p>Zoning Appeal</p> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
	<p><i>OK with conditions</i></p>		



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

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 Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling *unduground & interior*
- 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

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]
Signature of Applicant/Designee

4/18/08
Date

[Signature]
Signature of Inspections Official

4/18/08
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0051	Date Applied For: 01/18/2008	CBL: 415 B008001
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Location of Construction: 495 PRESUMPCOT ST	Owner Name: STJ INC	Owner Address: 939 PARKER FARM RD	Phone:
Business Name:	Contractor Name: Shawn Moody	Contractor Address: 200 Narragansett St Gorham	Phone (207) 839-2500
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Commercial - Moody's Collision Center" - 18,000 sq ft building w/ office	Proposed Project Description: Moody's Collision Center" - 18,000 sq ft building w/ office
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/14/2008

Note: Return to Marge once the site plan is issued to sign-off on the zoning **Ok to Issue:**

- 1) All exterior noises created by this business shall not exceed the maximum decibal allowances in the I-M Zone.
- 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:** Mike Nugent **Approval Date:** 04/14/2008

Note: **Ok to Issue:**

- 1) 5) The connections that will connect the trusses to the building top plate and any framing work including truss cross bracing must be included in the Special Inspection program as required my section 1704.13 (3).
- 2) 4) The second floor area will be used for light storage only, not approved for meeting space or office space etc.
- 3) 3) The UL listed detail for the 2 hr rated Masonry walls must be submitted and approved prior to the commencement of construction of same.
- 4) 2) The structure must be protected with a fire supression system that complies with NFPA 13 and the Spray booth must must be protected with an automatic fire extinguishing system as required in chapter 9 of the 2003 IBC.
- 5) 1) Separate permits are required for Plumbing, Electrical, HVAC and the spray booth. Stamped plans must be submitted and approved prior to the issuance of those permits.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 01/23/2008

Note: **Ok to Issue:**

- 1) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 2) The fire alarm system shall comply with NFPA 72
- 3) All construction shall comply with NFPA 101
- 4) The sprinkler system shall be installed in accordance with NFPA 13.

Dept: Public Works **Status:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

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

Note: **Ok to Issue:**

Location of Construction: 495 PRESUMPCOT ST	Owner Name: STJ INC	Owner Address: 939 PARKER FARM RD	Phone:
Business Name:	Contractor Name: Shawn Moody	Contractor Address: 200 Narragansett St Gorham	Phone (207) 839-2500
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Dept: Parks	Status: Pending	Reviewer:	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				
Dept: Fire	Status: Approved	Reviewer: Capt Greg Cass	Approval Date:	Ok to Issue: <input type="checkbox"/>
Note:				
Dept: DRC	Status: Approved with Conditions	Reviewer: Philip DiPierro	Approval Date: 02/07/2008	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
Dept: Planning	Status: Approved	Reviewer: Molly Casto	Approval Date: 01/30/2008	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) <input type="checkbox"/> The applicant shall submit revised sign details showing that all proposed signage meets the sign regulations listed in table 2.12 of Division 22 of the City Code - The Sign Ordinance. The sign details shall be reviewed and approved by the City Zoning Administrator prior to the issuance of a sign permit 2) <input type="checkbox"/> The following comments submitted by Jeff Tarling, City Arborist from his review letter dated January 28, 2008 shall be incorporated into the final landscaping plans submitted for approval and distribution. The final landscaping plan shall be reviewed and approved by Jeff Tarling prior to the issuance of a building permit. a. <input type="checkbox"/> The landscape bed next to the building, right side, that contains the two pear trees should be protected by curbing to be consistent with the rest of the project. b. <input type="checkbox"/> The 9 White Pines listed at 4-5' height on the plan should be increased to 5-6' height and the 2 Bradford Pears should be increased from 1.75" caliper to 2" caliper size.				

Comments:

1/22/2008-mes: the site plan is still being reviewed by planning - Wait until planning signs off on the site plan application. Marge will pass this application on at this time - To be returned to Marge after the planning site plan sign-off for the final zoning sign-off.

2/8/2008-mes: received the stamped approved plans from Planning. I will eventually hook it up with the permit when Mike brings it back.

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Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

4/4/2008-ldobson: Bruce,
With regard to the Height definition, I'll check the commentary and with IBC staff, and get back to you.

I agree with the concrete S/I response.

The connection and any framing (such as cross bracing) needs to be included in your S/I program.

I'll look for the additional info at City Hall next week.

Thanks

>>> "Bruce MacLeod" <bruce@macleodengineers.com> 04/05/08 12:26 PM >>>

Mike,

Here is my reply in red italics to your comments.

-----Original Message-----

From: Mike Nugent [mailto:mjn@portlandmaine.gov]

Sent: Saturday, April 05, 2008 10:44 AM

To: Bruce@macleodengineers.com; ShawnMoody@Moodyscollision.com; Jeanie Bourke; Mike Nugent

Cc: Lannie Dobson

Subject: Re: Moody's Collision Center

I have completed the review of the project and have the following additional comments/questions. I have not recieved responses to the below listed questions and the additional information outlined in your letter dated 3/19/08 has not been recieved:

1) The omission of the Seismic Quality Assurance plan for this project is not appropriate. Attached is a copy of the "BUILDING HEIGHT" definition from the 2003 IBC:

HEIGHT, BUILDING. The vertical distance from grade plane to the average height of the highest roof surface.

Correct, the definition is the average height of the highest roof surface. The key word is "surface". It does not refer to the highest point of the roof. Because the surface of the roof is sloping, you must take the average height of the eave and ridge. This is $(17' + 27')/2 = 22'$. This is less than the 25ft requirement.

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Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

The average height of the highest roof surface is 28 feet according to the elevations on page A1.

Please revise your statement of special inspections to include the seismic Q/A plan and the contractors statement of responsibility.

2) Also in the Statement of S/I, you claim an exemption from the concrete placement special inspections pursuant to section 1805.4.2. I find do not find such an exemption. Please revise your special inspection program to include this activity.

The reference to 1805.4.2 means that the footings were designed in accordance with 1805.4.2. Therefore, per 1704.4, exception 2, special inspections are not required for the concrete placement of the footings. Please note that even though this is not required, I have actually inspected the concrete placement and inspectors have inspected the soils and taken concrete samples for testing. This information will be reflected in my SI report.

3) The Wood Construction portion of the statement of S/I omits material grading, connections, framing and details, please include these activities as well as Fabricator Certification/ Q/C, unless you can establish that the fabricator has an acceptable Q/A program that complies with Section 1704.2.2

I will verify that the truss manufacturer has an acceptable Q/A program. At this time the truss manufacturer has not been selected. However, most reputable manufacturers do have a good Q/A program. It is on this basis that I have presupposed that the Q/A program will be provided. If it does not, I will make a visit to the truss plant. I am aware of this requirement and will address it in my SI report.

4) There is a 5 foot opening in the 1 hr wall between the shop and break room that is unprotected (no door) Please advise.

Location of Construction: 495 PRESUMPCOT ST	Owner Name: STJ INC	Owner Address: 939 PARKER FARM RD	Phone:
Business Name:	Contractor Name: Shawn Moody	Contractor Address: 200 Narragansett St Gorham	Phone (207) 839-2500
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Please note that the separation wall does not occur at this location. The separation wall occurs at the south wall of the office. The break room/training is part of the s-1 use.

I will return the permit to City Hall to be placed on hold until all of the information that we have discussed has been recieved, reviewed and approved. Please forward all information ASAP to avoid delays in the final permit issuance and construction of the building.

Thank you,

Mike Nugent

Consulting Plans Examiner

City of Portland

>>> MIke Nugent 04/02/08 8:27 PM >>>

I have reviewed most of the submissions to date. I look forward to the additional submissions that you outline on your letter received 3/21/08.

I have the following questions or need the following:

- 1) Please provide a site plan for Chapter 7 Compliance purposes.
- 2) The Storage area and the car wash are separate use groups from the Office yet not separated, Please provide a code justification.
- 3) Please provide a copy of UL U263 (the listing for the exterior walls.

Location of Construction: 495 PRESUMPSCOT ST	Owner Name: STJ INC	Owner Address: 939 PARKER FARM RD	Phone:
Business Name:	Contractor Name: Shawn Moody	Contractor Address: 200 Narragansett St Gorham	Phone (207) 839-2500
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

4) Please confirm that all exterior walls will be noncombustible, I was confused by the designation around the office area walls on page A3,

5) The S1 page does not include the seismic design information for the building, please include this for the stamped, official record.

6) Was a copy of the Geotechnical report provided? (It's not with the permit)

7) The "non-S-1" use areas scale out to be larger than 1,393 sq.ft. if you include the break area and training area, please adjust the egress calcs accordingly.

8) How did you arrive at the 300 sq.ft. per occupant for the egress calculation in the SI area?

Please provide an updated construction schedule so we can stay on track.

Thanks,

Mike N.

No virus found in this incoming message.

Location of Construction: 495 PRESUMPCOT ST	Owner Name: STJ INC	Owner Address: 939 PARKER FARM RD	Phone:
Business Name:	Contractor Name: Shawn Moody	Contractor Address: 200 Narragansett St Gorham	Phone (207) 839-2500
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Checked by AVG.

Version: 7.5.519 / Virus Database: 269.22.6/1360 - Release Date: 4/4/2008
6:02 PM

No virus found in this outgoing message.

Checked by AVG.

Version: 7.5.519 / Virus Database: 269.22.6/1360 - Release Date: 4/4/2008
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Business Name:	Contractor Name: Shawn Moody	Contractor Address: 200 Narragansett St Gorham	Phone (207) 839-2500
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

4/6/2008-l Dobson: Bruce,

Please provide hard copies of the attachment to City Hall.

With regard to mixed uses, Section 302 gives us the option of separated or non separated mixed uses. On your Certification form, you indicated that this should be reviewed as "Separated" mixed uses. If you have elected to have non-separated mixed uses, you need to submit and amended form and you need to pass two tests: 1) Table 503 and 2) Chapter 9. Please provide information that establishes that the elements of the sprinkler system and supervisory alarm system have been designed to meet the most restrictive elements of both use groups.

This is a moot issue if you choose the non-separated options, but a breakroom/training room would normally never be part of an S1 use, but part of the "B" use.

>>> "Bruce MacLeod" <bruce@macleodengineers.com> 04/05/08 11:20 AM >>>
Mike,

My responses are in red italics below.

-Bruce M.

-----Original Message-----

From: Mike Nugent [mailto:mjn@portlandmaine.gov]
Sent: Wednesday, April 02, 2008 8:27 PM
To: Bruce@macleodengineers.com; ShawnMoody@Moodyscollision.com; Jeanie Bourke
Cc: Lannie Dobson
Subject: Moody's Collision Center

I have reviewed most of the submissions to date. I look forward to the additional submissions that you outline on your letter received 3/21/08.

I have the following questions or need the following:

1) Please provide a site plan for Chapter 7 Compliance purposes.

I am sending you the site plan in PDF format in a separate email.

2) The Storage area and the car wash are separate use groups from the

Office yet not separated, Please provide a code justification.

Per IBC 302.3.1 fire separation is not required as the height and area limitation for each occupancy applies to the entire building. Nevertheless, in discussion with the fire department, we have separated the office from

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Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

the shop with a one hour separation wall. This occurs at the south wall of the office which is designated as wall type "B". The break room/ training area is part of the s-1 use and is not part of the office use.

3) Please provide a copy of UL U263 (the listing for the exterior walls.

The UL for the block is attached.

4) Please confirm that all exterior walls will be noncombustible, I was confused by the designation around the office area walls on page A3,

All exterior walls are non-combustible. The S-1 use has 12in. cmu walls. The office area has 8in. cmu walls with 2x4 interior non-load bearing studs on the inside to provide for insulation and electrical space.

5) The S1 page does not include the seismic design information for the building, please include this for the stamped, official record.

We will provide the seismic design information on S1. This is provided on the Certificate of Design and the Code Summary sheets submitted previously.

6) Was a copy of the Geotechnical report provided? (It's not with the permit)

A copy of the geotech report is included with this email in pdf format.

7) The "non-S-1" use areas scale out to be larger than 1,393 sq.ft. if you include the break area and training area, please adjust the egress calcs accordingly.

Please refer to item 2 above. The breakroom/training area is part of the s-1 use.

8) How did you arrive at the 300 sq.ft. per occupant for the egress

Location of Construction: 495 PRESUMPCOT ST	Owner Name: STJ INC	Owner Address: 939 PARKER FARM RD	Phone:
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Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

calculation in the SI area?

We used the value in Table 1004.1.2 for Mercantile Storage Areas. The maximum number of employees at each of the other Moody's locations is 4 office and 14 shop technicians (18 total). The other facilities are basically identical to this facility. Given this, the 300s.f./occupant is conservative.

Please provide and updated construction schedule so we can stay on track.

This will be provided by the owner.

Thanks,

Mike N.

No virus found in this incoming message.

Checked by AVG.

Version: 7.5.519 / Virus Database: 269.22.4/1355 - Release Date: 4/1/2008
5:37 PM

No virus found in this outgoing message.

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Version: 7.5.519 / Virus Database: 269.22.6/1360 - Release Date: 4/4/2008
6:02 PM

Location of Construction: 495 PRESUMPCOT ST	Owner Name: STJ INC	Owner Address: 939 PARKER FARM RD	Phone:
Business Name:	Contractor Name: Shawn Moody	Contractor Address: 200 Narragansett St Gorham	Phone (207) 839-2500
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

4/5/2008-ldobson: I have completed the review of the project and have the following additional comments/questions. I have not recieved responses to the below listed questions and the additional information outlined in your letter dated 3/19/08 has not been recieved: 4/5/2008 10:44:16 AM

1) The omission of the Seismic Quality Assurance plan for this project is not appropriate. Attached is a copy of the "BUILDING HEIGHT" definition from the 2003 IBC:
HEIGHT, BUILDING. The vertical distance from grade plane to the average height of the highest roof surface.

The average height of the highest roof surface is 28 feet according to the elevations on page A1.

Please revise your statement of special inspections to include the seismic Q/A plan and the contractors statement of responsibility.

2) Also in the Statement of S/I, you claim an exemption from the concrete placement special inspections pursuant to section 1805.4.2. I find do not find such an exemption. Please revise your special inspection program to include this activity.

3) The Wood Construction portion of the statement of S/I omits material grading, connections , framing and details, please include these activities as well as Fabricator Certification/ Q/C, unless you can establish that the fabricator has an acceptable Q/A program that complies with Section 1704.2.2

4) There is a 5 foot opening in the 1 hr wall between the shop and break room that is unprotected (no door) Please advise.

I will return the permit to City Hall to be placed on hold until all of the information that we have discussed has been recieved, reviewed and approved. Please forward all information ASAP to avoid delays in the final permit issuance and construction of the building.

Thank you,

Mike Nugent
Consulting Plans Examiner
City of Portland

>>> MIke Nugent 04/02/08 8:27 PM >>>

I have reviewed most of the submissions to date. I look forward to the additional submissions that you outline on your letter received 3/21/08. I have the following questions or need the following:

1) Please provide a site plan for Chapter 7 Compliance purposes.

2) The Storage area and the car wash are separate use groups from the Office yet not separated, Please provide a code justification.

3) Please provide a copy of UL U263 (the listing for the exterior walls.

4) Please confirm that all exterior walls will be noncombustible, I was confused by the designation around the office area walls on page A3,

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7) The "non-S-1" use areas scale out to be larger than 1,393 sq.ft. if you include the break area and training area, please adjust the egress calcs accordingly.

8) How did you arrive at the 300 sq.ft. per occupant for the egress calculation in the SI area?

Please provide an updated construction schedule so we can stay on track.

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Thanks,

Mike N.

4/2/2008-Ildobson: I have reviewed most of the submissions to date. I look forward to the additional submissions that you outline on your letter received 3/21/08. I have the following questions or need the following: 4/2/2008 8:27:05 PM

- 1) Please provide a site plan for Chapter 7 Compliance purposes.
- 2) The Storage area and the car wash are separate use groups from the Office yet not separated, Please provide a code justification.
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Thanks,

Mike N.

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Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

4/7/2008-ldobson: I guess I'm a little confused as to why you are reviewing this matter in 4/7/2008 9:39:15 AM conflict with the Fire Department. Who is the one who makes this decision, you or the Fire Department? Why can't a break room be part of an S-1 use? This is an accessory use to the S-1.

-----Original Message-----

From: Mike Nugent [mailto:mjn@portlandmaine.gov]
Sent: Sunday, April 06, 2008 4:14 PM
To: bruce@macleodengineers.com
Cc: Shawn@moodyscollision.com; Jeanie Bourke; Lannie Dobson
Subject: RE: Moody's Collision Center

Bruce,

Please provide hard copies of the attachment to City Hall.

With regard to mixed uses, Section 302 gives us the option of separated or non separated mixed uses. On your Certification form, you indicated that this should be reviewed as "Separated" mixed uses. If you have elected to have non-separated mixed uses, you need to submit and amended form and you need to pass two tests: 1) Table 503 and 2) Chapter 9. Please provide information that establishes that the elements of the sprinkler system and supervisory alarm system have been designed to meet the most restrictive elements of both use groups.

This is a moot issue if you choose the non-separated options, but a breakroom/training room would normally never be part of an S1 use, but part of the "B" use.

>>> "Bruce MacLeod" <bruce@macleodengineers.com> 04/05/08 11:20 AM >>>
Mike,

My responses are in red italics below.

-Bruce M.

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Sent: Wednesday, April 02, 2008 8:27 PM
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Cc: Lannie Dobson
Subject: Moody's Collision Center

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Location of Construction: 495 PRESUMPCOT ST	Owner Name: STJ INC	Owner Address: 939 PARKER FARM RD	Phone:
Business Name:	Contractor Name: Shawn Moody	Contractor Address: 200 Narragansett St Gorham	Phone (207) 839-2500
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

I have the following questions or need the following:

1) Please provide a site plan for Chapter 7 Compliance purposes.

I am sending you the site plan in PDF format in a separate email.

2) The Storage area and the car wash are separate use groups from the Office yet not separated, Please provide a code justification.

Per IBC 302.3.1 fire separation is not required as the height and area limitation for each occupancy applies to the entire building. Nevertheless, in discussion with the fire department, we have separated the office from the shop with a one hour separation wall. This occurs at the south wall of the office which is designated as wall type "B". The break room/training area is part of the s-1 use and is not part of the office use.

3) Please provide a copy of UL U263 (the listing for the exterior walls).

The UL for the block is attached.

4) Please confirm that all exterior walls will be noncombustible, I was confused by the designation around the office area walls on page A3,

All exterior walls are non-combustible. The S-1 use has 12in. cmu walls. The office area has 8in. cmu walls with 2x4 interior non-load bearing studs on the inside to provide for insulation and electrical space.

5) The S1 page does not include the seismic design information for the building, please include this for the stamped, official record.

We will provide the seismic design information on S1. This is provided on the Certificate of Design and the Code Summary sheets submitted

Location of Construction: 495 PRESUMPSCOT ST	Owner Name: STJ INC	Owner Address: 939 PARKER FARM RD	Phone:
Business Name:	Contractor Name: Shawn Moody	Contractor Address: 200 Narragansett St Gorham	Phone (207) 839-2500
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

previously.

6) Was a copy of the Geotechnical report provided? (It's not with the permit)

A copy of the geotech report is included with this email in pdf format.

7) The "non-S-1" use areas scale out to be larger than 1,393 sq.ft. if you include the break area and training area, please adjust the egress calcs accordingly.

Please refer to item 2 above. The breakroom/training area is part of the s-1 use.

8) How did you arrive at the 300 sq.ft. per occupant for the egress calculation in the SI area?

We used the value in Table 1004.1.2 for Mercantile Storage Areas. The maximum number of employees at each of the other Moody's locations is 4 office and 14 shop technicians (18 total). The other facilities are basically identical to this facility. Given this, the 300s.f./occupant is conservative.

Please provide an updated construction schedule so we can stay on track.

This will be provided by the owner.

Thanks,

Mike N.

Location of Construction: 495 PRESUMPCOT ST	Owner Name: STJ INC	Owner Address: 939 PARKER FARM RD	Phone:
Business Name:	Contractor Name: Shawn Moody	Contractor Address: 200 Narragansett St Gorham	Phone (207) 839-2500
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

No virus found in this incoming message.

Checked by AVG.

Version: 7.5.519 / Virus Database: 269.22.4/1355 - Release Date:
4/1/2008
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Version: 7.5.519 / Virus Database: 269.22.6/1360 - Release Date:
4/4/2008
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Version: 7.5.519 / Virus Database: 269.22.8/1362 - Release Date: 4/6/2008
11:12 AM

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Version: 7.5.519 / Virus Database: 269.22.8/1362 - Release Date: 4/6/2008
11:12 AM

4/7/2008-Idobson: The framing and connections do not need to be part of the SI. IT IS NOT IN 4/7/2008 9:41:18 AM
THE IBC THAT THIS IS REQUIRED!! If it is in there please state the chapter
and paragraph otherwise forget it.

-Bruce

Location of Construction: 495 PRESUMPCOT ST	Owner Name: STJ INC	Owner Address: 939 PARKER FARM RD	Phone:
Business Name:	Contractor Name: Shawn Moody	Contractor Address: 200 Narragansett St Gorham	Phone (207) 839-2500
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

2/2/2008-ldobson: I have commenced the review and need the following info or have the following questions:

- 1) The "Page 3" certification form states that the building is an S-1 use. This needs to be modified to also include the "B" use. Also it says "N/A" for the Fire Suppression system. Because the repair garage sections is two stories and fire area of the use is use is 10,000 or greater, a NFPA 13 fire suppression system should be required. (See section 903.2.8.1 ss 1) Please clarify this.
- 2) Please provide Plumbing, electrical and HVAC plans.
- 3) Please provide plans for the spray booth that comply with Section 416
- 4) Please provide a COMCheck plans that establishes compliance with all elements of the 2003 IECC.
- 5) The stairs shown on page S8 lack tread and riser details. The width and headroom is not shown and the nosings are not allowed (see section 1009.3.2)
- 6) In the statement of special inspections, the exemption you are using for the Seismic Q/A plan is not applicable as the building is greater than 25 feet in height.
Please provide a Seismic Q/A plan and Contractor's statement of responsibility that complies with Section 1705.2 and 3.
- 7) On your Page 3 form you call out a 2 hr. separation between the B and S1 uses. Please provide UL listing and details for the "G" wall (2hr rated masonry wall).
- 8) Please review section 2106, Masonry seismic design, and add plan notes that establish compliance with the applicable sections.
- 9) On page A4, your code summary indicates that your exterior walls will not be rated. Table 601 of the code requires at least a 2 hr bearing wall for type three construction (DON'T BE CONFUSED BY FOOTNOTE "f". you still need at least a 2 hr bearing wall.)
Please provide a detail and UL listing.
- 10) Please provide a lintel schedule

Thanks!

