

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 125 Presumpscot St		Owner: Chapman Corporation		Phone:		Permit No: 980400	
Owner Address: P.O. Box 10700 Portland, ME 04104		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Allied Construction		Address: P.O. Box 1396 Portland, ME 04104		Phone: 772-2888		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> APR 24 1998 </div> CITY OF PORTLAND </div>	
Past Use: Office		Proposed Use: Same		COST OF WORK: \$ 700,000.00			
Proposed Project Description: Construct Addition 3,500 Sq Ft		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: <i>B</i> Type:		Zone: CBL: 425-A-002	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action:		Approved <input type="checkbox"/>		Approved with Conditions <input type="checkbox"/>		Special Zone or Reviews:	
		Denied <input type="checkbox"/>		Signature: Date:		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 12 March 1998					

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

PERMIT ISSUED
WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

12 March 1998

SIGNATURE OF APPLICANT <i>Matt Cook</i>		ADDRESS:		DATE:		PHONE:	
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE						PHONE:	

- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:**
- Approved
 - Approved with Conditions
 - Denied

Date: *4-15-98 [Signature]*

CEO DISTRICT

COMMENTS

5-28-98 Checked footings 2' ^{wide} x 1' thick forms
rebar in place wires ties in place
OK to pour. Meeting met with job supervisor

6-2-98 Checked out framing. Rebar & in place. OK to pour

6-2-98 Plumber checked out also OK

This has been completed and closed with a Large
Set of plans I wrote a letter of completion with
mac + mike collins (TR)

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

Riverside Mechanical Inc.

MECHANICAL CONTRACTORS

125 PRESUMPCOT ST. PORTLAND, ME 04103

HVAC
PLUMBING
WELDING

TELEPHONE (207) 874-1992

FAX (207) 874-2283

November 18, 1998

City of Portland
Mr Tom Reinsborough
Inspection Department
389 Congress St.
Portland, Me. 04102

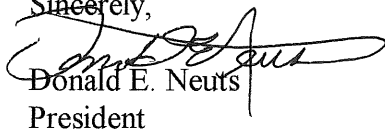
RE: Chapman Corporation

Dear Tom,

This letter is intended to inform you that all work installed by Riverside Mechanical Inc. at the Chapman Building on 125 Presumpscot St. in Portland, Maine has been installed per the Maine State Plumbing Code.

If there are any questions or comments please contact us at anytime.

Sincerely,



Donald E. Neuts
President

cc: allied/cook construction
file

BUILDING PERMIT REPORT

DATE: 23 APRIL 98 ADDRESS: 125 Presumpscot ST, 425-A-002
REASON FOR PERMIT: To Construct a 3500 sq. Ft. addition
BUILDING OWNER: Chapman Corporation
CONTRACTOR: ALLIED Construction
PERMIT APPLICANT: MATT Cook
USE GROUP B BOCA 1996 CONSTRUCTION TYPE _____

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *2, *8, *10, *17, *18, *19, *20, *22, *24, *26, *29, *30, *25, *31.

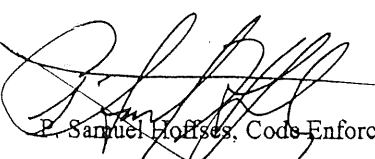
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- *17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- *18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- *19. The Sprinkler System shall maintained to NFPA #13 Standard.
- *20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- *22. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
- *24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- *25. All requirements must be met before a final Certificate of Occupancy is issued.
- *26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).
28. Please read and implement the attached Land Use-Zoning report requirements.
- *29. A Complete list of all sub-Contractors with address and Tele. shall be submitted to this office as soon as possible
- *30. weepholes shall be provided in the outside wythe of masonry walls at a maximum spacing of 32" on center, weepholes shall not be less than 3/16"
- *31. ALL SITE REVIEW requirements MUST be met before a final Certificate of occupancy can be issued.
- 32.



P. Samuel Hoffses, Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

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

19970110
I. D. Number

Chapman Corp
Applicant
P.O. Box 10700, Portland, ME 04104
Applicant's Mailing Address
SMRT Dennis Jud
Consultant/Agent
772-3846 **772-1070**
Applicant or Agent Daytime Telephone, Fax

12/4/97
Application Date
Presumpscot St 125/Chapman Cor
Project Name/Description

125 Presumpscot St
Address of Proposed Site
425-A-002
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____
 New Building Building Addition Change Of Use Residential

Proposed Building square Feet or # of Units: **298,462 Sq Ft** **IM**
Acreage of Site: _____ Zoning: _____

Check Review Required:

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

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review **\$300.00** Date: **1/2/98**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

Approved Approved w/Conditions see attached Denied
 Approval Date **4/15/98** 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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>4/13/98</u> date	<u>\$177,049.00</u> amount	<u>12/15/98</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>4/13/98</u> date	<u>\$3,009.83</u> amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released			