Mike Nugent
Consulting Plans Examiner
City of Portland



Certificate of Design Application

From Designer: Bruce W. MacLeod, PE
 Date: 1/14/08 Revised 3/19/08
 Job Name: Moody's Collision Center
 Address of Construction: Presumpscott Street

2003 International Building Code

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

Building Code & Year 2003 IBC Use Group Classification (s) S-1, MODERATE HAZARDOUS STORAGE
 Type of Construction III B
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes
 Is the Structure mixed use? Yes If yes, separated or non separated or non separated (section 302.3) separated (1 hour)
 Supervisory alarm System? yes Geotechnical/Soils report required? (See Section 1802.2) yes

Structural Design Calculations

NO 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
Machining room 2nd flr	8 psf
Light Storage 2nd flr.	125 psf

<u>N/A</u>	Live load reduction
<u>20/12 psf</u>	Roof live loads (1603.1.2, 1607.11)
<u>42.0</u>	Roof snow loads (1603.7.3, 1608)
<u>60</u>	Ground snow load, P_g (1608.2)
<u>42</u>	If $P_g > 10$ psf, flat-roof snow load P_f
<u>1.0</u>	If $P_g > 10$ psf, snow exposure factor, C_e
<u>1.0</u>	If $P_g > 10$ psf, snow load importance factor, I_s
<u>1.0</u>	Roof thermal factor, C_t (1608.4)
<u>N/A</u>	Sloped roof snowload, P_s (1608.4)
<u>C</u>	Seismic design category (1616.3)

Wind loads (1603.1.4, 1609)

1609.6 Design option utilized (1609.1.1, 1609.6)
100 mph Basic wind speed (1809.3)
II, $I_w = 1.0$ Building category and wind importance Factor, I_w table 1604.5, 1609.5)
B Wind exposure category (1609.4)
 ± 0.18 Internal pressure coefficient (ASCE 7)
See plans Component and cladding pressures (1609.1.1, 1609.6.2.2)
see plans Main force wind pressures (7603.1.1, 1609.6.2.1)

ord. mas. shear wall Basic seismic force resisting system (1617.6.2)
 $R = 2.5$ Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2)
simplified Analysis procedure (1616.6, 1617.5)
0.18 W Design base shear (1617.4, 1617.5.1)

Earth design data (1603.1.5, 1614-1623)

IBC Design option utilized (1614.1)
I Seismic use group ("Category")
0.375, 0.160 Spectral response coefficients, S_D s & S_{D1} (1615.1)
D Site class (1615.1.5) (per soils report)

N/A Flood Hazard area (1612.3)
 Elevation of structure

Other loads

N/A Concentrated loads (1607.4)
20 Partition loads (1607.5)
N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

NOTE: See Attached design Summary sheets "Code Summary"

MacLeod Structural Engineers

Address
 City, State
 Phone
 other

JOB TITLE Moody's Collision Center

Portland, Maine

JOB NO. 2007-277

SHEET NO.

CALCULATED BY BWM

DATE

CHECKED BY

DATE

www.s

CODE SUMMARY

Code: International Building Code 2003

Live Loads:

Roof 0 to 200 sf: 20 psf
 200 to 600 sf: 24 - 0.02Area, but not less than 12 psf
 over 600 sf: 12 psf

Floor 80 psf
 Stairs & Exitways 100 psf
 Balcony
 Mechanical N A
 Partitions 20 psf

Dead Loads:

Floor 14.6 psf
 Roof 16.8 psf

Roof Snow Loads:

Design Roof Snow Load = 42.0 psf
 Flat Roof Snow Load Pf = 42.0 psf
 Snow Exposure Factor Ce = 1.00
 Importance Factor I = 1.00
 Thermal Factor Ct = 1.00
 Ground Snow Load Pg = 60.0 psf
 Rain on Snow Surcharge = 0.0 psf
 Sloped-roof Factor Cs = 1.00

Wind Design Data:

Basic Wind speed 100 mph
 Mean Roof Ht (h) 29.0 ft
 Building Category II
 Importance Factor 1.00
 Exposure Category B
 Enclosure Classif. Enclosed Building
 Internal pressure Coef. + -0.18
 Directionality (Kd) 0.85

Earthquake Design Data:

Seismic Use Group : = I
 Importance Factor I = 1.00
 Mapped spectral response accelerations Ss = 37.50 %g
 S1 = 10.00 %g
 Site Class = D
 Spectral Response Coef. Sds = 0.375
 Sd1 = 0.160
 Seismic Design Category = C
 Basic Structural System = Bearing Wall Systems
 Seismic Resisting System = Ordinary reinforced masonry shear walls
 Design Base Shear V = 0.180W
 Seismic Response Coef. Cs =
 Response Modification Factor R = 2.5
 Analysis Procedure = Simplified Analysis

MacLeod Structural Engineers

Address
 City, State
 Phone
 other

JOB TITLE Moody's Collision Center
 Portland, Maine

JOB NO. 2007-277 SHEET NO.
 CALCULATED BY BWM DATE
 CHECKED BY DATE

www.s

CODE SUMMARY- continued**Component and cladding wind pressures**

Select method : C&C- 90 feet

Roof	Area	Surface Pressure (psf)		
		10 sf	50 sf	100 sf
Negative Zone 1		-16.5	-15.4	-14.9
Negative Zone 2		-28.7	-23.3	-21.0
Negative Zone 3		-42.4	-36.0	-33.2
Positive All Zones		10.4	10.0	10.0
Overhang Zone 2		-33.5	-33.5	-33.5
Overhang Zone 3		-56.4	-43.6	-38.1

Wall	Area	Surface Pressure (psf)		
		10 sf	50 sf	100 sf
Negative Zone 4		-19.5	-16.8	-14.9
Negative Zone 5		-24.1	-18.7	-14.9
Positive Zone 4 & 5		18.0	15.3	13.4



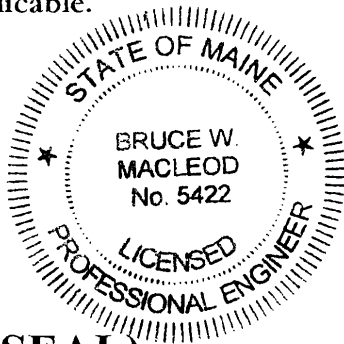
Accessibility Building Code Certificate

Designer: Bruce W. Macleod, PE

Address of Project: Presumpscott Street

Nature of Project: Auto repair facility

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.



(SEAL)

Signature: Bruce W. Macleod

Title: Professional Engineer

Firm: Macleod Structural Engineers, PA

Address: 404 Main Street
Gorham, ME 04038

Phone: 207-839-0980

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



Certificate of Design

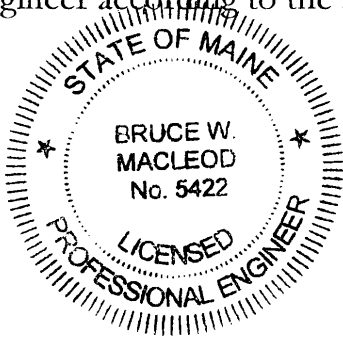
Date: 1/14/08

From: Bruce W. MacLeod, PE

These plans and / or specifications covering construction work on:

Moody's Collision Center
Presumpscott Street Portland, Me.

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



(SEAL)

Signature: Bruce W. MacLeod

Title: Professional Engineer

Firm: MacLeod Structural Engineers, PA

Address: 404 Main Street

Gorham, Me. 04038

Phone: 207-839-0980

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

Statement of Special Inspections

Project: Moody's Collision Center
Location: Presumpscott Street
Owner: REAL ESTATE HOLDINGS, LLC
Design Professional in Responsible Charge: Bruce W. MacLeod, PE

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement of Special Inspections* encompass the following disciplines:

Structural Mechanical/Electrical/Plumbing
 Architectural Other: _____

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge.

A *Final Report of Special Inspections* documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

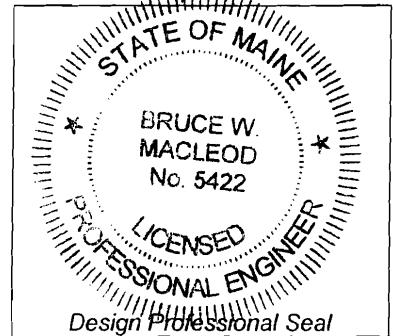
Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency:

or per attached schedule.

Prepared by: Bi-Monthly

Bruce W. MacLeod
(type or print name)



Bruce MacLeod
Signature

1/14/08
Date

Owner's Authorization:

Building Official's Acceptance:

[Signature]
Signature

1/14/08
Date

Signature

Date

Schedule of Inspection and Testing Agencies

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Soils and Foundations | <input type="checkbox"/> Spray Fire Resistant Material |
| <input checked="" type="checkbox"/> Cast-in-Place Concrete | <input checked="" type="checkbox"/> Wood Construction |
| <input checked="" type="checkbox"/> Precast Concrete | <input type="checkbox"/> Exterior Insulation and Finish System |
| <input checked="" type="checkbox"/> Masonry | <input type="checkbox"/> Mechanical & Electrical Systems |
| <input type="checkbox"/> Structural Steel | <input checked="" type="checkbox"/> Architectural Systems |
| <input type="checkbox"/> Cold-Formed Steel Framing | <input type="checkbox"/> Special Cases |

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator Bruce W. Macleod	Macleod Structural Engineers, PA	404 Main St Gorham, Me 839-0980
2. Inspector Kenneth Resker	Selogy Technics	one Chubok Street Westbrook, Me 856-0277
3. Inspector		
4. Testing Agency		
5. Testing Agency		
6. Other		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category C

Quality Assurance Plan Required (Y/N) No, exempt per 1705.1, Exception 2.2 page 354.

Description of seismic force resisting system and designated seismic systems:

Ordinary masonry shear walls, reinforced.

Quality Assurance for Wind Requirements N/A

Basic Wind Speed (3 second gust) 100 mph

Wind Exposure Category B

Quality Assurance Plan Required (Y/N) NO

Description of wind force resisting system and designated wind resisting components:

Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.

Item	Agency # (Qualif.)	Scope
1. Shallow Foundations <i>GE - Selva Technics</i>	PE/GE	<i>Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.</i> <i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill</i>
2. Controlled Structural Fill <i>GE - Selva Technics</i>	PE/GE	<i>Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.</i> <i>Inspect placement, lift thickness and compaction of controlled fill.</i> <i>Test density of each lift of fill by nuclear methods (ASTM D2922)</i> <i>Verify extent and slope of fill placement.</i>
3. Deep Foundations —	PE/GE	<i>Inspect and log pile driving operations. Record pile driving resistance and verify compliance with driving criteria.</i> <i>Inspect piles for damage from driving and plumbness.</i> <i>Verify pile size, length and accessories.</i> <i>Inspect installation of drilled pier foundations. Verify pier diameter, bell diameter, lengths, embedment into bedrock and suitability of end bearing strata.</i>
4. Load Testing —		
4. Other:		

Cast-in-Place Concrete

EXEMPT,
 - less than 3 stories, per Sect.
 1805.4.2

Item	Agency # (Qualif.)	Scope
1. Mix Design NA	ACI-CCI ICC-RCSI	Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.
2. Material Certification		
3. Reinforcement Installation	ACI-CCI ICC-RCSI	Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters
4. Post-Tensioning Operations	ICC-PCSI	Inspect placement, stressing, grouting and protection of post-tensioning tendons. Verify that tendons are correctly positioned, supported, tied and wrapped. Record tendon elongations.
5. Welding of Reinforcing	AWS-CWI	Visually inspect all reinforcing steel welds. Verify weldability of reinforcing steel. Inspect preheating of steel when required.
6. Anchor Rods		Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.
7. Concrete Placement	ACI-CCI ICC-RCSI	Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.
8. Sampling and Testing of Concrete	ACI-CFTT ACI-STT	Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).
9. Curing and Protection	ACI-CCI ICC-RCSI	Inspect curing, cold weather protection and hot weather protection procedures.
10. Other: ✓ NA		

Masonry

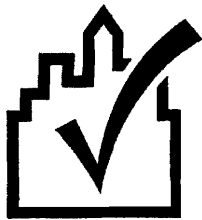
Required Inspection Level: 1 2

Page of

Item	Agency # (Qualif.)	Scope
1. Material Certification <i>periodic</i>		
2. Mixing of Mortar and Grout	ICC-SMSI	Inspect proportioning, mixing and retempering of mortar and grout.
3. Installation of Masonry	ICC-SMSI	Inspect size, layout, bonding and placement of masonry units.
4. Mortar Joints	ICC-SMSI	Inspect construction of mortar joints including tooling and filling of head joints.
5. Reinforcement Installation	ICC-SMSI AWS-CWI	Inspect placement, positioning and lapping of reinforcing steel. Inspect welding of reinforcing steel.
6. Prestressed Masonry	ICC-SMSI	Inspect placement, anchorage and stressing of prestressing bars.
7. Grouting Operations <i>Continuous</i>	ICC-SMSI	Inspect placement and consolidation of grout. Inspect masonry clean-outs for high-lift grouting.
7. Weather Protection	ICC-SMSI	Inspect cold weather protection and hot weather protection procedures. Verify that wall cavities are protected against precipitation.
9. Evaluation of Masonry Strength <i>periodic</i>	ICC-SMSI	Test compressive strength of mortar and grout cube samples (ASTM C780). Test compressive strength of masonry prisms (ASTM C1314).
10. Anchors and Ties <i>periodic</i>	ICC-SMSI	Inspect size, location, spacing and embedment of dowels, anchors and ties.
11. Other:		

Wood Construction

Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures <input checked="" type="checkbox"/> Fabricator Exempt		<i>Inspect shop fabrication and quality control procedures for wood truss plant.</i>
2. Material Grading NA		
3. Connections N/A		
4. Framing and Details N/A		
5. Diaphragms and Shearwalls PE	PE	<i>Inspect size, configuration, blocking and fastening of shearwalls and diaphragms. Verify panel grade and thickness.</i>
6. Prefabricated Wood Trusses	PE	<i>Inspect the fabrication of wood trusses.</i>
7. Permanent Truss Bracing required - by PE	PE	
8. Other:		



COMcheck Software Version 3.5.3

Envelope Compliance Certificate

2003 IECC

Report Date: 03/18/08

Data filename: C:\Program Files\Check\COMcheck\Moodys.cck

Section 1: Project Information

Project Type: **New Construction**

Project Title : Moody's Collision Center

Construction Site:
Presumpscott Street
Portland, ME

Owner/Agent:
Shawn Moody

Designer/Contractor:
Bruce MacLeod
MacLeod Structural Engineers, PA

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.: **5%**

Building Type

Automotive Facility

Floor Area

18392

Section 3: Requirements Checklist

Envelope PASSES: Design 3% 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: All-Wood Joist/Rafter/Truss	18393	0.0	38.0	0.025	0.053
Exterior Wall 1: CMU >8" with Empty Cells, Furring: None	6574	—	0.0	0.348	0.075
Window 2: Metal Frame with Thermal Break:Double Pane, Clear, SHGC 0.54	136	—	—	0.460	0.526
Door 3: Solid	126	—	—	0.100	0.122
Door 4: Overhead	712	—	—	0.059	0.122
Exterior Wall 2: CMU <=8" with Empty Cells, Furring: Wood	866	0.0	19.0	0.046	0.075
Window 1: Metal Frame with Thermal Break:Double Pane, Clear, SHGC 0.54	224	—	—	0.460	0.526
Door 2: Glass, Tinted, SHGC 0.54	42	—	—	0.460	0.526

(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 COMcheck Version 3.5.3 and to comply with the mandatory requirements in the Requirements Checklist.

Bruce MacLead, PE Bruce MacLead 3/19/08
Name - Title Signature Date

Applicant: Moody's Collision St
Address: 479-501 Presumpscot

Date: 11/21/07
C-B-L: 415-B-008/418A-C-1/
419A-A-7

CHECK-LIST AGAINST ZONING ORDINANCE

08-0051

Date -

Zone Location - I-M

Interior or corner lot -

Proposed Use/Work - to construct a new collision center
I'm allowed all types of Automotive Repair
~ 105' x 150' Center 18,448 sq ft
under 20,000 sq ft is only 'A' # minor

Sewage Disposal - private

Lot Street Frontage - 60' min

Front Yard - 22' req - 70' scaled
1 foot for each 1 foot of height (22')

Rear Yard - 1 foot for each 1 foot of height (22')
22' req - 172' scaled

Side Yard - 22' req - 38' & 59' scaled
22'

Projections - 1/25/08

Width of Lot -

Height - 75' max - Pitch roof - 22' scaled

Lot Area - 111,824 sq ft
Nominal lot size req
pitch roof

Lot Coverage/Impervious Surface - 75% max or 83,868 sq ft max impervious
12/19/07 submittal states 1.59 acres of impervious or 58.4%

Area per Family - N/A

Off-street Parking - 12 pkg req for the office & 13 pkg req for repair area } 25 total req } 73 parking shown

Loading Bays - 4 loading Bays shown

Site Plan - 2007-0195 minor site plan review

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

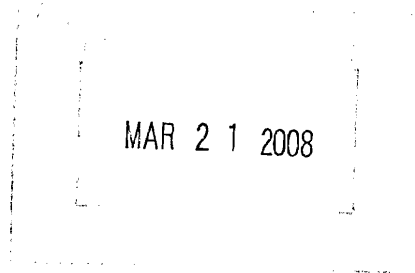
Noise from front air conditioning units & Generator in rear
10' pavement setback seen met sep. permits for signage - meet sign req.



MacLeod Structural Engineers, P.A.

March 19, 2008

Mike Nugent
Consulting Plans Examiner
City of Portland
Portland, Maine 04101



Re: Moody's Collision Center

Dear Mr. Nugent:

This letter is in response to your review comments contained in your email of February 2, 2008 and is included with a resubmission of the project plans. The following are responses to the items called out in your email:

1. Page 3 certification form. The form has been revised to indicate that a fire suppression system will be used.
2. The owner is in the process of obtaining plumbing, electrical, and HVAC plans.
3. The owner will provide the spray booth plans.
4. A comcheck report is included with this submission.
5. The stair details have been revised per your comments.
6. Seismic Q/A required for masonry buildings exceeding 25feet in height. Typically, building heights are measured to the eave or mid-point of roof slope. Based on either of these two, the building height does not exceed 25 feet. Therefore the seismic Q/A is not required.
7. The fire separation wall occurs at the "E" type wall. We have talked to the Fire department and determined that this can be a 1 hour wall. The UL type for this wall is now called out on the wall type.
8. We have added additional notes regarding the masonry per section 2106.
9. We have addressed the 2 hour bearing wall and have provided a UL listing for this wall type.
10. We have provided a lintel schedule.

Thank you for your review of these items. If you have any further questions or comments, you may contact me at (207) 839-0980, or email me at bruce@macleodengineers.com Thank you.

Sincerely,

MacLeod Structural Engineers, P.A.
Bruce W. MacLeod, PE

080051
415-B-8

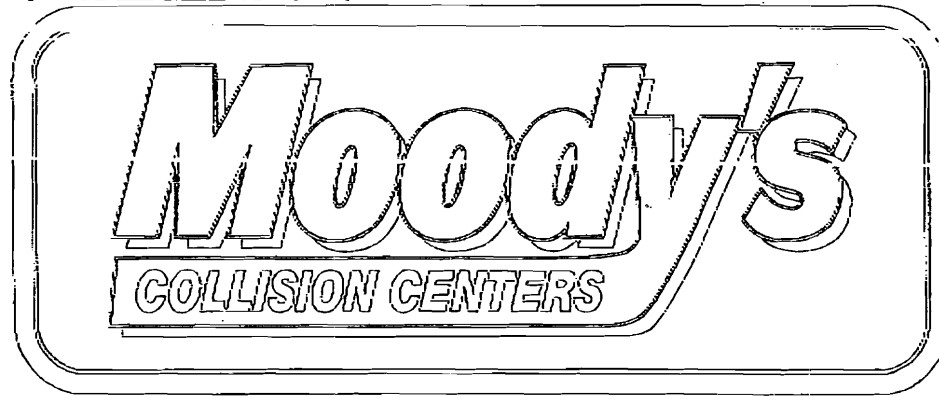
cc: File

DEC 19



SEAN

OVERALL SIZE 40" x 120" W/ 2 1/2" FLANGE & 9" RADII'S ON CAB.



LIGHTED Y N
CABINET COLOR TO MATCH PEARL GRAY
MOUNTING: CFM _____
BPM _____
WALL _____
OTHER DOUBLE POLE FOR 5" SQUARE TUBES
NONE _____
SINGLE FACE DOUBLE FACE

DISCONNECT SWITCH _____
PHOTO CELL _____
HANGING BAR _____
VANDAL COVER _____
PROP RODS _____
HYDRAULIC ARMS _____
HASP LOCKS _____
BARREL LOCKS _____

CUSTOMER NAME

BOB SALESPERSON

THIS DRAWING IS YOUR FINAL PROOF. IT SUPERCEDES ALL PREVIOUS COMMUNICATIONS.

WC# _____
WC# Date _____
faces use only

Customer Approval XX Date _____
Quantity 1 Description 49" x 120" x 12" Estimated Production Time 2-3 WKS
Cost _____ Terms _____

Scale 1/2" = 1'
moody's.plt
File Name _____
faces use only

We Accept

Due to the custom nature of this product, our payment terms are 50% deposit with order, balance COD. Faces retains a security lien on products and services until invoices have been paid in full. I have reviewed the proposal and authorize Faces to proceed as denoted. I understand that any changes in specifications after my approval, may result in extra charges.

Embossed: NONE
NON-EMBOSSSED ALL
Track Positioning: _____
Mold _____ Vinyl _____ Digital Print _____ Radius Corners 9" Seams _____ Extrusion 12" Tubular _____ Logo Box _____
Color Info: MOODY'S - PMS 293 BLUE
COLLISION CENTER + OUTLINES - WHITE
DROP SHADOW - PMS 2622 PURPLE OPAQUE
FLANGE, PANDRAFT, BEAD, + BACKGROUND -
COOL GRAY - OPAQUE
Comments: SEE COLOR PHOTO

ON CABINET

DOUBLE FACE

FAX BACK TO 205-313-1867



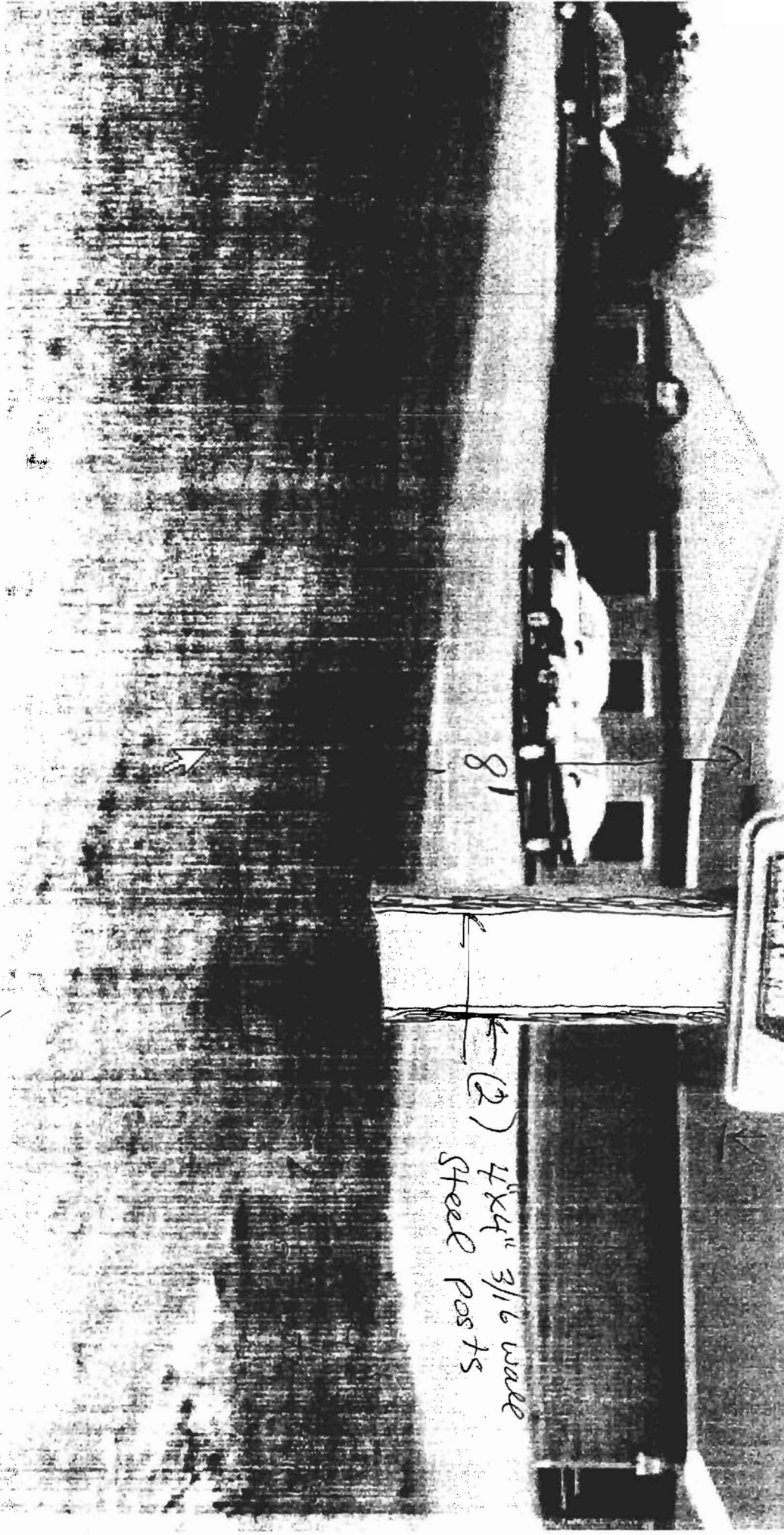


Table 2.12 I-n Zone
for A Single Joint
let

10'

8'
(2) 4x4" 3/16 wall
steel posts

Memorandum
Department of Planning and Development
Planning Division



To: Development Review Staff -- *Zomny (Marje)*
From: Molly Casto, Planner
Date: December 19, 2007
Re: Moody's Collision Center- revised plans
2007-0195

12/19/07

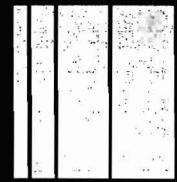
415-B-8

Attached are the revised submittals for Moody's Collision Center on Presumpscot Street.
This project is being reviewed as a minor site plan.

479-501 Presumpscot St

Please submit your comments to me as soon as possible

Thanks



December 18, 2007
07548

DEC 19 2007

Ms. Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101

12/19/07

Moody's Collision Center – Minor Site Plan Submission Review Comments

Dear Molly:

We have received a staff review comment letter from you dated December 6, 2007 and review comments from the City Arborist via e-mail dated December 13, 2007 related to our November 16, 2007 Minor Site Plan submittal for the proposed Moody's Collision Center located on Presumpscot Street in Portland. We have revised the plans in response to those comments.

The following items present the text of the review comments in italics, followed by our response.

Proposed Signage

1. *Please submit a description and details for any proposed signage, including any proposed sign lighting. Division 22 of the City Code-Signs, outlines the permitting process for any proposed signage. While sign permit applications are reviewed and approved by the Inspections Department, they are also reviewed as a component of the site plan review process. Signs shall meet the following site plan review standards (Section 14-526 (22)):*
 - a. *The size, scale proportions, design, materials, placement, and source and intensity of illumination of all permanent freestanding and building signs shall be designed to complement and enhance the architectural attributes of the building(s) to which they are attaché or visually related. In addition, such signs shall be appropriate to the scale and character of the neighborhood in which the sign is located, and shall be designed to suit the conditions from which it will be viewed, especially in relation to the distance, travel speed and mode of travel of the viewing public.*
 - b. *In the case of freestanding signs, such signs shall relate to the architecture of the buildings they identify and shall be integrated with other site and landscape features.*

- c. *Sign lighting shall be designed to avoid glare, unshielded light sources and light spillover toward the sky. All light sources shall be shielded or provided with a diffuser lens so that lamps and bulbs are not visible to pedestrians or drivers of vehicles.*

Attached with this submission are details of the proposed signage for Moody's Collision Center.

Snow Storage

2. *Please provide details on proposed snow storage including area(s) proposed for snow storage on the revised plans.*

We have identified areas to be utilized for snow storage for Moody's. These areas are located on the northern and south/southwestern portions of the site. The areas are identified on the Site Plan Sheet 3 of 10 within the attached plan set.

Landscaping and Buffering

3. *City of Portland Site Plan Standards pertaining to industrial zones, along with the Portland Technical and Design Standards include the following landscaping requirements and standards:*
 - a. *Section 14-526 (25) of the City Code requires that rear yards and side yards of developments in industrial zone be adequately landscaped. This section also requires that parking lots for more than twenty five (25) vehicles incorporate interior landscaping. The Technical and Design Standards elaborate on this requirement, stating that parking areas must be composed of at least ten (10) % interior planted areas. For parking lots containing in excess of fifty (50) cars, an increase in interior planted areas above the minimum ten (10) percent is encouraged.*

Please see response Item Number 27 below. Mr. Jeff Tarling the City Arborist and Mr. Jeff Perry of Sebago Technics have worked out an acceptable landscaping plan for the proposed parking area. The proposed landscaping is shown in the attached updated Landscaping Plan Sheet 5 of 10.

4. *Please be sure that all proposed fencing and screening has been included on the plans. This includes any areas of the parking lot to be gated or fenced off for security purposes.*

All proposed fencing and screening has been included on the plans. In addition, all proposed plantings/screenings are shown on the attached Landscape Plan Sheet 5 of 10

Solid Waste Management

5. *Please include a description of the types and estimated quantities of solid waste to be generated by the development and a description of how solid waste will be managed.*

The proposed use of the property is an auto body repair shop. The site is intended to utilize three onsite dumpsters for control and disposal of solid waste. The dumpsters include one 30 cubic yard roll off dumpster for the disposal of sheet metal. It is anticipated that this dumpster will be emptied once every month. One eight cubic yard dumpster will be utilized for general trash and will be emptied once a week. One eight cubic yard dumpster will be utilized for the disposal of cardboard and will be emptied twice every week.

6. *Section 14-525 (13) requires all new commercial property and industrial developments to submit a narrative description of the estimated amount and type of recyclable material generated on-site; the location, size and type of containers providing outdoor storage of recyclable materials; the manner and methods of timely removal of recyclable materials generated on-site; and the screening and landscaping proposed to provide adequate buffering between the stored material and remainder of site and neighboring properties. You have identified the location of a dumpster pad with enclosure, along with details and dimensions. Please specify if this pad incorporates storage of recyclables or if these materials will be addressed in a different way.*

Moody's Collision Center does intend to utilize recycling as part of their solid waste management. Sheet metal will be recycled at a rate of two tons per month and cardboard will be recycled at a rate of 16 cubic yards per month

The proposed dumpster pad enclosure will incorporate two eight cubic yard dumpsters. One eight cubic yard dumpster will be utilized for general trash and will be emptied once a week. One eight cubic yard dumpster will be utilized for the disposal of cardboard and will be emptied twice every week.

Stormwater Treatment

7. *In your submittal, you provided a written request for an exemption from Section V (B) of the Portland Technical and Design Standards. Based on the submitted application materials, Public Works has granted you an exemption from this standard.*

Noted.

Zoning (the following comments have already been provided to you under separate cover)

8. *The lot configuration shown on the submitted site plan is different from that shown in Portland GIS maps of lot boundaries. Please confirm that the total lot is as shown on the submitted survey.*

As indicated on Note 7A on the Existing Conditions Plan Sheet 2 of 10 property boundary information is based on a boundary survey of the property prepared by Back Bay Boundary, Inc. dated March 6, 2003. As such the total lot is as shown on the attached plans.

9. *There appears to be a difference between the footprint (17,728) and building area (18,448). Is there a mezzanine area? What is the reason for the two figures?*

There is a small 2nd floor office area located in the back of the proposed building that occupies 720 square feet. This is the difference between the footprint area (17,728 S.F.) and the projects total square footage (18,448 S.F.)

10. *FYI- the submitted parking analysis is incorrect. The office space requires one parking space for each 400 sq. ft. using the footprint area, Marge Schmuckal, Zoning Administrator determined that 25 parking spaces are required by ordinance for both the office use and the automobile work area. You are showing 73 parking spaces, however, which far exceeds the minimum requirement.*

Noted ✓ *con size AnSule*

11. *The actual impervious surface area has not been given. The maximum allowed in the I-M Zone is 75%. Please submit what the actual percentage is for impervious surface.*

al The parcel size is 2.57 acres. Proposed development on the ^{lot} will result in 1.50 acres of on-site impervious area. Resulting in a 58.4% impervious area coverage for the proposed project.

12. *Noise levels from the front air conditioners and the generator in the rear will need to meet the noise standards in the I-M Zone. Please submit what noise levels will be generated from these appurtenances.*

We have included within this submission the manufacture's specification sheets which indicate the sound ratings for these units.

13. *All building setbacks and pavement setbacks required by zoning are being met. The building height requirements and street frontage are being met.*

Noted. ✓

14. *Keep in mind that separate permits through Inspection Services will be required for any new signage.*

Noted. ✓

Engineering Review: Woodard & Curran Engineering Review Comments Presented in E-mail Message of December 4, 2007

15. *No work will be allowed in the R.O.W. until the winter moratorium for street construction has been lifted, and pavement is available.*

Noted

16. *The site plan call out Concrete Block Retaining Walls, and a detail is provided for this, however the grading and utility plan calls out a Proposed Retaining Wall or Ledge Face. How will the retaining wall be tied into the ledge, and how will the presence of ledge at the site impact retaining wall construction and the extension of geogrid reinforcement into the embankment behind the proposed walls.*

Based on site conditions during construction it is anticipated that either a concrete block retaining wall or an exposed rock face will be utilized as a retaining wall in the eastern portion of the site. Should a situation arise where an exposed rock face is not practical then the removal of ledge will be required to adequately install the block retaining wall and associated geogrid.

17. *Note 4 on the Grading and Utility Plan states that the contractor shall verify slope stability with a geotechnical engineer for the 1:1 rip rap slope on the site. This should be verified with a geotechnical investigation as part of the design.*

Attached with this submission is a Geotechnical report prepared by Mr. Ken Recker, Geotechnical Manger, Sebago Technics. Inc. Within this report is a section which addresses the construction of the 1:1 rip rap slope. In addition, the 1:1 slope detail has been updated to reflect the input from the Geotechnical report.

18. *The pipe trench detail needs to be altered to conform to City of Portland Design standards. 12 inches of crushed stone is required over the pipe.*

The pipe trench detail has been modified to reflect 12 inches of crushed stone over the pipe.

19. *The vertical granite curb reveal should be 7 inches, Noe 6 as shown.*

The vertical granite curb detail has been modified to reflect a 7 inch reveal.

20. *The granite tip downs should be seven feet long to comply with City standards*

The granite tipdowns have been modified to reflect the 7 foot standard.

21. *Casco traps should be installed on all catch basins at the site.*

We have updated the catch basin detail to reflect the installation of the Casco Trap. In addition, we have added a note to the detail stating that, "All onsite catch basins shall be fitted with Casco Traps".

22. *The project does not have an adverse impact on the existing natural resources of the site.*

Noted

Fire Department Review: (the following comments have already been provided to you under separate cover)

23. *Details of the spray booth and ventilation system, along with flammable liquid storage will be required for a building permit.*

Attached with this submission are details of the mixing booth and spray booths utilized by Moody's Collision. Flammable liquids are stored within the mixing booth.

24. *The location of the nearest fire hydrant does not appear to be shown on plans. This project will require a hydrant located within 500' of the structure.*

We have added the existing hydrant location to our Existing Conditions Plan Sheet 2 of 10 for the project. The updated plan is attached within the updated plan set. The closest hydrant is located approximately 160' north from the proposed entrance drive for the site. In addition, a second hydrant not shown on the plans is located approximately 570 feet south from the entrance drive for the site.

City Planner Comment Presented in E-mail Message of December 12, 2007

25. *In your letter you describe how the development will dispose of 8 gallons of hazardous waste. Could you please provide details of how this will be disposed of and where it will be stored?*

The paint/thinner waste is stored in the mixing booth within a 16 gallon OSHA approved non-flammable drum. The waste is picked up by Safety Clean once a month.

City Arborist Review Comments Presented in E-mail Message of December 13, 2007

26. *Please change out some or all of the false cypress (CP) at the south corner of the building and replace with a more substantial shade tree species.*

We have changed out the false cypress (CP) at the south corner and replaced them with Bradford Pear (PC).

27. *The 10% landscaping concept you submitted is good overall- please make these modifications: - combine the two proposed landscaped beds at the rear of the parking lot into a single, larger planting bed (approx. 4-car length as opposed to the two 2--car length beds you proposed).*

Based on conversations between Mr. Jeff Perry of Sebago Technics and Mr. Jeff Tarling the city arborist we have eliminated the landscaping beds on the rear (east) side of the proposed building. We have maintained the planting bed area on the North side of the proposed building. These changes are reflected on the attached updated Landscaping plan Sheet 5 of 10.

28. *Leave some additional space at the rear (east) of the site between the guardrail and the rip rap to include some small trees. These can be in a row above the rip rap, between the rip rap and guardrail or, if the rip rap cannot be modified, they can be intersperses in spaces amidst the rip rap itself. Either would be fine.*

Based on conversations between Mr. Jeff Perry of Sebago Technics and Mr. Jeff Tarling the City Arborist we have agreed that a planting area between the guardrail and the rip rap is most likely not practical based on the steepness of the proposed slope and the amount of rip rap that will be required to protect the slope.

29. *Please include some landscaping around the proposed sign at the driveway entrance.*

We have added landscaping around the proposed sign at the driveway entrance. The new landscaping is shown on the attached updated landscaping plan.

30. *Add one tree along the south edge of the parking lot to the left (west) of the dumpster for additional screening. A second tree should be planted in the far, rear corner of the lot to the right (east) side of the dumpster.*

We have added three trees at the south edge of the parking lot to the left (west) of the dumpster and we have added three trees in the far rear corner of the lot to the right (east) of the dumpster as requested. These proposed plantings are shown on the attached updated Landscaping plan Sheet 5 of 10.

31. *What material do you propose for the rear guardrail?*

We are proposing a metal guardrail for the project.

We are hopeful that these responses and the revised plans address the comments received to date. Please contact me if you have any questions or require any additional information.

Sincerely,

SEBAGO TECHNICS, INC.



Anthony Panciocco, P.E.
Senior Project Engineer

APP:APP/dlf

Encl.

cc: Shawn Moody

ATTN: Lannie

From: Moody's Collision Center
(Real Estate Holding)

Any questions call me in
Seabrook 883-0404.

Thanks
J

Contract for Sale of Real Estate

RECEIVED OF Real Estate Holdings, LLC, a Maine limited liability company with a place of business in Gorham, Cumberland County, Maine, with a mailing address of 200 Narragansett Street, Gorham, Maine 04038, hereinafter called the **Purchaser**, the sum of **Ten Thousand and 00/100 Dollars (\$10,000.00)** as earnest money and in part payment on account of the purchase price of the following described real estate, hereinafter called the **Property**, being a certain lot or parcel of unimproved land, with any improvements located thereon, located at 469 Presumpscot Street in Portland, Cumberland County, Maine, being the premises described in a certain warranty deed from 469 Doten, LLC to STJ, Inc. dated June 6, 2005, and recorded in the Cumberland County Registry of Deeds in Book 22789, Page 161, a copy of which is attached as Exhibit A.

The **TOTAL** purchase price being **Two Hundred Thousand and 00/100 Dollars (\$200,000.00)**, payment to be made as follows:

- (a) **Ten Thousand and 00/100 Dollars (\$10,000.00)** in earnest money or deposit paid from Purchaser to Seller at the time of execution of this contract, to be applied to the Purchase Price at Closing;
- (b) The remaining balance of the purchase price in the amount of **One Hundred Ninety Thousand and 00/100 Dollars (\$190,000.00)**, to be paid in cash or certified funds at Closing.

The **Seller** herein is **STJ, Inc.**, a Maine corporation with a mailing address of c/o Gorham Sand & Gravel, Inc., 939 Parker Farm Road, Buxton, Maine 04093.

Said earnest money or deposit is received and held by Seller, as escrow agent, subject to the following conditions:

T.P.S.
SBK

1. **EARNEST MONEY/ACCEPTANCE:** The Seller shall hold said earnest money and act as escrow agent until closing. This Contract must be signed by both parties by 5:00 p.m. Friday, January 18, 2008 or the Contract shall not be valid and enforceable, and in the event it is not ^{so} signed within such period of time, the earnest money, if previously delivered, shall be promptly returned to the Purchaser.
2. **TITLE:** That a good and sufficient deed showing good and merchantable title in accordance with the standards adopted by the Maine Bar

Association shall be delivered to Purchaser, or assigns, and this transaction shall be closed and the Purchaser shall pay the balance due and execute all necessary papers within ninety (90) days of the Effective Date of this Contract, or before if all contingencies have been satisfied and the earlier closing is agreed to by both parties. The Closing shall take place at the law firm of Sawyer, Sawyer & Minott, P.A., 157 Main Street, Gorham, Maine 04038 at 10 AM on said Closing Date, unless another time or place are agreed to by Seller and Purchaser. Provided that all of the contingencies herein have been satisfied, and the title work completed, the Closing may occur sooner by agreement of the parties. If Seller is unable to convey good and merchantable title in accordance with the provisions of this paragraph by reason of a title defect, then the Seller shall have a reasonable time period, not to exceed sixty (60) days, from the time the defect is discovered, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is merchantable title, the Purchaser may, at his option, withdraw said earnest money and be relieved from all obligations. The Seller hereby agrees to make a good-faith effort to cure any title defect during such time period.

3. **DEED:** The Property shall be conveyed by warranty deed and shall be free and clear of all liens, attachments, judgments, restrictions, rights of way, and other encumbrances, but shall be subject to all applicable land use regulations, reasonable restrictive covenants of record, and public utility easements serving the premises of record, as well as any items referred to in this document or the legal description, unless otherwise specifically addressed herein.

4. **POSSESSION/OCCUPANCY:** Possession shall be transferred at closing.

5. **RISK OF LOSS:** The risk of loss or damage to the Property by hazard or otherwise, including condemnation by governmental authority, until transfer of title, is assumed by the Seller. The above described property is to be delivered in substantially the same condition as of the date of this contract unless otherwise stated.

6. **PRORATIONS:** The following items shall be prorated as of closing:
(a) Real estate taxes based upon the municipality's current fiscal year
(b) Municipal assessments, if any.

7. **DISPUTE RESOLUTION:** If a dispute arises concerning the provisions of this contract or the performance of the parties, then the parties agree to settle this dispute by jointly paying for one of the following (check only one):

(a) Binding arbitration as regulated by the Maine Uniform Arbitration Act,

with the parties agreeing to accept as final the arbitrator's decision [];

(b) Non-binding arbitration, with the parties free to not accept the arbitrator's decision and to seek satisfaction through other means, including a lawsuit []; or

(c) Mediation, with the parties agreeing to enter into good faith negotiations through a neutral mediator in order to attempt to resolve their differences [xx].

8. **DEFAULT:** In the event that Purchaser or Seller fail to observe any or all of the conditions of this Contract, or if there shall be any material breach of any warranty or representation given by either party hereunder, then that party shall be in default. If Purchaser fails to cure any such default on its part within ten (10) days after written notice thereof, then Seller may retain any earnest monies deposited as damages, without in any way affecting Seller's rights against Purchaser for additional damages, or Seller's right to employ all available legal and equitable remedies. If Seller fails to cure any such default on its part within ten (10) days after written notice thereof, this Contract shall, at the option of the Purchaser, be terminated and Purchaser shall be returned any and all earnest money or deposit without in any way affecting Purchaser's rights against Seller for additional damages, or Purchaser's right to employ all available legal and equitable remedies.

9. **WARRANTY DEED/TRANSFER TAX:** The Seller shall pay for preparation of warranty deed and transfer tax form, for any title clearing documentation, including obtaining and recording any mortgage discharges or partial releases for the Property from any existing mortgages, and its own attorney's fees. Purchaser shall pay all of its own title examination fees, closing costs, and its own attorney's fees. Each party shall pay one half of the transfer tax as provided for under Maine law.