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

19970110
I. D. Number

Chapman Corp
Applicant
P.O. Box 10700, Portland, ME 04104
Applicant's Mailing Address
SMRT Dennis Jud
Consultant/Agent
772-3846 **772-1070**
Applicant or Agent Daytime Telephone, Fax

12/4/97
Application Date
Presumpscot St 125/Chapman Cor
Project Name/Description

125 Presumpscot St
Address of Proposed Site
425-A-002
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

Inspections Conditions of Approval

Fire Conditions of Approval

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

I. D. Number _____

Chapman Corp
Applicant
P.O. Box 10700, Portland, ME 04104
Applicant's Mailing Address
SMRT Dennis Jud
Consultant/Agent
772-3846 **772-1070**
Applicant or Agent Daytime Telephone, Fax

12/4/97
Application Date
Presumpscot St 125/Chapman Cor
Project Name/Description

125 Presumpscot St
Address of Proposed Site
425-A-002
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____
 New Building Building Addition Change Of Use Residential

Proposed Building square Feet or # of Units _____ **298,462 Sq Ft** _____
 Acreage of Site _____ Zoning _____

Check Review Required:

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

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **12/4/97**

Inspections Approval Status:

Reviewer _____

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

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

125 Presumpscot St

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

19970110

I. D. Number

Chapman Corp
Applicant
P.O. Box 10700, Portland, ME 04104
Applicant's Mailing Address
SMRT Dennis Jud
Consultant/Agent
772-3846 **772-1070**
Applicant or Agent Daytime Telephone, Fax

12/4/97
Application Date
Presumpscot St 125/Chapman Cor
Project Name/Description

125 Presumpscot St
Address of Proposed Site
425-A-002
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____
 New Building Building Addition Change Of Use Residential

298,462 Sq Ft **298,462 Sq Ft** _____
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **12/4/97**

Fire Approval Status:

Reviewer **Lt. Mc Dougall** *[Signature]*

Approved Approved w/Conditions see attached Denied
Approval Date **12/8/97** Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance **Lt. Mc Dougall** **12/8/97**
signature date

Performance Guarantee Required* Not Required

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

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

19970110

I. D. Number

Chapman Corp

Applicant

P.O. Box 10700, Portland, ME 04104

Applicant's Mailing Address

SMRT Dennis Jud

Consultant/Agent

772-3846

772-1070

Applicant or Agent Daytime Telephone, Fax

12/4/97

Application Date

Presumpscot St 125/Chapman Cor

Project Name/Description

125 Presumpscot St

Address of Proposed Site

425-A-002

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____
 New Building Building Addition Change Of Use Residential

Proposed Building square Feet or # of Units 298,462 Sq Ft Acreage of Site IM Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review \$300.00 Date: 1/2/98

DRC Approval Status:

Reviewer Jim Wendel

- Approved Approved w/Conditions see attache Denied

Approval Date 3/24/98 Approval Expiration 3/24/99 Extension to _____ Additional Sheets Attached

Condition Compliance Jim Wendel 4/13/98
signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>4/13/98</u> date	<u>\$177,049.00</u> amount	<u>12/15/98</u> expiration date
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**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19970110

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Chapman Corp

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P.O. Box 10700, Portland, ME 04104

Applicant's Mailing Address

SMRT Dennis Jud

Consultant/Agent

772-3846 772-1070

Applicant or Agent Daytime Telephone, Fax

12/4/97

Application Date

Presumpscot St 125/Chapman Cor

Project Name/Description

125 Presumpscot St

Address of Proposed Site

425-A-002

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
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 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units 298,462 Sq Ft IM
 Acreage of Site Zoning

Check Review Required:

- | | | | |
|---|--|--|--|
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| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review \$300.00 Date 1/2/98

Planning Approval Status:

Reviewer Kandice Talbot

- Approved Approved w/Conditions See Attached Denied

Approval Date 3/24/98 Approval Expiration 3/24/99 Extension to _____ Additional Sheets Attached

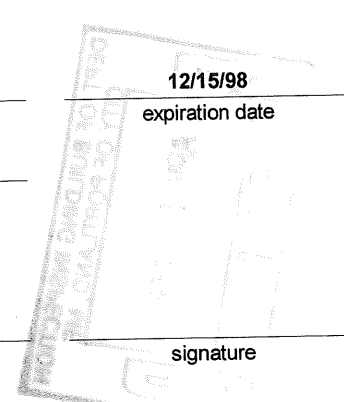
OK to Issue Building Permit Kandice Talbot 4/13/98
 signature date