10. **NO BROKER:** Seller hereby represents and warrants to Purchaser and Purchaser hereby represents and warrants to Seller that no real estate broker has been involved with the sale contemplated hereunder and that no real estate broker is entitled to any commission with respect to this sale. In the event that any real estate broker shall claim to be entitled to any fee or commission with respect to this sale, then the party on whose behalf such broker shall claim to have acted shall defend against such claim and shall indemnify and hold the other party harmless from and against any such claim.

11. **FINANCING:** This Contract is not subject to any financing contingencies.

12. **INSPECTIONS:** In addition to the state and municipal approvals

contingencies herein, Purchaser shall have 30 days from the Effective Date of this Contract to satisfy himself or herself as to any inspections, soils test results, the nature and use of the neighboring properties and community, access, setbacks, subdivision, zoning status or zoning issues, residential or commercial development, and construction requirements, and bounds.

13. **SELLER WARRANTIES AND REPRESENTATIONS:** Seller warrants and represents that the Property is not currently placed in a special classification for tax purposes, specifically tree growth, farmland or open space, which shall be true as of the closing date. Seller warrants and represents that Seller has good and marketable title to the Property and the right to convey same to Purchaser. If Seller is an entity, it warrants that it is and shall be legally existing and in good standing at all times relevant to this Contract.

14. **PROPERTY DISCLOSURE:** Seller and Purchaser, both being commercial entities, waive any statutory property disclosure information requirements, and Purchaser agrees to rely solely on Purchaser's due diligence research and the research of it's agents in the municipal approval process for its information regarding the Property.

15. **FAXES AS ORIGINALS:** All parties to this Contract agree to accept plain paper fax copies as originals.

16. **MISCELLANEOUS CONDITIONS:**

(a) Purchaser, upon reasonable notice to Seller, may enter upon the Property as necessary for purposes of inspection, or otherwise.

(b) Purchaser and Seller agree to execute any and all documents, instruments or writings necessary to give effect to the intent and purpose of this Contract.

(c) No modification or waiver of any of the terms and conditions of this Contract shall be valid unless made in writing and signed by Purchaser and Seller.

(d) Time is an essential part of this Contract.

(e) This Contract and its terms and conditions shall be binding and inure to the benefit of the heirs, executors, administrators, successors and assigns of Purchaser and Seller. Purchaser and Seller shall not assign, whether voluntarily or involuntarily, Purchaser's or Seller's rights hereunder without the prior

written consent of the other.

(f) This Contract constitutes the entire understanding of Purchaser and Seller and supersedes any and all prior written or oral agreements between Purchaser and Seller, there having been made no representations or covenants other than those expressly set forth herein.

(g) This Contract shall be governed for all purposes by the laws of the State of Maine.

(h) All notices, demands and other communication shall be made in writing and shall be deemed to have been duly given on the date of service if served personally or on the date of service if mailed by first class, certified mail, addressed to the Seller and Purchaser at their addresses as provided for hereinabove.

(i) Purchaser and Seller agree to make all reasonable and good-faith efforts to satisfy the conditions stated herein within the time periods specified.

(j) A copy of this Contract is to be received by Purchaser and Seller. By signature upon same, receipt of a copy is hereby acknowledged.

(k) Seller is aware that Maine law requires Purchaser to withhold 2.5% of the sales proceeds unless Seller certifies residency in Maine at the time of closing or is otherwise exempt from this provision.

17. STATE AND MUNICIPAL APPROVALS: Purchaser shall have ninety (90) days from the execution of the Contract to obtain all necessary local and state approvals for its intended use of the Property, being the construction and use of an automotive collision repair facility substantially similar to Purchaser's other such facilities in Scarborough, Gorham and Biddeford, and this Contract is contingent upon Purchaser being able to obtain such approvals. Purchaser presently has a minor site plan application being reviewed by the City of Portland Planning staff.

18. EXTENSIONS: In the event that this Contract has not closed by the Closing Date provided for herein by reason of Purchaser's failure to obtain the necessary local and state approvals hereinabove, Purchaser may, at Purchaser's sole option and without additional cost therefore, exercise up to two (2) consecutive three-month extensions of this Contract. Provided that all other contingencies have been satisfied, Purchaser agrees to close within fourteen (14) days of having received its final state and municipal approvals.

19. **ACCESS:** Purchaser and Purchaser's inspectors, professionals and agents shall have all reasonable access to the Property, with or without notice to Seller, in order to performs, inspections, testing, surveys, and other tasks related to the inspections and approvals referred to herein.

20. **DIMENSIONAL REQUIREMENTS:** The Contract shall be contingent upon the Property meeting all minimum dimensional requirements (frontage, lot size, setbacks, etc.) under the municipal ordinances for the zone in which it is located, to address Purchaser's intended use of the Property.

21. **SITE WORK CONSTRUCTION CONTRACT:** This Contract shall be contingent upon Purchaser and Gorham Sand & Gravel, Inc. entering into a construction contract whereby Gorham Sand & Gravel, Inc. shall be employed by Purchaser to perform and complete substantially all of the site work and utilities work in connection with Purchaser's development of the Property for its intended use.

22. **OTHER CONTINGENCIES** (please initial any additions):

NOTICE: THIS MAY BE A LEGALLY BINDING CONTRACT. READ IT CAREFULLY. YOU MAY WISH TO CONSULT AN ATTORNEY BEFORE SIGNING THIS DOCUMENT. A COPY OF THIS CONTRACT IS TO BE RECEIVED BY BOTH PARTIES, AND BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED.

EXTENSION

The time for performance of the within instrument is hereby extended until
_____, 2008.

Dated: _____, 2008

STJ, Inc. - Seller
By Thomas P. Shaw, President
or by James W. Shaw, Vice President

Real Estate Holdings, LLC - Purchaser
By Shawn H. Moody, Member

Doc#: 41183 Bk:22789 Ps: 161

WARRANTY DEED

469 Doten, LLC, a Maine Limited Liability Company, with a place of business in Freeport, Maine for consideration paid grant to STJ, Inc. of Buxton, York County, Maine with WARRANTY COVENANTS, the land in Portland, Cumberland, State of Maine.

As described in Exhibit A attached hereto and incorporated herewith

In witness whereof 469 Doten, LLC has caused this instrument to be executed by Michael Doten and Steven Doten, its members thereunto duly authorized this 20/06/05 day of June, 2005.

469 DOTEN, LLC



by: Michael Doten
its member

469 DOTEN, LLC



by: Steven Doten
its member

MAINE REAL ESTATE TAX PAID

STATE OF MAINE
CUMBERLAND, ss.

June 6, 2005

Then personally appeared the above named Michael Doten and Steven Doten and acknowledged the foregoing instrument to be their free act and deed in their said capacity and the free act and deed of said limited liability company.

Before me,



Notary Public

NANCY B. DUNN
NOTARY PUBLIC, STATE OF MAINE
MY COMMISSION EXPIRES DEC. 22, 2006

Typed name of Notary:

SEAL

Doc# 41183 Bk:22789 Ps: 162

EXHIBIT A

A certain lot or parcel of land located on the easterly side of Presumpscot Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning at a point on the easterly sideline of Presumpscot Street, being the southwesterly corner of land now or formerly of Sawdust Investments, LLC as recorded in the Cumberland County Registry of Deeds in Book 17173, Page 310; thence south 83°03'24" east a distance of 410.90 feet by said Sawdust Investments, to a point at the center of a metal culvert running under the Canadian National Railroad; thence south by said Canadian National Railroad land on a curve to the right with a radius of 5,729.65 feet and an arc distance of 358.24 feet to a rebar and land of Interstate Brands Corp., as recorded in said Registry Book 13543, Page 188; thence, North 61°37'27" West a distance of 392.19 feet by said land of Interstate Brands Corp. to the easterly side of Presumpscot Street; thence North 02°51'03" East a distance of 213.98 feet by said easterly sideline of Presumpscot Street to the point of beginning.

Reference is made to Boundary Survey for 469 Presumpscot Street, LLC, by Back Bay Boundary, Inc., dated March 6, 2003, and recorded in said Registry Plan Book 204, Page 626.

Being a portion of the premises conveyed by deed of the City of Portland, dated September 7, 2004 and recorded in said Registry of Deeds in Book 21786, Page 254.

Deed reference: Warranty deed from 469 Presumpscot Street, LLC to 469 Doten, LLC dated April 1, 2005 and recorded at Book 22485, Page 85.

Received
Recorded Register of Deeds
Jun 23, 2005 09:07:19A
Cumberland County
John B O'Brien

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

2007-0195
Application I. D. Number

11/16/2007
Application Date

Moodys Collision Center
Applicant
200 Narragansett Street, Gorham, ME 04038
Applicant's Mailing Address

11/21/07
479-501 Presumpscot
Moodys Collision Center
Project Name/Description
Presumpscot St, Portland, Maine
Address of Proposed Site

Consultant/Agent
Applicant Ph: (207) 839-2500 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

415 B008001
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 **111824** Acreage of Site _____ Zoning **IM**

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 **11/16/2007**

Zoning Approval Status:

Reviewer *Marge S. - Dnep.*
 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 _____

November 16, 2007
07548

Ms. Barbara Barhydt
Development Review Services Manager
City of Portland Planning Department
389 Congress Street
Portland, ME 04101

*ASSESSOR'S MAPS
SHOW A FULL
CONF. SURVEY*

Minor Site Plan Application

Moody's Collision Center, Presumpscot Street, Portland Maine

Dear Babara:

On behalf of the Moody's Collision Center Sebago Technics, Inc. has prepared the attached minor site plan application for the proposed construction of an 18,448 square foot building located on Presumpscot Street in Portland.

The proposed project involves the construction of an 18,448 square foot Moody's Collision Center and associated parking and landscaping areas. The project improvements include the installation of new utility services for the proposed development along with associated landscaping, drainage infrastructure, and private subsurface wastewater disposal area.

The property is identified on the City of Portland Tax Map 415 as Lot 415-B-8 and on Tax Map 418A as 418A-C-001 and Tax Map 419-A as Lot 419A-A-7 and is located in the (IM) Moderate Impact Industrial Zone. Moody's Collision Center currently has the site under contract.

The following narrative is provided to address the requirements for site plan applications outlined in the City Site Plan Review Ordinance identified in Section 14-525(c) of the Land Use Ordinance and to provide additional information required by the City of Portland. Appropriate exhibits are attached as indicated.

1. Existing Conditions and Proposed Uses

The majority of the site is currently gravel covered. The site has previously been utilized by Dragon Concrete for concrete truck emptying and stockpiling. The eastern portion of the site drops sharply 3:1, to an existing wetland area adjacent to the railroad tracks. This eastern sloped area is void of any vegetation and is heavily covered with erosion control woodchips.

The site is currently undeveloped. Limited vegetation and trees occupy the perimeter of the project site while the central portion of the site is completely covered with gravel fill.

There are no existing utilities servicing the site. The proposed project will utilize public water, underground electrical and telecommunications, and private subsurface wastewater disposal. The site currently drains easterly to a wetland area adjacent to the railroad tracks. A 60-inch culvert located off the northeastern corner of the property conveys runoff underneath the railroad track to the Presumpscot River and onto the ocean. The front (Presumpscot Street) side of the building will contain a reception area, offices and a break room. The proposed finish floor elevation of this portion of the building is El. 43.70. The rear portion of the building will contain the shop area. The proposed finish floor elevation of the shop area will be 3 inches lower than the offices, El. 43.45. This will place the finish floor elevation of the building approximately 3-10 feet below Presumpscot Street. A combination of slope grading and a small retaining wall will provide the transition from Presumpscot Street to the project site.

The proposed development will include the following improvements:

- The construction of a new (18,448 s.f.) Moody's Collision Center, with associated office space and shop space. *Plans say 17,728*
- The construction of 73 parking spaces associated with the proposed use including walkways, landscaping and associated dumpster areas.
- Landscape development areas associated with the project.
- New storm drainage and sanitary services for the facility. The new sanitary services are proposed as private subsurface wastewater disposal with an associated 1,000 gallon septic tank. A 4' diameter Hydro International stormwater quality treatment unit is proposed to provide water quality treatment for the first inch of runoff off the project's impervious surface, prior to discharging to the onsite wetland area and eventually offsite.
- New underground water, electrical power and telecommunications utility services from Presumpscot Street.
- Site landscaping and lighting associated with the project.
- The installation of a new curb and sidewalk along the project's frontage on Presumpscot Street.

The proposed project does not include any residential development.

Our review of the performance standards for the IM Zone indicates the required parking is 1 space for every 1,000 square feet of floor area, requiring 19 spaces. Seventy three spaces are provided for in the current layout.

2. Land Areas

The total land area of the parcel is 2.57 acres. The proposed building will comprise approximately 17,728 sq. ft. (footprint area) with an additional approximate 61,600 square feet of associated parking, grading and landscaping areas.

measure!

*office spaces
one pkgs to el. 400'*

*25 sidewalk
feet*

*7 close to
imper-T.*

*17,728
61,600
79,328*

3. Easements

The site is not encumbered by any easements and there are no new easements proposed as part of the project.

4. Solid Waste

The proposed use of the property is an auto body repair shop. The site is intended to utilize three onsite dumpsters for control and disposal of solid waste. The dumpsters include one 30 cubic yard roll off dumpster for the disposal of sheet metal. It is anticipated that this dumpster will be emptied once every month. One eight cubic yard dumpster will be utilized for general trash and will be emptied once a week. One eight cubic yard dumpster will be utilized for the disposal of cardboard and will be emptied twice every week.

It is anticipated that 8 gallons of hazardous paint and thinner waste, associated with the painting of vehicles, will be disposed each month.

5. Availability of Off-Site Facilities

We anticipate that the proposed building will utilize public water from Presumpscot Street, underground electrical utility connections, and an onsite private subsurface wastewater disposal field.

A letter from the Portland Water District is attached verifying that they have the water capacity to service the site. We have attached passing test pits logs and a septic design for the proposed subsurface wastewater disposal system.

The project site has frontage on Presumpscot Street. The proposed vehicle access from Presumpscot Street will utilize a new curb cut.

6. Stormwater Management

A stormwater management report has been prepared to evaluate stormwater drainage for the proposed Moody's Collision Center located on Presumpscot Street in Portland, Maine. A copy of that report is attached within this submission.

The results of the analysis indicate that the peak rate of runoff in the developed condition will be greater than the pre-development runoff for all three storm events at Study Point 2. Study Point 2 is located in the northern property corner and is the location of an existing 60" culvert which conveys runoff underneath the railroad tracks. Since this increase in the peak rate of runoff is conveyed via the 60" culvert to the Presumpscot River and ultimately the ocean we are requesting an exemption from the requirement to provide detention for the increase in runoff as defined in the City of Portland, Technical and Design Standards and Guidelines, Section V, B. As such we are not proposing any detention facilities on our attached plan set. A complete stormwater Management report is attached within this submission.

Stormwater runoff from the impervious surface area of the site will be treated utilizing a 4' diameter Hydro International Stormwater Treatment unit to meet the City's requirement for treating parking areas. The unit has been sized to treat the first inch of runoff off the proposed parking and rooftop impervious areas.

An erosion and sediment control plan has been prepared for the project for implementation during construction. This plan has been placed directly on the design plans.

7. **Construction Plan**

The erosion and sediment control plan included on the project design plans includes a proposed schedule of construction for the project. The applicant has indicated that the Moody's Gorham facility required 9 months to complete. We anticipate that this project will require the same amount of time for completion.

8. **Regulatory Approvals**

1. The project will require a Permit-By-Rule from the Maine Department of Environmental Protection.

9. **Financial and Technical Capability**

A letter from the applicant's lender, Norway Savings Bank, is attached providing evidence of the applicant's financial capacity to complete the project.

10. **Right, Title and Interest**

A copy of the purchase and sales agreement is attached providing evidence of right, title and interest in the property.

11. **Unusual Natural Areas, Wildlife and Fisheries Habitats, and Archeological Sites**

The Maine Department of Inland Fisheries and Wildlife was contacted to determine whether there are any significant wildlife/fisheries habitats identified within the vicinity of the project. Attached is a copy of a letter from the department dated October 16, 2007 which indicates that there are no known threatened or endangered fish species or habitats in the vicinity of the project.

The Maine Historic Preservation Commission (MHPC) was contacted to determine if any known areas of historic architectural or archaeological significance exist on the property or in the immediate vicinity. Attached is a copy of a letter from MHPC dated October 24, 2007 which indicates that the proposed project will have no effect upon historic properties either architectural or archaeological.

The Maine Natural Areas Program was contacted to determine if any known rare or unique botanical features exist on the property or in the immediate vicinity. Attached is a copy of a letter from the Natural Areas Program dated October 17, 2007, which indicates that there are no known rare botanical features documented specifically within the project area.

12. **Electronic Files**

We will submit electronic versions of the project plans once the project has received final approval.

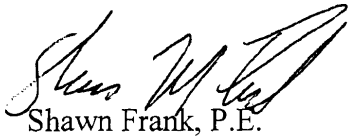
13. **Recyclable Material**

Moody's Collision Center does intend to utilize recycling as part of their solid waste management. Sheet metal will be recycled at a rate of two tons per month and cardboard will be recycled at a rate of 16 cubic yards per month.

I hope that you will find all the necessary information so that Moody's Collision Center may receive approval from the staff and begin construction as soon as possible. If there are any questions or you require any additional information please contact me.

Sincerely,

SEBAGO TECHNICS, INC.



Shawn Frank, P.E.
Senior Project Manager



Anthony Panciocco, P.E.
Senior Project Engineer

SMF:app/df
Enc.

cc: Shawn Moody

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0195

Date: 1/25/2008

The applicant has addressed the issues of the noise from his air conditioning units in regard to the maximum noise requirements. Stephen Ambrose is showing that the noise levels generated at the property lines are well under the maximum permitted.

The applicant also requests a condition of approval for signage so that the details can be worked out at the time a required sign permit is applied for. Zoning does not have a problem with that request.

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

Marge Schmuckal
Zoning Administrator

Marge

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0195

Date: 12/19/2007

The revised submittal shows a 58.4% impervious surface which is well under the maximum 75%.

The free-standing sign is not meeting the sign regulations listed in table 2.12 of the Sign Ordinance. A single tenant building is only permitted no more than 35 sq ft instead of the 40 sq ft shown. It also limits the height of a free-standing sign to no more than 10' instead of the 12' shown. There is a minimum setback of 5' to the property line, instead of the 4.25' being shown. The submitted sign information is in violation of the sign ordinance. No signs attached to the building have been submitted for review.

There are two sound reading levels given for the 30 Ton Rooftop unit - one is 95dBs and the other is 80 dBs, which are both in excess of 14-252 maximum permissible sound levels. 70 dBA is the maximum allowed from 7:00 am to 10:00 pm. 55 dBA is the maximum allowed from 10:00 pm to 7:00 am, as measured at or within the boundaries of any residential zone. Further verification will be needed to show compliance with the sound requirements.

Marge Schmuckal
Zoning Administrator

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0195

Date: 11/21/2007

Barbara & I did a completeness check and the site plan was distributed at the site plan review meeting. This project is located within an I-M zone. The lot configuration shown on the given site plan is different from that shown off the GIS Maps. So I would want confirmation that the total lot is as shown on their submitted survey.

I also see a difference between the footprint (17728) and building area (18448). Is there a mezanine area? What is the reason for the two figures?

I have also figured required parking differently. The office space requires one parking space for each 400 sq. ft. Using the footprint area, I determined that 25 parking spaces are required by ordinance for both the office use and the automobile work area. They are showing 73 parking spaces.

The actual impervious surface area has not been given. The maximum allowed in the I-M Zone is 75%. The applicant should submit what the actual percentage is for impervious surface.

Noise levels from the front air conditioners and the generator in the rear will need to meet the noise standards in the I-M Zone. The applicant shall submit what noise levels will be generated.

All building setbacks and pavement setbacks are being met. The building height requirements and street frontage are being met.

Separate permits through Inspection Services are required for any new signage.

Marge Schmuckal
Zoning Administrator

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0195

Date: 11/21/2007

*Presumpscott St
415-B-008*

Barbara & I did a completeness check and the site plan was distributed at the site plan review meeting. This project is located within an I-M zone. The lot configuration shown on the given site plan is different from that shown off the GIS Maps. So I would want confirmation that the total lot is as shown on their submitted survey.

I also see a difference between the footprint (17728) and building area (18448). Is there a mezanine area? What is the reason for the two figures?

*7200 2nd floor office see 12/19/07
submit*

I have also figured required parking differently. The office space requires one parking space for each 400 sq. ft. Using the footprint area, I determined that 25 parking spaces are required by ordinance for both the office use and the automobile work area. They are showing 73 parking spaces. ✓

The actual impervious surface area has not been given. The maximum allowed in the I-M Zone is 75%. The applicant should submit what the actual percentage is for impervious surface.

58.4% 12/19/07

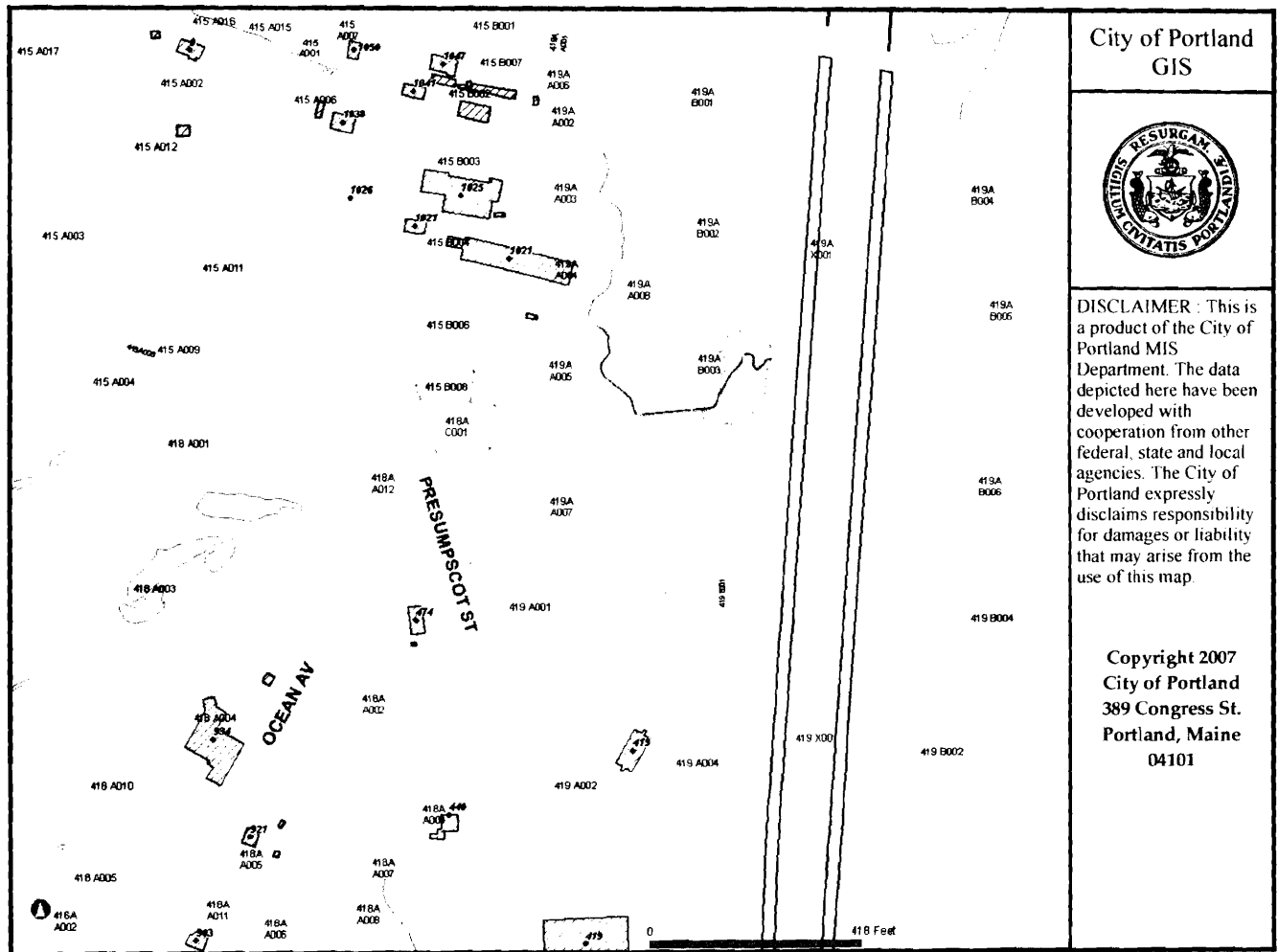
Noise levels from the front air conditioners and the generator in the rear will need to meet the noise standards in the I-M Zone. The applicant shall submit what noise levels will be generated. *submitted violation*

All building setbacks and pavement setbacks are being met. The building height requirements and street frontage are being met. ✓

Separate permits through Inspection Services are required for any new signage.

noted violation 12/19/07

Marge Schmuckal
Zoning Administrator



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.

Shawn Moody
Shawn
Sebago

Current Owner Information

Card Number 1 of 1
Parcel ID 419 A001001
Location PRESUMPCOT ST REAR
Land Use GOVERNMENTAL
Owner Address STATE
AUGUSTA ME 04333

469 Presumpscot St

I-MC

Book/Page 419-A-1 419A-B-3
Legal 47916 SF
REAR PRESUMPCOT ST

2.6 ACRES

Current Assessed Valuation

Land \$40,700 Building \$ 0.00 Total \$40,700

17,442 sq ft
512 ft

10' pavement
25' set back
Septic system - water in air

mentioned noise
PARSA mentioned - site plan standards

Property Information

Year Built Style Story Height Sq. Ft. Total Acres
2 1.1

ACROSS from residential

Bedrooms Full Baths Half Baths Total Rooms Attic Basement

all bedrooms in the bldg -

Outbuildings

Type Quantity Year Built Size Grade Condition

Sales Information

Date Type Price Book/Page

Picture and Sketch

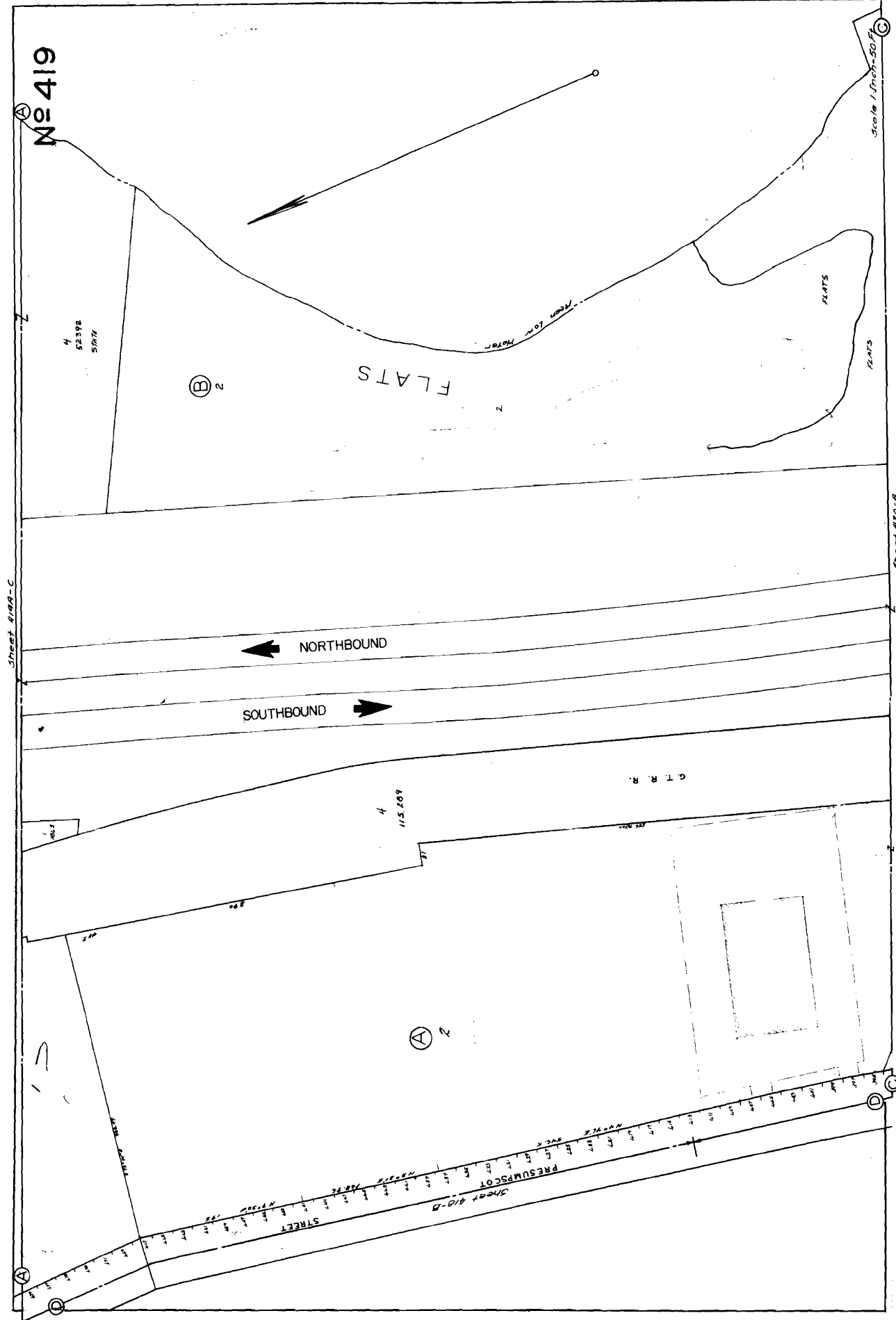
Picture Sketch Tax Map

Click here to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!

No 419



Sheet 419A-C

Sheet 419B

Sheet 419A

Scale 1 inch = 30 feet

4
52392
52392

(B)

FLATS

FLATS

FLATS

NORTHBOUND

SOUTHBOUND

G.T.R.R.

4
15.511

(A)

STREET

PRESUMPTIVE STREET

25 TON STANDARD / HIGH EFFICIENCY

Model No.		LGC300S									LGC300H								
Line voltage data - 60 Hz - 3 phase		208/230V			460V			575V			208/230V			460V			575V		
Compressors (4)	Rated load amps each (total)	18.6 (74.4)			9 (36)			7.4 (29.6)			18.6 (74.4)			9 (36)			7.4 (29.6)		
	Locked rotor amps each (total)	156 (624)			75 (300)			54 (216)			156 (624)			75 (300)			54 (216)		
Condenser Fan Motors	No. of motors	4			4			4			6			6			6		
	Full load amps each (total)	3 (12)			1.5 (6)			1.2 (4.8)			2.4 (14.4)			1.3 (7.8)			1 (6)		
	Locked rotor amps each (total)	6 (24)			3 (12)			2.9 (11.6)			4.7 (28.2)			2.4 (14.4)			1.9 (11.4)		
Evaporator Blower Motor	Motor Output - hp	5	7.5	10	5	7.5	10	5	7.5	10	5	7.5	10	5	7.5	10	5	7.5	10
	kW	3.7	5.6	7.5	3.7	5.6	7.5	3.7	5.6	7.5	3.7	5.6	7.5	3.7	5.6	7.5	3.7	5.6	7.5
	Full load amps	16.7	24.2	30.8	7.6	11	14	6.1	9	11	16.7	24.2	30.8	7.6	11	14	6.1	9	11
	Locked rotor amps	105	152	193	45.6	66	84	36.6	54	66	105	152	193	45.6	66	84	36.6	54	66
1 Maximum Overcurrent Protection (amps)	With Exhaust Fans	125	125	150	60	60	70	50	50	60	125	125	150	60	60	70	50	50	60
	Less Exhaust Fans	125	125	150	60	60	70	45	50	50	125	125	125	60	60	70	50	50	50
2 Minimum Circuit Ampacity	With Exhaust Fans	113	121	127	55	58	61	45	48	50	118	125	132	58	61	64	47	50	52
	Less Exhaust Fans	108	116	122	52	56	59	43	48	48	111	118	125	54	58	61	44	47	49
Optional Power Exhaust Fans	(No.) Horsepower (W)	(2) 1/3 (249)			(2) 1/3 (249)			(2) 1/3 (249)			(3) 1/3 (249)			(3) 1/3 (249)			(3) 1/3 (249)		
	Full load amps (total)	4.8			2.6			2			7.2			3.9			3		
	Locked rotor amps (total)	9.4			4.8			3.8			14.1			7.2			5.7		
Service Outlet (2) 115 volt GFCI (amp rating)		15			15			15			15			15			15		

30 TON HIGH EFFICIENCY

Model No.		LGA360H (R-22)									LGA360H (R-410A)								
Line voltage data - 60 Hz - 3 phase		208/230V			460V			575V			208/230V			460V			575V		
Compressors (3)	Rated load amps each (total)	30.1 (90.3)			15.5 (46.5)			12.1 (36.3)			33.3 (99.9)			17.9 (53.7)			11.5 (34.5)		
	Locked rotor amps each (total)	225 (675)			114 (342)			80 (240)			239 (717)			125 (375)			80 (240)		
Condenser Fan Motors (6)	Full load amps each (total)	2.4 (14.4)			1.3 (7.8)			1 (6)			2.4 (14.4)			1.3 (7.8)			1 (6)		
	Locked rotor amps each (total)	4.7 (28.2)			2.4 (14.4)			1.9 (11.4)			4.7 (28.2)			2.4 (14.4)			1.9 (11.4)		
	Motor Output - hp	5	7.5	10	5	7.5	10	5	7.5	10	5	7.5	10	5	7.5	10	5	7.5	10
Evaporator Blower Motor	kW	3.7	5.6	7.5	3.7	5.6	7.5	3.7	5.6	7.5	3.7	5.6	7.5	3.7	5.6	7.5	3.7	5.6	7.5
	Full load amps	16.7	24.2	30.8	7.6	11	14	6.1	9	11	16.7	24.2	30.8	7.6	11	14	6.1	9	11
	Locked rotor amps	105	152	193	45.6	66	84	36.6	54	66	105	152	193	45.6	66	84	36.6	54	66
	1 Maximum Overcurrent Protection (amps)	With Exhaust Fans	150	150	175	80	80	90	60	60	70	175	175	175	90	90	100	60	60
	Less Exhaust Fans	150	150	150	80	80	80	60	60	60	150	175	175	90	90	90	80	80	60
2 Minimum Circuit Ampacity	With Exhaust Fans	137	144	151	70	74	77	55	58	60	147	155	161	78	81	84	53	56	58
	Less Exhaust Fans	129	137	143	66	70	73	52	55	57	140	147	154	74	77	80	50	53	55
Optional Power Exhaust Fans	(No.) Horsepower (W)	(3) 1/3 (249)			(3) 1/3 (249)			(3) 1/3 (249)			(3) 1/3 (249)			(3) 1/3 (249)			(3) 1/3 (249)		
	Full load amps (total)	7.2			3.9			3			7.2			3.9			3		
	Locked rotor amps (total)	14.1			7.2			5.7			14.1			7.2			5.7		
Service Outlet (2) 115 volt GFCI (amp rating)		15			15			15			15			15			15		

NOTE - Extremes of operating range are plus and minus 10% of line voltage.

1 HACR type breaker or fuse.

2 Refer to National or Canadian Electrical Code manual to determine wire, fuse and disconnect size requirements.

*Unit Model No.	Octave Band Sound Power Levels dB, re 10 ⁻¹² Watts							1 Sound Rating Number (dB)
	Center Frequency - HZ							
	125	250	500	1000	2000	4000	8000	
156H 180S, 180H	97	92	91	88	83	79	72	93
210S, 210H 240S, 240H	94	91	90	87	83	79	72	92
300S	96	93	90	87	82	76	65	93
248H, 300H	95	93	92	88	84	81	75	94
380H	94	93	93	90	86	81	75	95

1 Tested according to ARI Standard 270-95 test conditions and ANSI Standard S1.32-1981.

30 TON ROOFTOP UNIT



U.S. PRICE BOOK

BOSTON-AB-PC

Up to 15 SEER

Thermostat Not Furnished

Model No.	Nom. Tons	Nom. Cooling Btuh	Sound Rating dB	Line Conn.		Unit Dimensions H x W x D	MCA	MOCP	Weight lbs.	Order No.
				Liq.	Suct.					
208/230v-1ph										
14ACX-018-230	1.5	18,000	78	%	%	29" x 24" x 24"	12.3	20	148	22W81
14ACX-024-230	2	24,000	78	%	%	29" x 24" x 24"	17.9	30	148	22W82
14ACX-030-230	2.5	30,000	78	%	%	29" x 28" x 28"	17.2	30	168	22W83
14ACX-036-230	3	36,000	78	%	%	29" x 28" x 28"	18.7	30	172	22W84
14ACX-042-230	3.5	42,000	78	%	%	29" x 28" x 28"	24.1	40	198	22W85
14ACX-048-230	4	48,000	78	%	%	37" x 28" x 28"	29	50	221	22W86
14ACX-060-230	5	60,000	80	%	1%	33" x 32" x 32"	34.8	60	236	22W87

Up to 14 SEER

Thermostat Not Furnished

Model No.	Nom. Tons	Nom. Cooling Btuh	Sound Rating dB	Line Conn.		Unit Dimensions H x W x D	MCA	MOCP	Weight lbs.	Order No.
				Liq.	Suct.					
208/230v-1ph										
13ACX-018-230	1.5	18,000	78	%	%	29" x 24" x 24"	12.3	20	122	99M04
13ACX-024-230	2	24,000	78	%	%	33" x 24" x 24"	17.9	30	128	99M05
13ACX-030-230	2.5	30,000	78	%	%	29" x 24" x 24"	18.7	30	150	99M06
13ACX-036-230	3	36,000	78	%	%	29" x 24" x 24"	21.8	35	150	99M07
13ACX-042-230	3.5	42,000	80	%	%	33" x 24" x 24"	24.1	40	177	99M10
13ACX-048-230	4	48,000	80	%	%	29" x 28" x 28"	28.9	50	233	99M13
13ACX-060-230	5	60,000	80	%	1%	43" x 28" x 28"	34.5	60	236	99M17

Up to 14 SEER - RFCV Metering Device Furnished

Thermostat Not Furnished

Model No.	Nom. Tons	Nom. Cooling Btuh	Sound Rating dB	Line Conn.		Unit Dimensions H x W x D	MCA	MOCP	Weight lbs.	Order No.
				Liq.	Suct.					
208/230v-1ph										
13ACD-018-230	1.5	18,000	78	%	%	29" x 24" x 24"	10.7	15	122	88M69
13ACD-024-230	2	24,000	78	%	%	33" x 24" x 24"	14.1	20	128	88M70
13ACD-030-230	2.5	30,000	78	%	%	29" x 24" x 24"	18.7	30	150	88M71
13ACD-036-230	3	36,000	78	%	%	29" x 24" x 24"	19.1	30	150	88M72
13ACD-042-230	3.5	42,000	80	%	%	33" x 24" x 24"	25.9	45	177	88M73
13ACD-048-230	4	48,000	80	%	%	43" x 28" x 28"	25.7	40	233	88M74
13ACD-060-230	5	60,000	80	%	1%	43" x 28" x 28"	33.3	60	236	88M75

NOTE - Accessories are listed at the end of this section.

Table 2.12 *IL, ILb, Im, Ima, Imb, IH, IHb* 2/5/97

Industrial ~~I-1, I-2, I-2b, I-3, I-3b, I-4~~, and Waterfront Port Development Zones

Freestanding Signs

	Single Tenant Buildings	Multi-Tenant Buildings
Maximum Permitted Area	35 sq. ft.	70 sq. ft.
Height	10 ft.	15 ft.
Setback	5 ft.	5 ft.
# Freestanding signs per lot	1 (a)	1 (a)

(a) If lot fronts on more than one street, one freestanding sign of equivalent permitted sign area is allowed for each additional frontage, provided such signs are not readily concurrently visible.

Building Signs

	Single Tenant Buildings	Multi-Tenant Buildings	
Maximum permitted sign area	na	na	
Max % of wall area on which sign(s) is(are) to be placed	6%	Principal Facade(s) 8%	All Other Facade(s) 2%
# bldg. signs permitted per lot	2/building face	1/tenant plus 1 additional per building face (a)	

From: Marge Schmuckal
To: Marge Schmuckal; Molly Casto; Tony Panciocco
Date: 1/8/2008 11:02:58 AM
Subject: Re: Moody's Collision Center

Sorry,
I addressed this to myself - and I don't have the answers. This is addressed to you, Tony.

>>> Marge Schmuckal 1/8/2008 11:01:20 AM >>>

Tony,

I found what you submitted to be unhelpful and even more confusing. It was talking about the crushing of vehicles and car auctions. I am not aware that there is a car crusher proposed for this site. Nor am I aware that car auctions will be conducted at this site. There is no mention of the air conditioning units or the generator noise. Can you clarify these items? Is a car crusher proposed on this site? Is a car auction proposed for this site?

For the air conditioning units and generator noise, I would still need something to showing the noise levels generated by those units and if the noise levels do not meet the I-M maximum noise levels allowed, how will that noise be mitigated.

>>> "Tony Panciocco" <Tpanciocco@sebagotechnics.com> 1/8/2008 10:20:34 AM >>>
Marge,

I spoke with Shawn Moody regarding the noise levels for the proposed Presumpscot Street facility. He forwarded along a noise narrative that they prepared for their Gorham facility (attached file) based on the information in that document it appears that the sound levels at the property line would be within the requirements of the ordinance. Shawn Moody understands that as a condition of the project he will be required to perform noise level testing at the property lines once the facility is up and running. In addition, if the noise levels at the time of testing are above the ordinance requirements he will employ some type of sound mitigation to achieve the necessary levels at the property line. Is this information adequate to avoid developing any type of sound level mitigation prior to the actual in the field testing once the facility is up and running? Let me know what you think.

Thanks

Tony

CC: Shawn Moody

From: "Tony Panciocco" <Tpanciocco@sebagotechnics.com>
To: <mes@portlandmaine.gov>, "Molly Casto" <MPC@portlandmaine.gov>
Date: 1/8/2008 10:21:52 AM
Subject: Moody's Collision Center

Presumpscott *1/8/08*

Marge,

I spoke with Shawn Moody regarding the noise levels for the proposed Presumpscot Street facility. He forwarded along a noise narrative that they prepared for their Gorham facility (attached file) based on the information in that document it appears that the sound levels at the property line would be within the requirements of the ordinance. Shawn Moody understands that as a condition of the project he will be required to perform noise level testing at the property lines once the facility is up and running. In addition, if the noise levels at the time of testing are above the ordinance requirements he will employ some type of sound mitigation to achieve the necessary levels at the property line. Is this information adequate to avoid developing any type of sound level mitigation prior to the actual in the field testing once the facility is up and running? Let me know what you think.

Shawn Moody
1/8/08

Thanks

Tony

CC: "Shawn Moody" <ShawnMoody@Moodyscollision.com>

JAN 8 2008

SECTION 5

NOISE

Prepared for:

**Moody's Collision Centers, Inc.
Gorham, Maine**

Prepared by:

**Shawn H. Moody
Moody's Collision Centers, Inc.
200 Narragansett Street
Gorham, Maine 04038**

JAN 6 2006

September 2005

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Attachments

1. Aerial view with significant noise sources identified. Map is 8 x 11 with 1" = 292'.
Aerial view from April 2001.

JAN 0

SECTION 5

JAN 0

NOISE

5.0 Introduction

This section evaluates the existing and potential noise impacts from the existing Moody's Collision Centers, Inc. (MCC) site. This evaluation includes the potential for the site to cause a substantial temporary and/or permanent increase in ambient noise levels within or around the site, or to expose people to excessive noise levels. The purpose of this analysis is to evaluate the site in terms of its layout and design to ensure that new uses are planned appropriately from a noise perspective and to evaluate the noise impacts of the existing site on the surrounding community. In addition, mitigation measures intended to reduce impacts to noise are proposed, where appropriate.

Table 3.9-1 Typical Sound Levels Measured in the Environment

<i>Noise Source (Distance)</i>	<i>A-Weighted Sound Level (dBA)</i>	<i>Subjective Impression</i>
Civil Defense Siren (100')	130	Pain Threshold
Jet Takeoff (200')	120	
Rock Music Concert (50')	110	
Pile Driver (50')	100	Very Loud
Ambulance Siren (100')	90	
Pneumatic Drill (50')	80	
Freeway (100')	70	Moderately Loud
Vacuum Cleaner (10')	60	
Light Traffic (100')	50	
Large Transformer (200')	40	Quiet
Soft Whisper (5')	0 to 30	Threshold of Hearing

Source: Arnold Peterson and Ervin Gross, 1963; Ogden Environmental, 1992

An aerial photograph of the Moody's Collision Centers, Inc. site has been annotated to show the locations where noise occurs on the site. This aerial map is appended to this study.