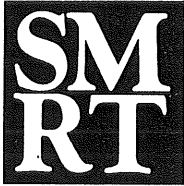
Performance Guarantee

- Required* Not Required

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<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released			



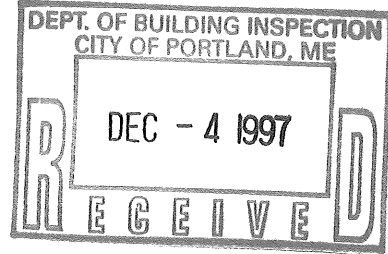


ARCHITECTURE ENGINEERING PLANNING

SMRT

144 Fore Street P.O. Box 618
Portland, Maine 04104

207/772-3846 Fax 207/772-1070
e-mail smrt@biddelford.com



December 3, 1997

Candy Talbot, Planner
Planning and Urban Development
389 Congress Street
Portland, Maine 04101

Re: Administrative Review for
Minor Addition to Chapman Corporation, Presumpscot Street.

Dear Candy:

On behalf of the applicant, Chapman Corporation, we are submitting seven (7) sets of site plans and related documents for staff review and approval. A check in the amount of \$300 has been submitted to Code Enforcement. The following represents a summary of the context and conditions related to the proposed improvements.

The subject parcel is located on 125 Presumpscot Street, adjacent to the Presumpscot Street School. It is in the IM zone, and as such is a permitted use. It abuts a school to the south, adjacent industry to the north and the railroad to the east.

There are four existing buildings on site -- as administrative building, an old railroad roundhouse converted to multi-tenant office and manufacturing, a small office building to the north of the roundhouse and a small out-building to the northeast. The existing buildings have been and will continue to function as manufacturing, office and storage. Although there will be renovations to interior spaces and a small addition connecting the administration building and the roundhouse, the uses of the buildings will not change in type or intensity.

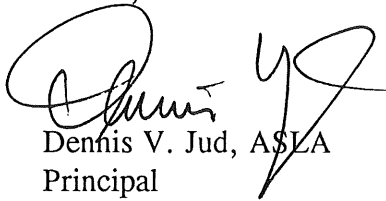
Please review the following and attached materials, including the site plans, reports, architectural floor plan and a building elevation, at your next staff meeting. I trust you will

125 Presumpscot St

find that there is a sufficient level of information presented here to perform your review. Hopefully, you will be able to move forward and grant the applicant the appropriate approval by Christmas. Please advise me as soon as possible if you need any additional information.

Thank you very much.

Sincerely yours,
SMRT, Inc.



Dennis V. Jud, ASLA
Principal

cc: Bill Smith, Chapman Corporation
PSS, JLH, File 97060.22

Written Statements Relating to Chapman Corporation - Minor Addition and Alterations

1. The scope of work will consist primarily of internal modifications and other renovations associated with the connector-addition. The addition will also provide handicapped access to both buildings. It consists of restrooms, conference room, offices, main entrance/lobby space and a lift, landing and stairs. The gross amount of new construction, is 3650 square feet.

Associated with this addition will be a modification to site access and to circulation within it. There will be a new employee entrance to the north, and the existing main entrance will be reduced to one curb cut from two. Parking for fourteen (14) cars will be constructed at the new main entrance to accommodate visitors, and, although the parking will be reorganized and clarified, there will be no increase in numbers accommodated on site.

There is some regrading associated with the site work, but this will be minimal. Existing grading and drainage patterns will remain essentially intact with the exception of the truck maneuvering area in back, which will be redirected to the street storm system. See attached report and calculations by Land Use Consultants.

As there will be no increase of intensity of use on site, there will be no additional demands placed on utilities serving the building. An assessment of the traffic conditions at the site was performed by Eaton Traffic Engineering. No significant negative impact on traffic capacity or safety is anticipated in the vicinity of the site. See attached letter/report by ETE.

There will be one new sign near the new employee/truck entrance, and the existing sign at the new visitor entrance will be revised to reflect only Chapman Corporation.

2. Total land area of the site is 6.42 acres. A tally of the principal buildings' sizes is as follows:

Existing administration building: 4000 gsf (office),
Existing roundhouse: 27,500 gsf (manufacturing/office),
New Construction: 3650 sf; one story; 18' high (office).