5.1 Environmental Setting

Fundamentals of Noise

Sound is technically described in terms of amplitude (loudness) and frequency (pitch). The standard unit of sound amplitude measurement is the decibel (dB). The decibel scale is a logarithmic scale that describes the physical intensity of the pressure

vibrations that make up any sound. The pitch of the sound is related to the frequency of the pressure vibration. Since the human ear is not equally sensitive to a given sound level at all frequencies, a special frequency-dependent rating scale has been devised to relate noise to human sensitivity. The A-weighted decibel scale (dBA) provides this compensation by discriminating against frequencies in a manner approximating the sensitivity of the human ear.

Noise, on the other hand, is typically defined as unwanted sound. A typical noise environment consists of a base of steady "background" noise that is the sum of many distant and indistinguishable noise sources. Superimposed on this background noise is the sound from individual local sources. These can vary from an occasional aircraft or train passing by to virtually continuous noise from traffic on a major highway. Table 3.9-1 lists noise levels for common events in the environment.

Several rating scales have been developed to analyze the adverse effect of community noise on people. Since environmental noise fluctuates over time, these scales consider that the effect of noise upon people is largely dependent upon the total acoustical energy content of the noise, as well as the time of day when the noise occurs.

Those that are applicable to this analysis are as follows:

Leq, the equivalent energy noise level, is the average acoustic energy content of noise for a stated period of time. Thus, the Leq of a time-varying noise and that of a steady noise are the same if they deliver the same acoustic energy to the ear during exposure. For evaluating community impacts, this rating scale does not vary, regardless of whether the noise occurs during the day or the night.

CNEL, the Community Noise Equivalent Level, is a 24-hour average Leq with a 10 dBA "penalty" added to noise during the hours of 10:00 P.M. to 7:00 A.M., and an additional 5 dBA penalty during the hours of 7:00 P.M. to 10:00 P.M. to account for noise sensitivity in the evening and nighttime. The logarithmic effect of these additions is that a 60 dBA 24-hour Leq would result in a measurement of 66.7 dBA CNEL.

Noise environments and consequences of human activities are usually well represented by median noise levels during the day, night, or over a 24-hour period. Environmental noise levels are generally considered low when the CNEL is below 45 dBA, moderate in the 45 to 60 dBA range, and high above 60 dBA. Noise levels greater than 85 dBA can cause temporary or permanent hearing loss. Examples of low daytime levels are isolated natural settings with noise levels as low as 20 dBA and quiet suburban residential streets with noise levels around 40 dBA. Noise levels above 45 dBA at night can disrupt sleep. Examples of moderate level noise environments are urban residential or semi-commercial areas (typically 55 to 60 dBA) and commercial locations (typically 60 dBA). People may consider louder environments adverse, but most will accept the higher levels associated with more noisy urban residential or residential-commercial areas (60 to 75 dBA) or dense urban or industrial areas (65 to 80 dBA). Generally, a difference of 3 dBA over 24 hours is a barely-perceptible increase to most people. A 5 dBA increase

is readily noticeable, while a difference of 10 dBA would be perceived as a doubling of loudness.

Noise levels from a particular source generally decline as distance to the receptor increases. Other factors such as the weather and reflecting or shielding also intensify or reduce the noise level at any given location. A commonly used rule of thumb for roadway noise is that for every doubling of distance from the source, the noise level is reduced by about 3 dBA. Noise from stationary or point sources is reduced by about 6 dBA for every doubling of distance. Noise levels may also be reduced by intervening structures—generally, a single row of buildings between the receptor and the noise source reduces the noise level by about 5 dBA, while a solid wall or berm reduces noise levels by 5 to 10 dBA. The manner in which older homes in Maine were constructed generally provides a reduction of exterior-to-interior noise levels of about 20 dBA with closed windows. The exterior-to-interior reduction of newer homes is generally 30 dBA or more.

5.2 Existing Noise Levels

*crushing of
vehicles?*

The MCC site is located in a lightly developed area in proximity to residential units. An inventory of noise producing sources on the MCC site shows that the only significant source is associated with the periodic crushing of vehicles. LKQ Corporation contracts a company to bring in their mobile vehicle compacting unit to compact vehicles for transportation to a metal recycling facility.

?

The vehicle auction portion of the business produces transient noise due to the mobile operation of equipment in the process of moving vehicles around the yard. Because this noise is intermittent, non-stationary and within limits of vehicular traffic, it is not considered significant and is not addressed in this Section. The loudest noise produced in this portion of the business is the emergency backup alarms on the loading equipment which are exempt from the local noise ordinances.

The vehicle collision repair portion of the business produces virtually no significant noise during it's operation and, therefore, is not addressed in this Section.

The surrounding noise environment consists of a relatively quiet residential neighborhood, surrounded by single family residential areas to the east and west. The predominant source of noise is traffic from nearby roadways (Route 202 is the most heavily traveled local roadway) and frequent overhead aircraft. The site is directly in the approach to the east-west runway of the Portland International Jetport located 10 miles to the east. In general, sound levels are highest close to Route 202, and relatively quiet at locations further from this roadway

5.3 Sound Propagation Outdoors - Attenuation Calculations

As in most sound control problems, both the source and the receiver are near the

ground. The discussion here is concerned with this configuration. The loudness, or decibel level (abbreviated dBA) of a sound decreases inversely with the distance from the source. In other words, the farther the receiver is from the source, the less sound there is at the receiver. To determine the amount of sound reduction or *attenuation (A)* of a source caused by distance between two locations each a distance d_1 and d_2 from the source, the following formula is used.

$$A=20 * \log_{10} (d_2/d_1)$$

Where A is the attenuation in decibels (A scale) and d_2/d_1 is the relative distance from the source. If d_2 is greater than d_1 then the attenuation A is positive, or the sound level is less. Otherwise A is negative and the sound is greater. When applying this equation, the sound level at a given distance from the source (d_1) is usually known and the attenuation of the sound level at a different distance (d_2) is desired in order to calculate the sound level at that location. For example, if at 100 feet a given source has a sound level of 80 decibels and the sound level at 1000 feet is needed, the attenuation would be

$$A=20 * \log_{10} (1000/100) = 20 \text{ decibels}$$

Therefore the sound level at 1000 feet would be 60 dB.

Excess Attenuation

The equation and calculation above are only valid for a source in a perfect, loss free atmosphere. In reality, considerations must be made for the factors which will cause *excess attenuation*, or attenuation beyond that due to increasing distance from the source. Some examples of excess attenuation are:

1. Sound absorption in air, which is dependent on temperature and humidity
2. Presence of trees, shrubs and other foliage
3. Screens and rigid barriers
4. Wind
5. The acoustic effect of the presence of the ground and any ground cover

All causes of attenuation are additive, that is, each component of attenuation is added together to arrive at the total attenuation. In the following section, the various contributions of the above factors will be examined from a quantitative and practical point of view. Because most phenomena related to sound propagation and attenuation are frequency dependent, it is important to take this into consideration. The calculations in this paper will use the worst case frequency possible.

Air Absorption and Temperature. Air absorption is strongly dependent on temperature, relative humidity and frequency because air molecules behave differently as these parameters change. Table 1 shows the attenuation of a 4000 cycle per second sound level per 100 feet due to air absorption as a function of temperature and humidity. It is interesting to note that as the humidity decreases, the attenuation increases. In other words, dry air is a poor conductor of sound compared to humid air.

Attenuation of a 4000 cps Sound Level Due to Air Absorption (dB per 100 feet)										
Temperature		Relative Humidity								
°C	°F	20	30	40	50	60	70	80	90	100
10	50	2.77	2.01	1.49	1.17	0.98	0.84	0.75	0.7	0.66
15	59	2.46	1.61	1.18	0.95	0.81	0.74	0.69	0.66	0.64
20	68	1.92	1.26	0.95	0.81	0.74	0.7	0.67	0.65	0.63
25	77	1.55	1.04	0.85	0.78	0.73	0.7	0.67	0.64	0.62
30	86	1.28	0.93	0.83	0.77	0.73	0.69	0.66	0.63	0.61

Table 1. Air Absorption Attenuation

Table 1. Air Absorption Attenuation

Presence of Trees, Shrubs and Other Foliage. The foliage surrounding the MCC site is quite dense, and therefore needs to be considered as a cause of excess attenuation. The literature available on this subject suggests that attenuation due to plantings corresponds somewhat to visibility through the same. The densest foliage surrounding the noise sources at the MCC site in question occurs on the South, North and West sides.

During the summer months when activities on the site will be the greatest, trees will provide the most effective barrier to sound propagation because of their leaves. Table 2 describes this type of attenuation and assumes foliage through which there is fairly poor visibility, or that in the range of 50 to 100 feet. For this study, we will neglect attenuation caused by trees and tall foliage in order to arrive at worst case noise levels.

Attenuation of Sound Level Due to Dense Foliage			
Frequency (c/s)	1000	2000	4000
Attenuation (dB/100 feet)	2.0	3.0	5.0

Table 2. Dense Foliage Attenuation

Screens and Rigid Barriers. This component of excess attenuation must be considered for two reasons. There exist rigid barrier structures (8' high berms) on the MCC site located between noise sources and the property boundaries.

The basic formula (5) to determine the attenuation in dB for a sound of frequency 400 cps caused by an effective screen of height H which causes a diffraction angle of $q(\theta)$ with a receiver is

$$A = 8.2 * \log_{10}(44 * H / 0.275 * \tan \bar{q})$$

The Acoustic Effect of the Presence of the Ground. When the sound source and the listening position are within a few feet of the ground there will actually be a sound increase if the surface is hard and reflective, like concrete. On the other hand, if the ground is absorbent as is the case with grass and other foliage, there is an appreciable attenuation of the sound level. Table 3 (6) shows the attenuation of sound caused by absorption over grass in terms of distance and frequency. This assumes the grass is kept fairly short with regular mowing, because the attenuation is greater for longer grass.

Attenuation of Sound Level Due to Absorption Over Grass				
Frequency (c/s)	500	1000	2000	4000
Attenuation (dB/100 feet)	3.0	2.5	1.0	1.0

Table 2. Grass Absorption Attenuation

The Application of Sound Propagation Theory

The information presented in the previous section will now be applied to the topic under consideration: Sound level occurring during operation of the vehicle crushing at MCC. In order to do this, knowledge is needed of sound levels a given distance from the sources in question, and then the sound level for any other distance can be inferred from the attenuation discussion above.

The highest non-attenuated source (produced exterior to a building) of noise is the vehicle crushing equipment and the location is illustrated on the attached map, "Noise Source Dispersion". This level is estimated at 97dBA. This source is an intermittent source and runs continuously for approximately 30 minutes every 2 hours. This source is only used during working hours 7:00 AM to 5:00 PM Monday – Friday. In addition, MCC has loading equipment which produces an emergency safety alarm of approximately 70dba when backing up. These alarms are mandatory OSHA protective sounds and are exempt from all noise ordinance levels.

A temperature of 72° F and a relative humidity of 30% are used for the air absorption attenuation to give a worst case value.

Conclusion

According to the scope of this sound level analysis, the maximum noise level to be expected at the nearest property boundary (near Route 202 to the north of the source) 600 ft. would be 65.3 dBA. This noise level would occur at only those infrequent times of

Should be related to the Presumptive Size

is that done on this site

weekdays that the vehicle compacting was in operation. There are many mitigating factors to take into consideration besides distance.

1. The ground cover separating the source from the nearest boundary is earth covered with grass. This surface would provide significant attenuation in relation to a paved surface.
2. The buildings and stored vehicles located at MCC also provide a screen effect for any noise as these buildings and vehicles are located between the source and the nearest property boundary.
3. The compactor is located at the southern property boundary. The property is surrounded by an 8 – 10' berm that shields the propagation of the sound waves from neighboring properties. The noise level at any of the residential units would be negligible due to the deflective properties of the earthen berm.
4. Noise propagation to the south is negligible due to the substantial buffering effect of the woodlot.

The Gorham Streets and Sidewalks Public Safety Ordinance Section 2 Noise: No person shall in, on or adjacent to any of said streets, ways, parking areas, or public places, make, continue or cause to be made or continued any loud, unnecessary, or unusual noise or noises which shall either annoy, disturb, injure, or endanger the comfort, repose, health, peace, or safety of others. The sounding of any horn or signaling device, except as a danger warning, the playing of any radio, musical instrument, phonograph, or any other machine or device for the producing or reproducing of sound in such manner as to disturb the peace, quiet, and comfort of neighboring inhabitants and passers-by; the use of any loud speaker or amplifier for the purpose of commercial advertising or attraction of the public to a specific building, location or business, yelling, shouting, hooting, whistling, or singing shall be considered to be loud, disturbing, and unnecessary noises and a violation of this ordinance but such enumeration shall not be deemed exclusive.

The noise levels at the nearest property boundaries are within levels required by the Town of Gorham. This sound level analysis should mitigate any concerns of noise levels attributed to the MCC site.

In addition, there are no recorded complaints on file with the Gorham Police Department, Gorham Town Clerk's office or the Gorham Town Code enforcement office.

5.5 Certification Statement

"I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based

on my inquiry of the person or persons who manage the systems, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.”

Signature

Shawn H. Moody

Typed Name

President

Title

September 10, 2005

Date

1/23/08

Memorandum
Department of Planning and Development
Planning Division



To: Jeff Tarling, Parks and Recreation
Dan Goyette, Consulting Engineer
Jim Carmody, City Traffic Engineer
Mike Farmer, Project Manager, DPW
Marge Schmuckal, Zoning Administrator

From: Molly Casto, Planner

Date: January 23, 2008

Re: **Moody's Collision Center. Presumpscot Street
Revised Plan Set
Application # 2007-0195**

Please review the attached revised plans

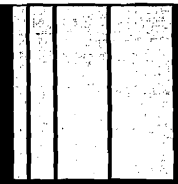
The applicant has submitted revisions to address comments from-

- **Zoning**
 - Impervious surface calculations
 - Signage
 - Sound levels

- **Engineering**
 - Driveway location
 - Sidewalk location
 - Curbs
 - Subbase

- **Landscaping**
 - Revisions to locations of proposed landscaping features

JAN 23 2008



January 17, 2008
07548

Ms. Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101

Moody's Collision Center – Minor Site Plan Submission, Review Comments

Dear Molly:

We have received additional staff review comments via email from you dated December 19, 2007 related to our December 18, 2007 revised plan set submittal for the proposed Moody's Collision Center located on Presumpscot Street in Portland. In addition, we have received engineering peer review comments from you via email dated January 2, 2008. We have revised the plans in response to these comments.

The following items present the text of the review comments in italics, followed by our response.

Marge Schmuckal Comments via E-mail Dated 12-19-07

- 1: *The revised submittal shows a 58.4% impervious surface which is well under the maximum 75%.*

Noted

2. *The free-standing sign is not meeting the sign regulations listed in Table 2.12 of the Sign Ordinance. A single tenant building is only permitted no more than 35 sq ft instead of the 40 sq ft shown. It also limits the height of a free-standing sign to no more than 10' instead of the 12' shown. There is a minimum setback of 5' to the property line, instead of the 4.25' being shown. The submitted sign information is in violation of the sign ordinance. No signs attached to the building have been submitted for review.*

We have contacted Moody's Collision Center in regards to the proposed signage for the Portland Facility. Moody's has agreed to reduce the square footage of the proposed sign to 35 square feet instead of the 40 square feet shown. In addition, they will reduce the height of the sign from 12' to 10' as required to meet the sign ordinance. We have updated the sign location on the Site Plan Sheet 2 of 9 to reflect the minimum 5' setback from the property that is required under the sign ordinance. A revised Sheet 2 of 9 is included for review.

The applicant understands that they will be required to submit a sign permit application to the Inspections Department for review and approval. We would respectfully request that a condition of approval be placed on the project requiring submittal of revised sign specifications in conjunction with the sign permit application.

3. *There are two sound reading levels given for the 30 Ton Rooftop unit - one is 95 dBs and the other is 80 dBs, which are both in excess of 14-252 maximum permissible sound levels. 70 dBA is the maximum allowed from 7:00 am to 10:00 pm. 55 dBA is the maximum allowed from 10:00 pm to 7:00 am, as measured at or within the boundaries of any residential zone. Further verification will be needed to show compliance with the sound requirements.*

There are two small air conditioning units located in the front (Presumpscot Street) side of the facility which have a rating of 80 dBs. There is a larger unit located in the rear of the facility which has a rating of 95 dBs. The rear unit is located on the 8' x 12' concrete pad shown on the plans. It should be noted that this pad was previously mislabeled as a generator pad. The plans have been updated to reflect an air conditioning pad.

NO generator
We have utilized a third party sound consultant, S.E. Ambrose & Associates, Acoustics, Environmental Sound & Industrial Noise Control to evaluate the sound level impacts at the property lines due to the proposed air conditioning units. The attached calculations and letter from Mr. Steve Ambrose of S.E. Ambrose & Associates indicates that due to the distance from the property line, the sound levels produced by the air conditioning units will meet the requirements of the I-M Zone at the property lines. It should be noted that Moody's Collision Center has informed us that these air conditioning units are not utilized at night, after business hours.

Woodard & Curran Engineering Peer Review Comments via E-mail Dated 1-02-08

4. *The driveway entrance should be moved south (unless moving it creates a sight distance problem) so the circular curb at the driveway entrance does not project across the frontage of the abutting property to the north of the site.*

The proposed driveway entrance has been located at this location for two reasons. It has been located at this point to establish sight distance for the project and to minimize the entrance grade along the southern entrance curb line as much as possible given the proposed finish floor elevation of the building. Relocating the entrance drive 20 feet to the south will steepen the grade along the southern entrance curb line.

Based on a phone conversation with you, and a follow up phone message from you, on January 16, 2008 it was determined that leaving the driveway at its current location would be more advantageous than steepening the entrance drive grade to the site. As such, we have left the entrance drive at its current location. In an effort to straighten the driveway we have reduced the northern curb line radius from 25 feet to a minimum 20 foot radius.

5. *The proposed sidewalk should be located 1 foot from the edge of the right-of-way and the esplanade and sidewalk should be graded to the street.*

We have relocated the sidewalk to 1 foot from the edge of the right-of-way and maintained the sidewalk and esplanade grading to the street as requested. In addition, we have revised the grading and proposed retaining wall along the westerly portion of the site to accommodate the revised sidewalk location.

6. *The granite curb tipdown detail is incorrect with respect to the curb reveal. The curb reveal at the edge of a driveway should be 1" with respect to the road surface (not 2" as shown) and flush with respect to the driveway surface. The driveway surface should form a 1" lip at the edge of the street pavement.*

We have updated the granite tipdown detail on Sheet 8 of 10 to reflect the 1" reveal and driveway lip at the edge of the street pavement.

7. *The circular granite curb at the driveway entrance should be constructed to allow sidewalk ramps on both sides of the driveway.*

As mentioned above we have adjusted the location of the sidewalk. In conjunction with this relocation we have adjusted the location of the two sets of granite tipdowns, on both the northern and southern sides of the entrance drive. We have added a sidewalk ramp on the northern side of the entrance to accommodate a future sidewalk in this area.

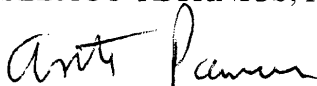
8. *The geotechnical report recommends modifying the Maine DOT specification for Type D subbase course gravel to have a maximum 4" size. This should be noted on the plans where Type D gravel is called for in the pavement cross section.*

We have added a note to the typical paved parking lot section and bituminous sidewalk section which states, "Type D aggregate should be modified to a maximum 4 inch size. Compacted structural fill may be substituted for gravel subbase course, but the maximum particle size should be reduced to 4 inches". This note reflects the language within the Geotechnical report. We have attached a revised Detail Sheet 9 of 10 which includes the above note.

We are hopeful that these responses and the revised plans address the comments received to date. Please contact me if you have any questions or require additional information.

Sincerely,

SEBAGO TECHNICS, INC.



Anthony Panciocco, P.E.
Senior Project Engineer

APP:APP/dlf
Encl.

cc: Shawn Moody

January 14, 2008

Real Estate Holdings
200 Narragansett Street
Gorham, ME 04038

Attention: Shawn Moody

Reference: New Moody Collision Center in Portland

Subject: Air Conditioner Property Line Noise Levels

Dear Mr. Moody:

At the direction of Anthony Panciocco of Sebago Technics, Inc., this letter is submitted to provide the predicted noise levels for the new Moody Collision Center air conditioner units at the Presumscott Street location, in Portland, Maine. The new facility is located in the I-M zone, which has a maximum daytime (7:00 am to 10:00 pm) noise limit of 70 dBA at each property line.

The air conditioner units are manufactured by Lennox and have been tested in accordance with the applicable Air Conditioning & Refrigeration Institute Standard (ARI 270-95). This standard is used to determine the outdoor air conditioner equipment rated sound power level (Lw). Sebago Technics provided a site layout drawing showing the ground level concrete mounting pads.

The larger unit has an 85 dBA (Lw), positioned 103-ft and 186-ft from the nearest north and east property lines. The smaller units are rated at 80 dBA (Lw) each, positioned 86-ft and 80-ft from the nearest north and west property lines.

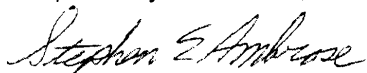
Air conditioner dBA noise levels were predicted using the standard prediction methodology as shown on the table below. The predicted noise levels (Lp dBA) are significantly below the M-1 zoning 70 dBA requirements and comply with the City of Portland noise limits.

Comment	Lw dBA	Prop Line	Distance - ft	20*LOG(Dist) - 2.4	Lp dBA
30 Ton - Model 360H	95	North	103.00	-37.9	57.1
31 Ton - Model 360H	95	East	186.27	-43.0	52.0
Model 13ACX-48-230 (each)	80				
Model 13ACX-48-230 (both)	83	North	86.00	-36.3	46.7
Model 13ACX-48-230 (both)	83	West	80.00	-35.7	47.3

Please feel free to call with any questions.