3. There are no known easements associated with the property that have any impact on the proposed structure or use. See Boundary Survey by Land Use Consultants.
4. Since there will be no change of type of use or intensity, this facility will not generate any additional waste beyond its current amount, nor will the type of waste change. There are three dumpsters on site (6, 8 & 10 yards). They are serviced by Gene Carey rubbish removal. The waste is primarily office waste and cardboard, with other miscellaneous waste. It is not hazardous.
5. Since there are no new employees, there will be no change to existing demand on services to and from the building. Water, electrical and sanitary services will be from the existing roundhouse. Also, see attached letter/report prepared by Eaton Traffic Engineering which concludes the "the proposed Chapman Project on Presumpscot Street [is not anticipated] to have any significant negative impact on traffic capacity or safety in the vicinity of the site."
6. For a narrative on existing surface drainage and stormwater management, see the attached letter/report prepared by Land Use Consultants.
7. The project will commence construction in January (Phase I interior renovations). Site work will commence in April and be substantially complete by fall, 1998. There will be some spring 1999 landscaping work as a wrap up.
8. There are no state or federal permits anticipated for this project.
9. See attached excerpts from various financial commitment letters.
10. The applicant is the owner of the property. See attached deed.
11. There are no unusual natural areas in the project area.



EATON TRAFFIC ENGINEERING
2 Miranda Street • Brunswick • Maine • 04011
Tel. 207 / 725-9805 • FAX 207 / ~~725-8494~~
725-9773

RECEIVED

DEC 3 1997

SMRT, INC.

October 7, 1997

Dennis Jud
SMRT
PO Box 618
144 Fore Street
Portland, Maine 04104

Re: Traffic Impact Assessment - Proposed Chapman Project - Presumpscot Street Roundhouse

Dear Dennis

The proposed Chapman Project will revise access, parking and circulation at the existing roundhouse facility located on the easterly side of Presumpscot Street, across from Berkshire and Providence Streets. In essence, the existing dual access driveways located south of the building will be consolidated into a single driveway that will access 14 visitor parking spaces and a visitor entrance. A new driveway will be constructed approximately 135 feet north of Providence Street to provide truck and employee access to a 74 space parking lot, employee entrance, and large truck maneuvering area.

To determine existing traffic flow in the area, a manual traffic count was conducted Thursday, November 20, 1997 from 3:00 - 5:30 PM at the intersection of Presumpscot Street @ the existing access driveways (counted as a single driveway) and Berkshire Street. The peak one hour of traffic flow occurred from 3:15 - 4:15 PM, with approximately 450 vehicles travelling on Presumpscot Street (total of both directions of travel). During this peak hour 14 vehicles entered the Chapman site, and 38 exited. Distribution of traffic to/from the site was approximately 75 percent to/from the south, 25 percent to/from the north.

It is my understanding that there will be no increase in employment at the facility as a result of this renovation project, thus peak hour traffic volumes would be essentially unchanged. The primary impact would be to separate visitor traffic from employee/truck traffic, which is a positive action, and create a new access point on Presumpscot Street. Based upon the relative amounts of parking supply available in the visitor and employee areas, I would estimate that the peak hour vehicle usage of the visitor access would be approximately 8 vehicle trips, 2 entering and 6 exiting. At the employee/truck access I estimate a total of 44 peak hour trips, with 12 entering and 32 exiting. Of the 44 trips, 3 - 4 are expected to be trucks. Since there is no change in peak hour traffic anticipated, no impact on roadway capacity is expected.

Exiting sight distance for the new access driveway to be located 135 feet north of Providence Street was checked in the field. Over 600 feet of sight distance is available to the south on Presumpscot Street, and over 1000 feet to the north. The posted speed limit on Presumpscot

Street is 35 MPH. For the posted speed, the minimum recommended sight distance is 350 feet, which is exceeded in both directions. In addition to the safety issue associated with sight distance, accident experience in the vicinity of the site was also reviewed for the period 1994-96. The table below summarizes accident data obtained from MDOT.

1994-96 Accident History in Site Vicinity

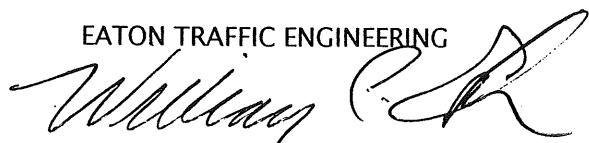
LOCATION	1994-96 ACCIDENTS	ANNUAL AVERAGE	CRITICAL RATE FACTOR ¹
Presumpscot St @ Sherwood St	3	1.00	0.89
Presumpscot St / Sherwood to Berkshire	1	0.33	0.27
Presumpscot St @ Berkshire St	0	0	0
Presumpscot St / Berkshire to Providence	2	0.67	0.98
Presumpscot St @ Providence	0	0	0
Presumpscot St / Providence to Grafton	3	1.00	1.58
Presumpscot St @ Grafton	0	0	0

MDOT guidelines for identification of a High Accident Location (HAL - indicating a potential safety deficiency) is that a location must experience 8 or more accidents in a 3 year period and have a Critical Rate Factor of 1.00 or greater. None of the locations presented above meet these criteria.

Overall, I would not anticipate the proposed Chapman Project on Presumpscot Street to have any significant negative impact on traffic capacity or safety in the vicinity of the site. I trust that the above addresses your needs in this matter. Should you have any questions, please contact me.

Yours truly,

EATON TRAFFIC ENGINEERING



William C. Eaton, P.E.

Ref: 97119

¹ The Critical Rate Factor is a statistical measure which compares the accident frequency at a location to similar locations throughout the State. A Critical Rate Factor of 1.00 or greater indicates that the location has a higher frequency of accidents than would be expected due to random occurrence, with a 99 percent level of confidence.



LAND USE CONSULTANTS INC

December 3, 1997

Dennis V. Judd, ASLA
SMRT
144 Fore Street
PO Box 618
Portland, ME 04104

J. David Haynes, RLA
David A. Kamila, PE
Frederic J. Licht, Jr., PE

Thomas N. Emery, RLA
John D. Roberts, PLS
3120

Site Improvements at Chapman Corporation, Presumpscot Street, Portland, Maine

Dear Dennis:

As shown on the site plan, the existing Chapman Corporation site on Presumpscot Street, in Portland will be modified to accommodate a small building addition and improve on-site parking and circulation for employees, visitors and truck traffic and maneuvering. The existing loop entrance will be modified by eliminating the northerly entrance and restricting traffic to the south entrance which will be reconstructed in essentially the same location as currently exists. This entrance drive will be reduced to 24 feet in width. With the new addition in place, access to the rear of the site will no longer be allowed at this location which will be limited to visitor access and parking. A small parking area will be added to include 14 spaces inclusive of one handicap space. Drainage for this area will be provided with the addition of a new catch basin to be connected to the existing storm drain in Presumpscot Street. This area currently drains via overland flow to Presumpscot Street.

A second access will be provided at the north end of the site for employee and commercial traffic and parking for various small companies currently using the existing building. The existing pavement and parking area in the rear of the building will be reconfigured to separate employee parking and truck circulation. The new entrance drive will be 30-ft. wide to allow for truck traffic. The new parking area will have separate 24-ft. wide access drives with two parking bays totaling 38 spaces. This area will be graded with a ridge between the parking area and truck circulation and delivery area. The parking lot will drain via sheet flow to the back of the site similar to existing drainage patterns. Flow will be intercepted with a sod filter strip to provide immediate vegetative cover. In addition to the sod strip a 25-ft. grass area will be established by adding loam and seed. This area is currently a gravelly area with sparse vegetation.

The central portion of the roundhouse truck circulation area and new access drive will drain to a new storm drain connected to the Presumpscot Street stormdrains which will require adding a new manhole structure in the street. The inverts of the separated storm sewer in Presumpscot Street were not available from Public Works records. Unfortunately these inverts were not verified at the time of the original site survey. Verification of the storm drain profile will need to be obtained from Public works or determined by additional survey. This will be coordinated with Public Works within the next few days. Preliminary assumptions were made regarding the apparent inverts as shown on the plan.

The existing stormdrain system within the site is believed to drain independently from the city system into the tidal estuary a few hundred feet northeast of the site. However the actual

LAND USE CONSULTANTS INC

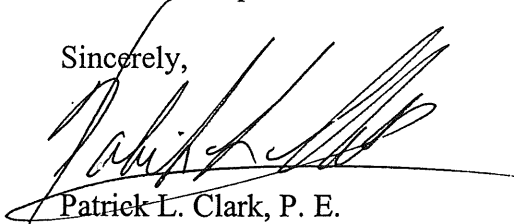
location of the stormdrain discharge has not been confirmed. Public works have not been able to verify this private drain location:

The city stormdrain in Presumpscot Street discharges into the tidal estuary a few hundred feet northeast of the property near the assumed discharge location of the private system.

An additional 33 parking spaces plus 4 handicap spaces will be provided near the south end of the property adjacent to the existing office building. This area is currently paved and used for parking. The new parking lot will basically be a redevelopment of existing space in order to improve circulation and parking. This area will sheet flow to the east similar to the existing drainage patterns. A 25-ft. grass buffer strip will be installed by adding loam and seed as shown on the plan.

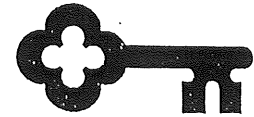
It is our opinion, that stormwater detention will not be required since the improvements are essentially a redevelopment of the present site and is very similar to existing conditions. All of the runoff from the storm drains apparently discharges into the tidal estuary and does not require detention. Vegetative buffer BMP's have been added to remove sediment that may be washed from the new pavement areas.

Sincerely,

A handwritten signature in black ink, appearing to read "Patriek L. Clark", written over a horizontal line.

Patriek L. Clark, P. E.