Thank you,

Respectfully submitted,



Stephen Ambrose, INCE Bd. Cert.
Principal Consultant

OK

Figure 1 – Overall Site Plan View

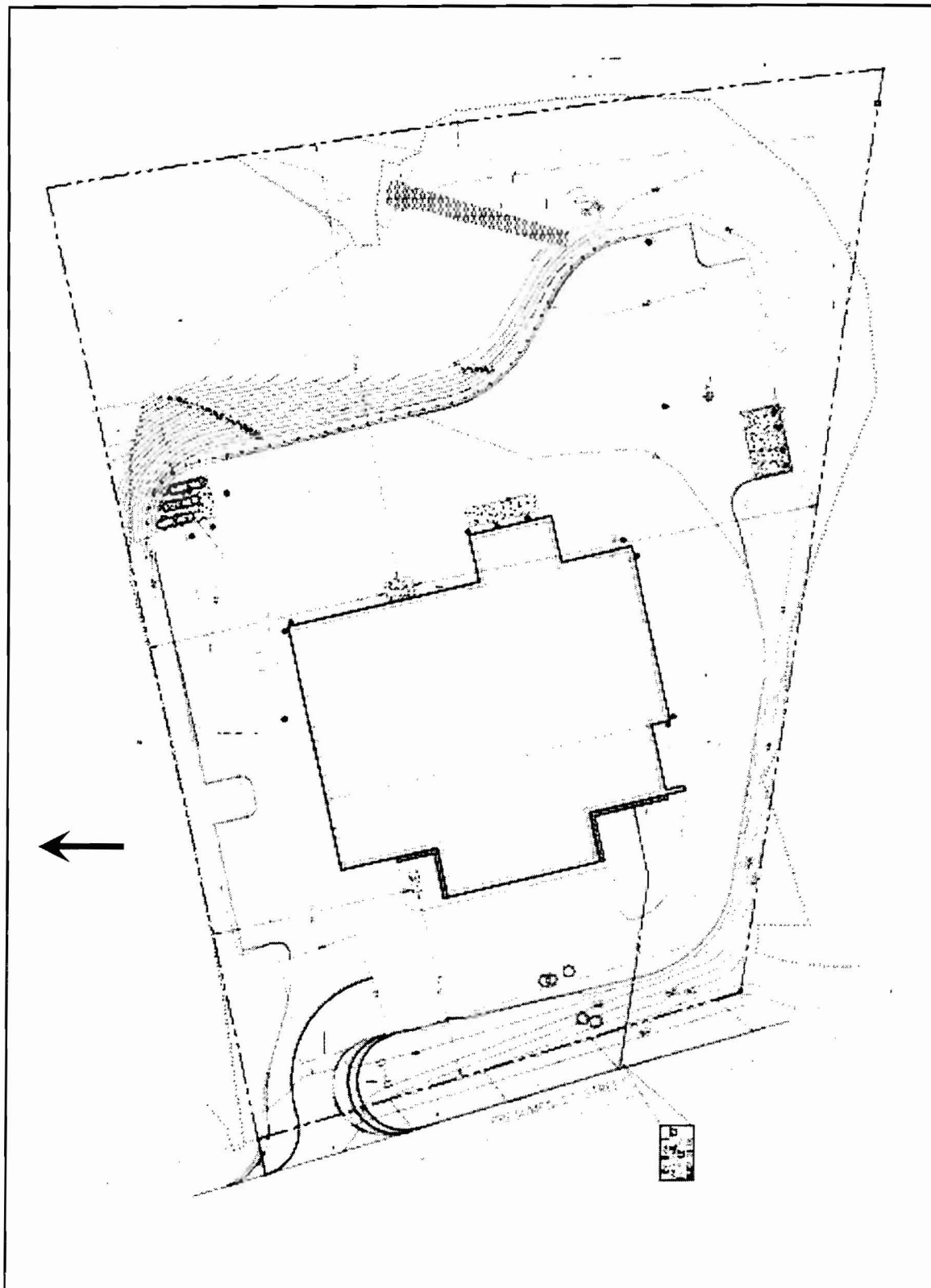


Figure 2 – Large Air Conditioner Unit Plan View

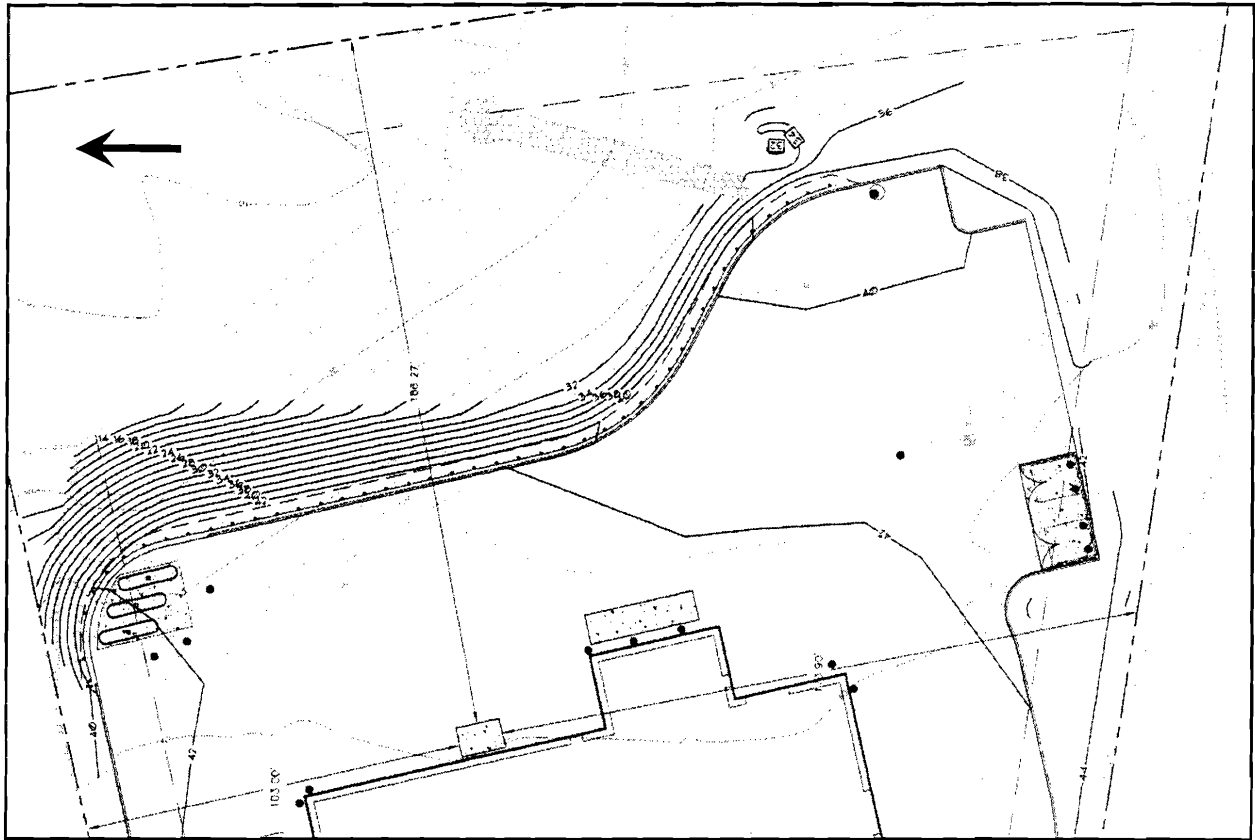
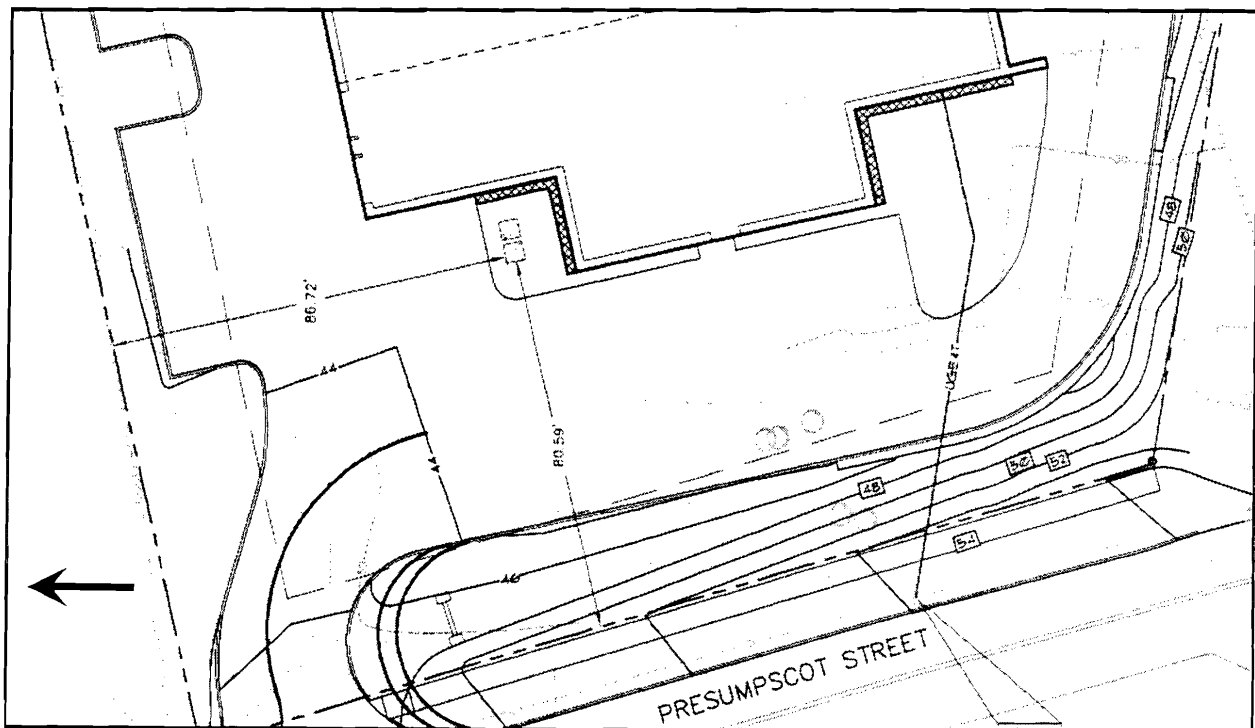


Figure 3 – Small Air Conditioner Units Plan View





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: <u>469 PRESUMPSCOT ST.</u>		
Total Square Footage of Proposed Structure/Area <u>18,000 +/-</u>		Square Footage of Lot <u>100,000 +/-</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>419</u> <u>1</u> <u>419A</u> <u>7</u>	Applicant "must be owner, Lessee or Buyer" Name <u>SHAWN MOODY</u> Address <u>200 NARRAGANSETT ST.</u> City, State & Zip <u>GORHAM, ME 04038</u>	Telephone: <u>839-2500</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>650,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ _____
Current legal use (i.e. single family) <u>IM INDUSTRIAL ZONE</u>		
If vacant, what was the previous use? <u>VACANT</u>		
Proposed Specific use: <u>AUTO COLLISION REPAIR</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>Auto Collision "Moody's Collision Ctrs" w/office -</u>		
Contractor's name: <u>SHAWN H. MOODY</u>		Cell <u>233-3653</u>
Address: <u>-same-</u>		
City, State & Zip _____		Telephone: <u>839-2500</u>
Who should we contact when the permit is ready: <u>same</u>		Telephone: _____
Mailing address: _____		

6520 Const.
75 C/O
\$6595
18,000 sq ft.

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.

Signature: <u>SHAWN MOODY</u>	Date: <u>1/17/08</u>
-------------------------------	----------------------

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

AUTHORIZATION TO MARK

This authorizes the manufacturer to apply the ETL mark to certified products when made in accordance with the accompanying descriptions and drawings under the conditions set forth in the Certification Agreement herein:

Applicant: U.S.I. Italia, S.R.L.
Via Della Metallurgia
37139 Verona, ITALY

Manufacturer: Same as Applicant

Reference Report No.: 535548

Product Covered:

██████████ and Drying Booths, Models: MODULO MASTER 70.40.28.IS and MODULO MASTER.80.40.28.IS.

Product Description:

The product is a fully automated spray booth with a forced air filtration system and a paint cure cycle. It is erected on site and permanently connected to the supply source. A make-up air heater, indirect or direct gas fired, pre-conditions the air used for ventilation and curing and is connected to the booth through permanently installed ducts and dampers.

Standard(s):

Standard for Spray Application Using Flammable and Combustible Materials, NFPA 33, 2003.
Standard for Commercial Industrial Gas Heating Equipment, UL -795, July 1989.

This procedure, with all revisions, etc., is the property of Intertek Testing Services a: is intended solely for the guidance of the listee and the representative of Intertek Testing Services, and is not transferable.

Issued by: Intertek Testing Services NA Inc.
165 Main Street
Cortland, NY 13045-2014 USA



Authorized by: William T. Starr Date: Feb. 3, 2004
William T. Starr
Certification Manager

Control Number: 100023

**LISTING REPORT
INTERTEK TESTING SERVICES NA INC.**

3933 US Route 11, Industrial Park

Cortland, NY 13045

Order No. 78590-203

Report Re-Issued: January 20, 2004

REPORT NO. 535548

INSPECTION, TESTS, AND EVALUATION
OF A SPRAY PAINT BOOTH

RENDERED TO

U.S.I. ITALIA S.R.L.
VERONA, ITALY

GENERAL:

This report gives the results of the inspection, tests, and evaluation of Paint Spray Booths for classification of explosion, fire, and electric shock risks to the requirements of NFPA 33 - 2003 (Spray Application Using Flammable and Combustible Materials) and the Standard for Commercial-Industrial Gas Heating Equipment (UL-795, July 1989).

The sample was tested at the installation site in Woonsocket, RI.

Standard for Spray Application Using Flammable and Combustible Materials NFPA 33- 2003 &
Standard for Commercial-Industrial Gas Heating Equipment UL-795

Participant: U.S.I. Italia, S.R.L.
Via Della Metallurgia
37139 Verona, ITALY

Manufacturer: Same as Participant

12/19/07

ETL Testing Laboratories, Inc.

Report No. 535548

Page 2

Re-Issued: 01/20/04

CONSTRUCTION

PRODUCT COVERED:

Spray Paint and Drying Booths, Models: MODULO MASTER 70.40.28.IS and MODULO MASTER.80.40.28.IS.

PRODUCT DESCRIPTION:

The product is a fully automated spray booth with a forced air filtration system and a paint cure cycle. It is erected on site and permanently connected to the supply source. A make-up air heater, indirect or direct gas fired, pre-conditions the air used for ventilation and curing and is connected to the booth through permanently installed ducts and dampers.

GAS INPUT:

1,100 MBH - natural gas

MODEL SIMILARITIES

The paint spray booths are equipped with heating and exhaust units as follows:

MODULO MASTER 70.40.28.IS is equipped with RAC75TU, RAC100TU, RAC125TU, or RAC150TU.

MODULO MASTER 80.40.28.IS is equipped with RAC100TU, RAC125TU, or RAC150TU.

Booths are equipped with heaters as follows:

Models with indirect fired heaters

Heaters and exhaust unit Model RAC75TU has 2 x 7.5hp motors and a heating capacity of 220 kW (750 MBTU/h).

Heater and exhaust unit Model RAC100TU has 2 x 10hp motors and a heating capacity of 220 kW (750 MBTU/h) or 300 kW (1030 MBTU/h)

Heater and exhaust unit Model RAC125TU has 2 x 12.5hp motors and a heating capacity of 220 kW (750 MBTU/h) or 300kW (1030 MBH)

Heater and exhaust unit Model RAC150TU has 2 x 15hp motors and a heating capacity of 220 kW (750 MBTU/h) or 300 kW (1030 MBTU/h)

Models with direct fired heaters (direct gas-fired heaters are listed by ETL and shown on report 3045341-002)

Heater and exhaust unit Model RAC75TU+DF-220KWT-ES has 2 x 7.5hp motors and a heating capacity of 220 kW (750 MBTU/h).

Heater and exhaust unit Model RAC100TU+DF-220KWT-ES has 2 x 10hp motors and a heating capacity of 220 kW (750 MBTU/h).

Heater and exhaust unit Model RAC100TU+DF-320KWT-ES has 2 x 10hp motors and a heating capacity of 320 kW (1100 MBTU/h).

Heater and exhaust unit Model RAC125TU+DF-320KWT-ES has 2 x 12.5hp motors and a heating capacity of 320 kW (1100 MBTU/h).

Heater and exhaust unit Model RAC150TU+DF-320KWT-ES has 2 x 15hp motors and a heating capacity of 320 kW (1100 MBTU/h).

ETL Testing Laboratories, Inc.

Report No. 535548

Page 3

Re-Issued: 01/20/04

ELECTRICAL RATINGS

The Models MODULO-MASTER 70.40.28.IS and MASTER-MODULO BO.40.28.IS are rated as the following specifications

MODULO-MASTER 70.40.28.IS equipped with RAC75TU-220KWT-ES are rated:

208 volts, 60 hertz, 48 amperes and 110 volts, 60 hz 18 amperes

230 volts, 60 hertz, 45 amperes and 110 volts, 60 hz 18 amperes

460 volts, 60 hertz, 26 amperes and 110 volts, 60 hz 18 amperes

480 volts, 60 hertz, 27 amperes and 110 volts, 60 hz 18 amperes

MODULO-MASTER 70/80.40.28.IS equipped with RAC100TU-220KWT-ES are rated:

208 volts, 60 hertz, 70 amperes and 110 volts, 60 hz 18 amperes

230 volts, 60 hertz, 62 amperes and 110 volts, 60 hz 18 amperes

460 volts, 60 hertz, 35 amperes and 110 volts, 60 hz 18 amperes

480 volts, 60 hertz, 34 amperes and 110 volts, 60 hz 18 amperes

MODULO-MASTER 70/80.40:28.IS equipped with RAC125TU-300KWT-ES are rated:

208 volts, 60 hertz, 78 amperes and 110 volts, 60 hz 18 amperes

230 volts, 60 hertz, 72 amperes and 110 volts, 60 hz 18 amperes

460 volts, 60 hertz, 41 amperes and 110 volts, 60 hz 18 amperes

480 volts, 60 hertz, 39 amperes and 110 volts, 60 hz 18 amperes

MODULO-MASTER 70/80.40.28.IS equipped with RAC150TU-300KWT-ES are rated:

208 volts, 60 hertz, 99 amperes and 110 volts, 60 hz 18 amperes

230 volts, 60 hertz, 85 amperes and 110 volts, 60 hz 18 amperes

460 volts, 60 hertz, 42 amperes and 110 volts, 60 hz 18 amperes

480 volts, 60 hertz, 40 amperes and 110 volts, 60 hz 18 amperes

GENERAL

Construction Details - For specific construction details, reference should be made to the following photographs and descriptions. All dimensions are approximate unless otherwise specified. In addition to the specific construction details described in the photographs, the following general requirements also apply.

1. Spacings - The following spacings are maintained through air and over surfaces of insulating material between current carrying parts of opposite polarity, and between current carrying parts and dead metal parts.

Maximum Potential

Involved, volts

Minimum Spacings, inches

Through Air Over Surface To Enclosure

0 - 300
(0 - 2000 VA)

1/8

1/4

1/4

0 - 150
151 - 300
301 - 600

1/4

3/8

1/2

301 - 600

3/8

1/2

1/2

(more than 2000 VA)

2. Mechanical Assembly - Components such as switches, fuseholders, connectors, wiring terminals, and display lamps are reliably

ETL Testing Laboratories, Inc.

Report.No. 535548

Page 4

Re-Issued: 01/20/04

4. materials likely to generate combustion products which may be carried to the conditioned space via the circulating fan.
5. Corrosion Protection - All ferrous metal parts are suitably protected against corrosion by painting, plating or the equivalent.
6. Internal Wiring - Internal wiring is reliably routed away from sharp or moving parts. Internal wiring leads terminate in soldered connections made mechanically secure prior to soldering, separable (quick disconnect) connectors of the positive detent type, closed loop connectors, flanged spade tongue terminals, spring spade tongue terminals of the correct stud size, or other types specifically described in the text of this report. At points where internal wiring passes through metal walls or partitions, the wiring insulation is protected against abrasion or damage by non-abrasive bushings or grommets. All wiring is rated 600 volts, 1050C.
7. Field wiring - All field wiring is provided by the installer who must wire in accordance with the applicable local codes or NEC. It is the responsibility of the authority having jurisdiction to verify compliance.
8. Grounding - All exposed dead metal parts and all dead metal parts within the enclosure that are exposed to contact during any servicing operation and that are likely to become energized are reliably connected to the grounding terminal in the field wiring box.
9. Accessibility of Live Parts - All uninsulated live parts in primary circuitry, or moving parts, are housed within metal enclosures and are adequately protected.
10. Overload Protection - All motors contained in this product are protected from overload by thermal and overcurrent protective devices.
11. Installation and Operating Instructions - Instructions for the proper installation and use of this product are provided by the manufacturer.
12. Wiring Diagram - Wiring diagrams are included in the instructions.
13. Warning Labels - A label package will be included with each booth shipped for attachment to the booth at the time of assembly.
14. Operation - The following operation features are incorporated into the design:
 - 1) Application and Flash-Off - The appropriate switches on the control panel are set to "Paint". The supply fan delivers air through the air heater to the spray booth. The exhaust fan removes the air from the spray booth and exhausts it to the outside. During this phase the unit uses 100% outside air.

ETL Testing Laboratories, Inc.

Report No. 535548

Page 5

Re-Issued: 01/20/04

- 2) Baking and Cooling - The appropriate switches on the control panel are set to "Drying". Dampers are positioned to reduce outside air to 20% and recirculate 80%. The supply fan operates and the exhaust fan is on. 20% of the air is discharged outside through the exhaust duct. During this cycle the operator is not in the room and the air can be set up to 176°F.

An electric solenoid valve is installed in the supply air for the spray gun. This valve will not open whenever the controls are not in the "Paint" phase

Explosion venting - The GM70 has an explosion vent area of 206.4 ft². This is documented in the illustration Section of this report, page I9. I10

The GM80 has an explosion vent area 229.4 ft². This is documented and detailed on page I10. I19

- 3) The side safety doors on the booths are required to be located 9 feet away from the nearest point of the front door for the model GM70, and at least 10 feet away from the nearest point of the front door for the model GM80. This is reflected in the illustration Section of this report, pages I9, I11.
- 4) Heating Source - the booths may be heated by two types of heaters.

Indirect Gas Fired Heaters - are described as part of this report with several illustrations for the actual construction of the heater.

Direct Gas Fired Heaters - are described in ETL Listing Report 3045341-002. The heaters are manufactured by USI and are model numbers as indicated on Page 2 of this report.