PLC/pp



April 10, 1997

KeyBank
One Canal Plaza
Portland, Maine 04101-4035

Joy Bishop Blood, President
Chapman Corporation
P.O. Box 10700
Portland, ME 04104

Tel: (800) 452-8762

RE: Term Loan Agreement

Dear Joy:

We have approved your request, and this letter, when accepted and properly signed, will constitute an agreement between KeyBank National Association (Bank), which agrees to lend, and Chapman Corporation (Client), which agrees to borrow in accordance with the following terms and conditions:

Client: Chapman Corporation
Amount: \$500,000
Term: Ten years and six months

Purpose of Loan and Use of Funds:

It is anticipated that the proceeds from this loan will be used to fund improvements to real estate located at 125 Presumpscot Street, Portland.

Fees: The client is responsible for all fees and expenses incurred by the Bank with respect to this facility, which may include but may not be limited to legal, documentation, and search and recording fees.



UNUM®

Investment Division
2211 Congress Street
Portland, Maine 04122-0590
Direct Dial: 207-770-4240
FAX: 207-770-4000

October 1, 1997

Joy Bishop Blood, President
Chapman Corporation
125 Presumpscot Street
P.O. Box 10700
Portland, ME 04104

Dear Ms. Blood:

I am pleased to inform you that UNUM Life Insurance Company of America ("UNUM") hereby agrees to make a loan to Chapman Corporation ("Borrower") in the amount and upon the terms and conditions set forth herein:

1. The Borrower: Chapman Corporation
2. Loan Amount: \$206,800.00
3. Purpose: To fund the building improvements and equipment associated with the company's expansion of 125 Presumpscot Street.

DOWNTOWN PORTLAND CORPORATION

September 24, 1997

Joy Bishop Blood, President
Chapman Corporation
125 Presumpscot Street
P.O. Box 10700
Portland, ME 04104

Dear Joy:

I am pleased to inform you that The Downtown Portland Corporation ("DPC") hereby agrees to make a loan to Chapman Corporation ("Borrower") in the amount and upon the terms and conditions set forth herein:

1. The Borrower: Chapman Corporation
2. Loan Amount: \$193,200.
3. Purpose: To fund building improvements and equipment associated with the company's expansion at 125 Presumpscot Street.

(24)
QUITCLAIM DEED
With Covenant
Corporation

103

36189

Know all Men by these Presents,

That Arnold Machinery Co., formerly Houghton-Arnold Machinery Co.

a Corporation organized and existing under the laws of the State

of Maine and located at Portland
in the County of Cumberland and State of Maine

in consideration of One Dollar and Other Valuable Considerations

paid by Chapman Corporation, a Maine corporation having a place
of business in said Portland

and whose mailing address is 500 Forest Avenue, Portland, Maine,

the receipt whereof it does hereby acknowledge, does hereby remise,

release, bargain, sell and convey, and forever quit-claim unto the said
Chapman Corporation, its successors

~~XXXXX~~ and assigns forever,

a certain lot or parcel of land, with the buildings thereon, situated on
the easterly side of Presumpscot Street in the City of Portland,
County of Cumberland and State of Maine and being further bounded
and described as follows:

Beginning at an iron set in the ground on the easterly side
line of Presumpscot Street, said iron being located North 22° 12'
East (as measured along the easterly side line of said Presumpscot
Street) four hundred seventy-five and seventy-nine hundredths
(475.79) feet from the intersection of the easterly side line of
said Presumpscot Street with the northerly side line of Sherwood
Street, said point of beginning also being the westerly terminus
of the division line between land of the Grantor herein and the
land of the City of Portland as described in the deed from Grantor
herein under its former name of Houghton-Arnold Machinery Co. to
the City of Portland by deed dated September 15, 1961 and recorded
in the Cumberland County Registry of Deeds in Book 2638, Page 208;
from said point of beginning thence running northerly by said
Presumpscot Street six hundred twenty-five (625) feet, more or
less, to an iron pipe driven into the ground at the southwesterly
corner of land conveyed by the said Houghton-Arnold Machinery Co.
to Portland Scrap Iron & Metal Co., Inc. by deed dated November
30, 1961 and recorded in said Registry of Deeds in Book 2650,
Page 458; thence running in a general easterly direction, on a
course making an included angle of 91° 20' with the preceding
course and by the southerly line of said Portland Scrap Iron &
Metal Co., Inc. land two hundred fifty-two and eighty-nine
hundredths (252.89) feet to a point marked by an iron pipe driven
in the ground on land now or formerly of Canadian National
Railway Company, said last mentioned point and iron being distant
twenty-one and seventy-eight hundredths (21.78) feet generally
westerly from the center line (measured at right angles to said
center line) of a side track of Canadian National Railway Company;
thence southeasterly by said Canadian National Railway Company
land following a 3° curve to the left to the intersection of
another curve in the line of said Canadian National Railway
Company land; thence continuing in a southeasterly direction by
land now or formerly of said Canadian National Railway Company

following said other curve, being 5° 30', having a chord of two hundred sixty-four (264) feet, a distance measured along the arc of two hundred sixty-four and sixty-nine hundredths (264.69) feet to a point; thence continuing in a southeasterly direction in a straight line by land now or formerly of the Canadian National Railway Company, a distance of three hundred ninety-eight (398) feet to an iron pipe set in the ground at the northeasterly projection of the northwesterly boundary of an old cemetery; thence southwesterly following the northeasterly projection of the northwesterly boundary of said cemetery to the most northerly corner of said cemetery and the easterly terminus of the division line described in the aforesaid deed to the City of Portland; thence running North 69° 42' East by said City of Portland land six hundred four and fifty-one hundredths (604.51) feet to said iron set in the easterly line of Presumpscot Street and the point of beginning.

Also hereby conveying all of lots numbered 92 through 99 inclusive including the reserved lot, so called, lying between Lots 97 and 98 all as shown on a plan recorded in said Registry of Deeds in Plan Book 2, Page 51 entitled "Plan of Land owned by Mary L. Lunt of Westbrook".

Also conveying all of Lots numbered 10 through 13 inclusive as shown on a plan entitled "Plan of Lunt Property, East Deering, Maine" as recorded in said Registry of Deeds in Plan Book 7, Page 25.

Also hereby conveying all of the Grantor's right, title and interest in and to all streets and ways shown on all plans herein referred to; and also conveying any and all real estate and interests therein lying between Presumpscot Street on the West and Canadian National Railway on the East in said City of Portland to which the Grantor has any right, title or interest and which has not been specifically hereinabove described.

Meaning and intending to convey and hereby conveying the same premises conveyed to Grantor by deeds of Canadian National Railway Company dated September 7, 1956 and December 31, 1957 and recorded respectively in Cumberland County Registry of Deeds, Book 2317, Page 183 and Book 2432, Page 210, and deed of the City of Portland dated March 25, 1957 and recorded in said Registry of Deeds, Book 2342, Page 56, excepting and reserving, however, those portions of the premises conveyed by the aforementioned deeds which were conveyed by Grantor to Portland Scrap Iron & Metal Co. by deed dated November 30, 1961 and recorded in said Registry of Deeds, Book 2650, Page 458 and by deed dated February 13, 1962 and recorded in said Registry of Deeds, Book 2658, Page 49, and by deed of Grantor to the City of Portland dated September 18, 1961 and recorded in said Registry of Deeds, Book 2638, Page 208. The warranty of the Grantor herein against the lawful claims and demands of all persons claiming by, through or under it, shall extend only to the premises described in the aforementioned deeds to Grantor, excepting and reserving therefrom the premises referred to in the foregoing exceptions and reservations.

This conveyance is subject to the following matters, as and if applicable:

1. Rights in minerals, together with right to enter to remove the same, making just compensation for any damage or injury occasioned thereby, which rights were reserved to Canadian National Railway Company in two deeds to Houghton-Arnold Machinery Co. dated September 7, 1956 and December 31, 1957 and recorded respectively in Cumberland County Registry of Deeds in Book 2317, Page 183 and Book 2432, Page 210.
2. Right to use sewer pipes, which right was reserved to Canadian National Railway Company in its deed to Houghton-Arnold Machinery Co. dated December 31, 1957 and recorded in said Registry of Deeds in Book 2432, Page 210.
3. Any and all easements or rights of way existing on the premises as indicated in general language in two deeds from Canadian National Railway Company to Houghton-Arnold Machinery Co. dated September 7, 1956 and December 31, 1957 and recorded, respectively, in said Registry of Deeds in Book 2317, Page 183 and Book 2432, Page 210.

(Continued)

4. Easement granted by Arnold Machinery Co. to Portland Water District by instrument dated November 4, 1976 and recorded in said Registry of Deeds in Book 3939, Page 146.

5. A lease from Arnold Machinery Co. to Jordan-Milton Machinery, Inc. dated May 3, 1982.

6. Real estate taxes of the City of Portland for the current taxable year, which Grantee assumes and agrees to pay by the acceptance of this deed.

7. Applicable zoning regulations of the City of Portland.

106 To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Chapman Corporation, its Successors ~~and~~ and Assigns, to their own use and behoof forever.

And the said Grantor Corporation does covenant with the said Chapman Corporation, its Successors

~~and~~ and Assigns, that it will Warrant and Forever Defend the premises to it, the said Grantee; its Successors ~~and~~ and Assigns forever, against the lawful claims and demands of all persons claiming by, through, or under it.