ETL Testing Laboratories, Inc.

Report No. 535548


Page 6

Re-Issued: 01/28/04

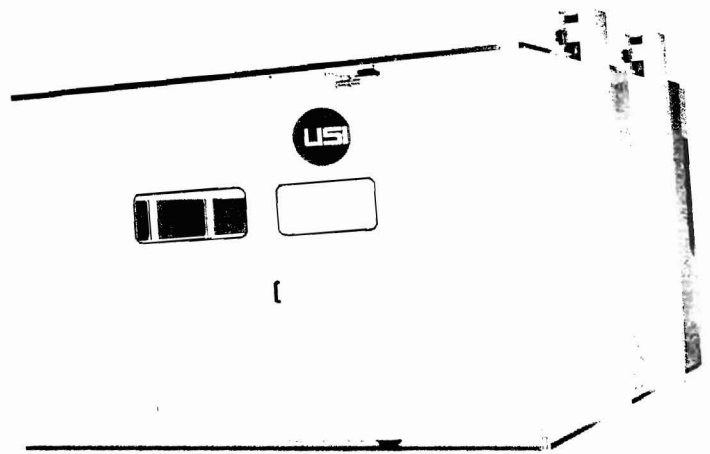
CONCLUSION NO. 1

A sample of the product covered by this report has been tested and examined for classification of explosion, fire, and electric shock risks to the requirements of NFPA 33 2003 (Spray Application Using Flammable and Combustible Materials and the Standard for Commercial-Industrial Gas Heating Equipment (UL-795, July 1989).

Report Prepared and Approved by:



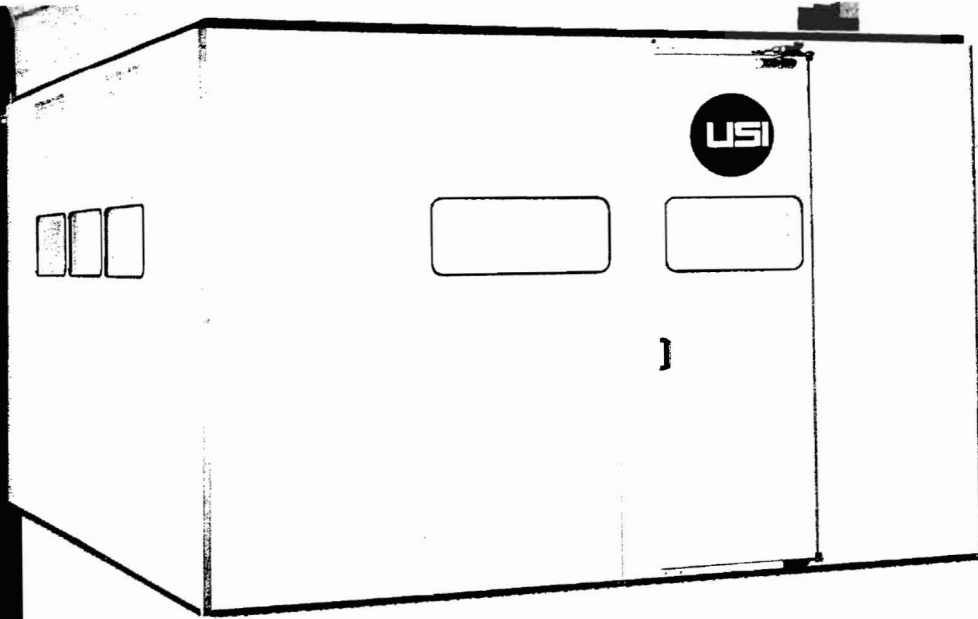
Allen Pirro
Chief Engineer



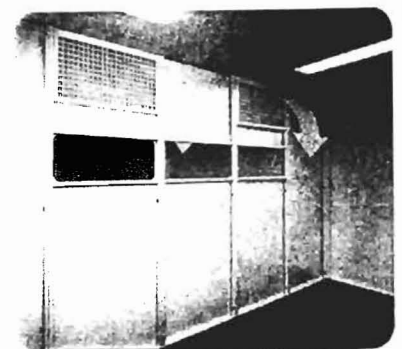
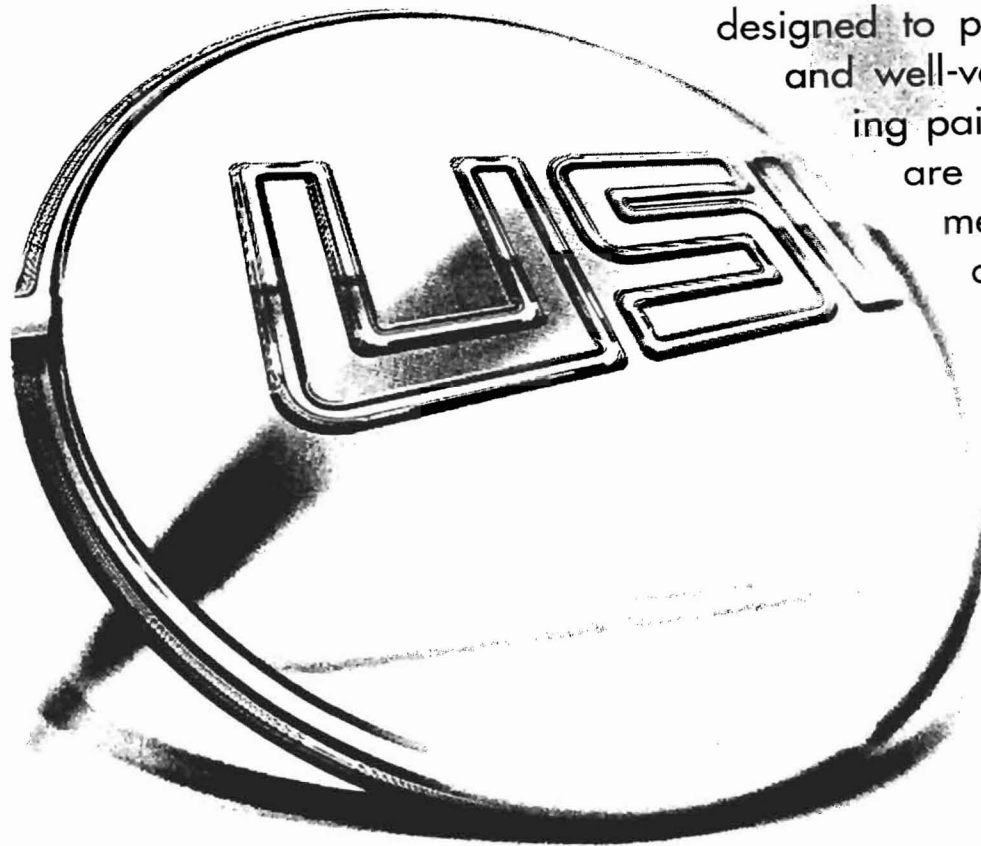
Mixing Room,
Paint mixing room



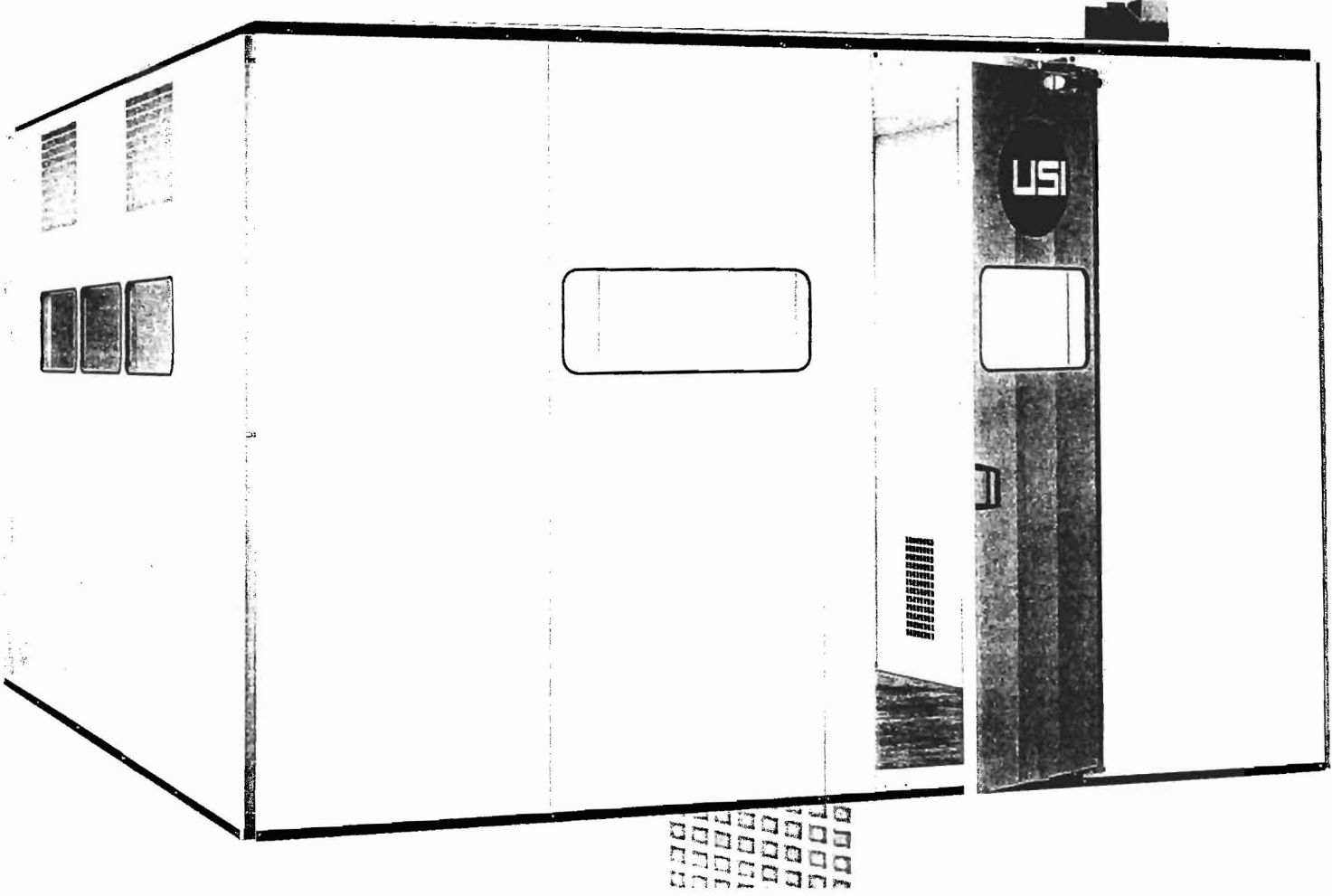
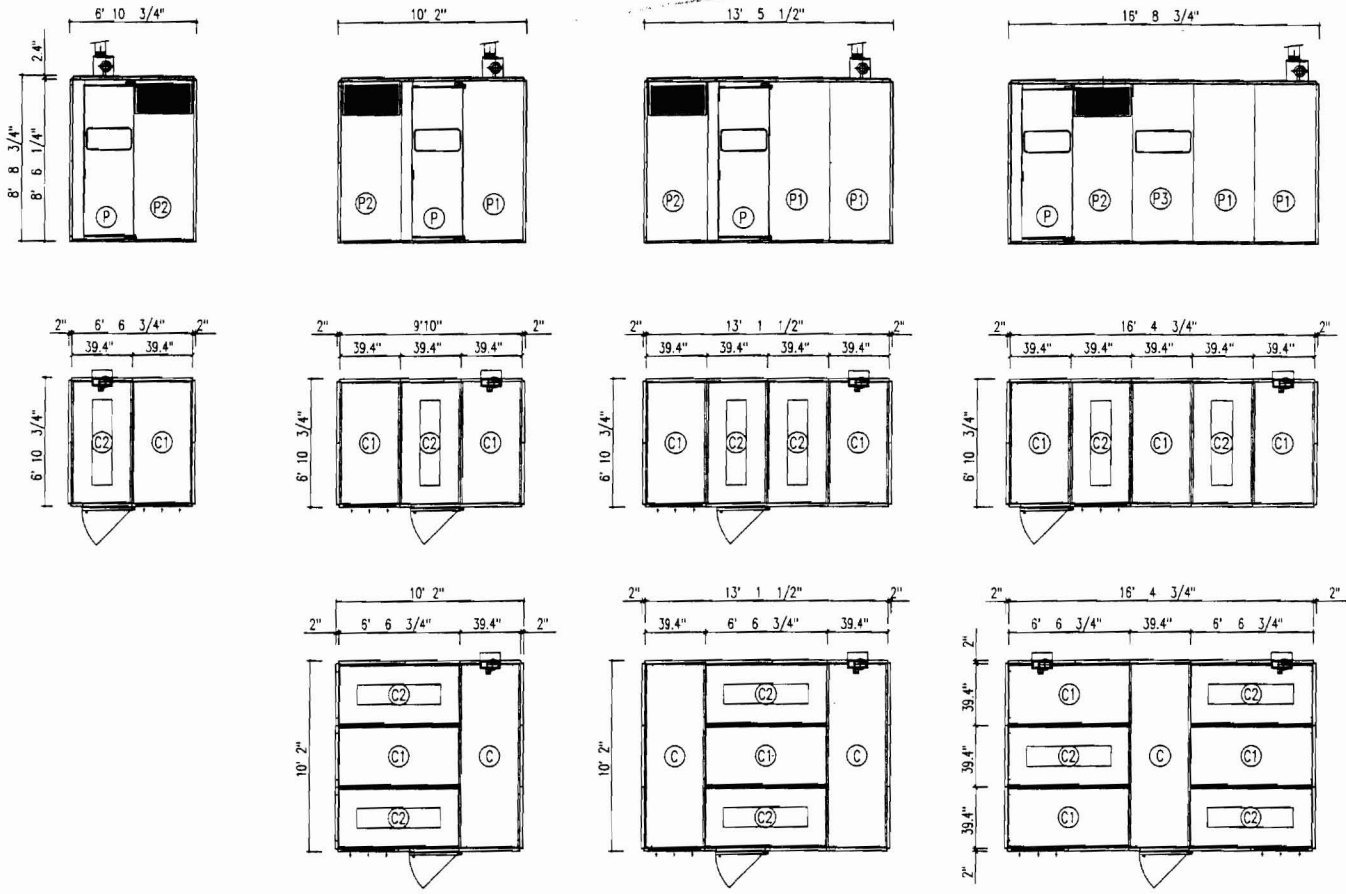
The winning choice



USI ITALIA Mixing rooms have been designed to provide a bright, clean and well-ventilated area for mixing paints. Our mixing rooms are made of sturdy sheet metal pre-painted inside and outside, constructed with modular panels which allow future expansion, easy to assemble and disassemble.



Modular element configuration





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tel. +39 045 8510388
fax +39 045 989496
www.usiitalia.com
e-mail: info@usiitalia.com

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e-mail: usiiberia@usiiberia.e.telefonica.net

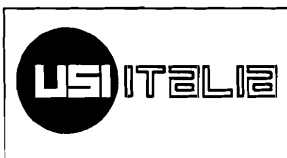
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Ph +201 4057760
Fax +201 4051070
Toll free number 1-877-874-6362
www.usiofnorthamerica.com
e-mail: info.usina@verizon.net

USI BRASIL

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04304-010 São Paulo - Brasil
Tel. +55 11 5591 7300
Fax +55 11 5591 7301
e-mail: usibrasil@usibrasil.com.br

Data and photos contained herein may be subject to variation without prior notice and are not binding for the manufacturer.



USI "MIXING ROOM"

SPECIFICATIONS

- Galvanized pre-painted wall panels (not insulated)
- Personnel door with window
- Intake panel with pre-filter
- Exhaust panel with centrifugal fan (110 volts, single phase)
- Electrical control pane

Configurations:

FREE STANDING

- 10' 2" wide x 6' 10" deep with one light fixture (4 bulbs)
- 10' 2" wide x 10' 2" deep with two light fixtures (8 bulbs)
- 13' 5" wide x 10' 2" deep with two light fixtures (8 bulbs)

THREE WALLS

- 10' wide x 6' 10" deep with one light fixture (4 bulbs)
- 10' wide x 10' 2" deep with two light fixtures (8 bulbs)
- 13' 3" wide x 10' 2" deep with two light fixtures (8 bulbs)

TWO WALLS

- 9' 10" wide x 6' 10" deep with one light fixture (4 bulbs)
- 9' 10" wide x 10' 2" deep with two light fixtures (8 bulbs)
- 13' 1" wide x 6' 10" deep with two light fixtures (8 bulbs)
- 13' 1" wide x 10' 2" deep with two light fixtures (8 bulbs)
- 16' 5" wide x 10' 2" deep with two light fixtures (8 bulbs)

OPTIONS:

- Additional ceiling panel with light fixture (6'6" long)
- Upgrade for additional personnel door with window
- Upgrade for – Upgrade side panel with window
- Double wall panel (each)
- Fascia above mix room p/leaner ft

NOT INCLUDED:

- Floor leveling if required
- Cutting roof or walls for installation of ductwork; roof flashing & sealing.
- Electrical line; wiring of motors, light fixtures and instruments to panel.
- Fire suppression system.

CLASSIFIED AUTHORIZATION TO MARK

This authorizes the manufacturer to apply the ETL mark to certified products when made in accordance with the accompanying descriptions and drawings under the conditions set forth in the Certification Agreement herein:

Applicant: U.S.I. Italia, S.R.L.
Via Della Metallurgia
37139 Verona, ITALY

Manufacturer: Same as Applicant

Reference Report No.: 3062670-001

Product Covered:

Paint Mixing Rooms, Models: BV22, BV23, BV33, BV43 and BV52

Product Description:

The mixing rooms are constructed using either an 18 gauge single skin or 20 gauge double skin. The ceiling panels have integral listed lighting fixtures and an exhaust fan is provided.

The rooms do not exceed 150 sq.ft. area.

Standard(s):

Standard for Spray Application Using Flammable and Combustible Materials, NFPA 33, 2003.

This procedure, with all revisions, etc., is the property of Intertek Testing Services a: is intended solely for the guidance of the listee and the representative of Intertek Testing Services, and is not transferable.



Issued by: Intertek Testing Services NA Inc.
165 Main Street
Cortland, NY 13045-2014 USA

Authorized by: William T. Starr Date: November 18, 2004
William T. Starr
Certification Manager

Control Number: 60023

CLASSIFICATION REPORT INTERTEK TESTING SERVICES NA INC.

3933 US Route 11, Industrial Park

Cortland, NY 13045

Order No. 3062670-421

Issued: August 3, 2004

REPORT NO. 3062670-001

INSPECTION, TESTS, AND EVALUATION
OF A PAINT MIXING ROOM

RENDERED TO

U.S.I. ITALIA S.R.L.
VERONA, ITALY

GENERAL:

This report gives the results of the inspection, tests, and evaluation of Paint Mixing Rooms for classification of explosion, fire, and electric shock risks to the requirements of NFPA 33 - 2003 (Spray Application Using Flammable and Combustible Materials).

Standard for Spray Application Using Flammable and Combustible Materials
NFPA 33- 2003

Participant: U.S.I. Italia, S.R.L.
Via Della Metallurgia
37139 Verona, ITALY

Manufacturer: Same as Participant

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CONSTRUCTIONPRODUCT COVERED:

Paint Mixing Rooms, Models: BV22, BV23, BV33, BV43 and BV52

PRODUCT DESCRIPTION:

The mixing rooms are constructed using either an 18 gauge single skin or 20 gauge double skin. The ceiling panels have integral listed lighting fixtures and an exhaust fan is provided.

The rooms do not exceed 150 sq.ft. area.

MODEL SIMILARITIESPaint Mixing Rooms -

The overall height of all models is 117 3/8" including the top mounted fan. Room height without the fan is 102 3/8" inside and 104 3/4" outside. Widths and lengths vary as shown in the detailed illustration.

Ceiling panels are either solid (double or single skin) or are equipped with light fixtures. See Illustration _ for details.

The exhaust fan is the same for all models as are the light fixtures.

ELECTRICAL RATINGSBV Series -

Lights - 128 watts per fixture (1-3 fixtures used)
Fan - 180 watts

GENERAL

Construction Details -For specific construction details, reference should be made to the following photographs and descriptions. All dimensions are approximate unless otherwise specified. In addition to the specific construction details described in the photographs, the following general requirements also apply.

1. Spacings - -The following spacings are maintained through air and over surfaces of insulating material between current carrying parts of opposite polarity, and between current carrying parts and dead metal parts.

<u>Maximum Potential Involved, volts</u>	<u>Minimum Spacings, inches</u>		
	<u>Through Air</u>	<u>Over Surface</u>	<u>To Enclosure</u>
0 - 300 (0 - 2000 VA)	1/8	1/4	1/4
0 - 150	1/4	3/8	1/2
151 - 300			
301 - 600	3/8	1/2	1/2

(more than 2000 VA)

2. Mechanical Assembly - Components such as switches, fuseholders, connectors, wiring terminals, and display lamps are reliably mounted and prevented from shifting or rotating by lockwashers, starwashers, use of multiple screws or bolts
3. Materials in Air Handling Compartments - Sections of the product which carry air for delivery to occupied spaces do not contain materials likely to generate combustion products which may be carried to the conditioned space via the circulating fan.
4. Corrosion Protection - All ferrous metal parts are suitably protected against corrosion by painting, plating or the equivalent.
5. Internal Wiring - Internal wiring is reliably routed away from sharp or moving parts. Internal wiring leads terminate in soldered connections made mechanically secure prior to soldering, separable (quick disconnect) connectors of the positive detent type, closed loop connectors, flanged spade tongue terminals, spring spade tongue terminals of the correct stud size, or other types specifically described in the text of this report. At points where internal wiring passes through metal walls or partitions, the wiring insulation is protected against abrasion or damage by non-abrasive bushings or grommets. All wiring is rated 600 volts, 1050C.
6. Field wiring - All field wiring is provided by the installer who must wire in accordance with the applicable local codes or NEC. it is the responsibility of the authority having jurisdiction to verify compliance.
7. Grounding - All exposed dead metal parts and all dead metal parts within the enclosure that are exposed to contact during any servicing operation and that are likely to become energized are reliably connected to the grounding terminal in the field wiring box.
8. Accessibility of Live Parts - All uninsulated live parts in primary circuitry, or moving parts, are housed within metal enclosures and are adequately protected.
9. Overload Protection - All motors contained in this product are protected from overload by thermal and overcurrent protective devices.