In Witness Whereof, the said Arnold Machinery Co.

has caused this instrument to be sealed with its corporate seal

and signed in its corporate name by D. Russell Arnold, aka D.R. Arnold, its President

thereunto duly authorized, this 28th day of December in the year one thousand nine hundred and eighty-two.

Signed, Sealed and Delivered in presence of

Arnold Machinery Co. (Corporate Name)

Richard G. Carver

By *D. R. Arnold* its Pres



State of Maine, Cumberland

ss.

December 28 1982

Personally appeared the above named D. Russell Arnold, aka D.R. Arnold, President of said Grantor Corporation

as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity, and the free act and deed of said Grantor Corporation.

Before me,

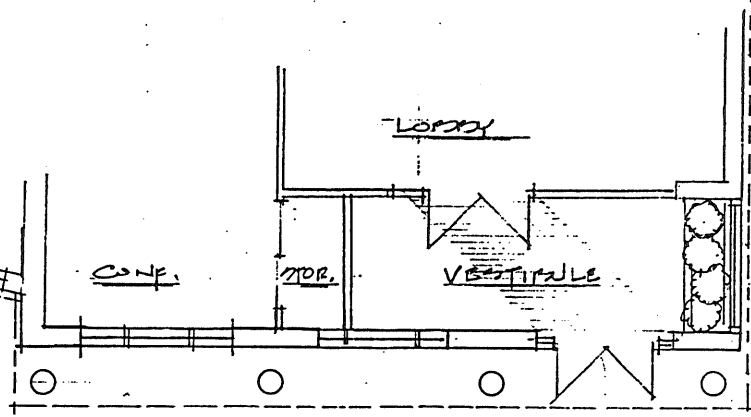
Richard G. Carver
Justice of the Peace,
Notary Public,
Attorney at Law.



My Comm. Expires...

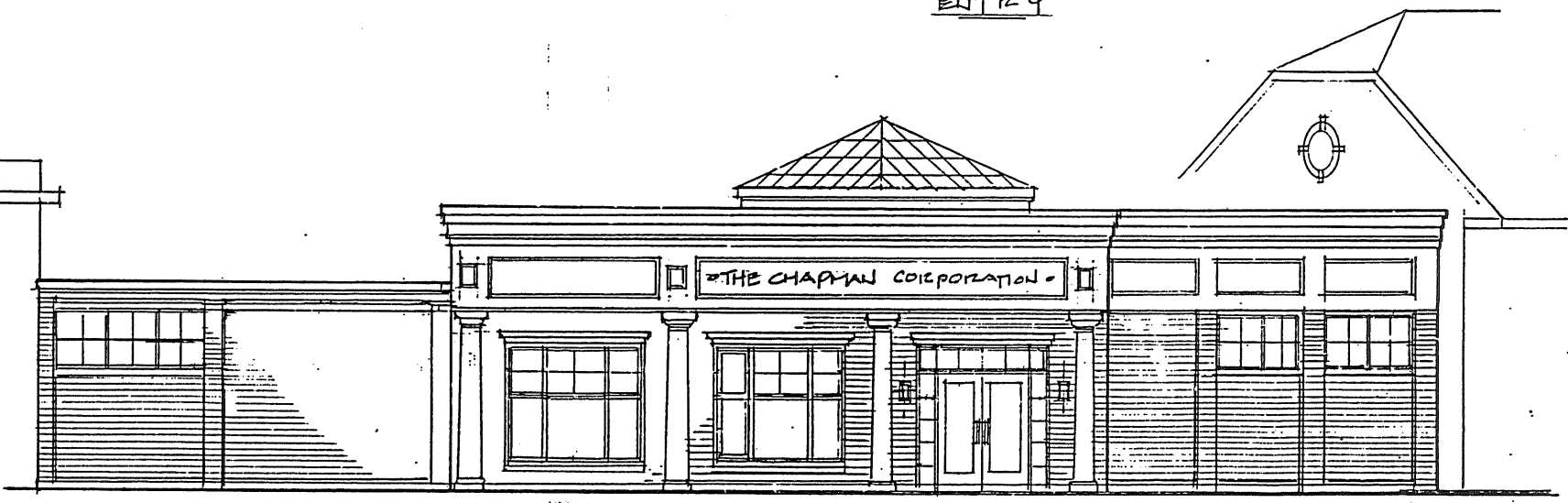
My Commission Expires February 11 1981

STATE OF MAINE CUMBERLAND, ss. REGISTRY OF DEEDS Received at 4:16 P.M. on DEC 28 1982 and recorded in Book 5090 Page 103 Attest *Edward J. Austin* Register



PARTIAL PLAN - 1ST FLR. 1/8" = 1'-0"

↑
ENTRY



FRONT ELEVATION 1/8" = 1'-0"

THE CHAPMAN CORPORATION 11.25.97