

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

Location of Construction: 23-25 Middle St		Owner: A.R.I. Agency		Phone: 780-1677		Permit No: 981427 PERMIT ISSUED Permit issued: DEC 21 1998 CITY OF PORTLAND Zone: B-2 CBL: 020-E-023			
Owner Address: 19 Commercial St. Box 667 Portland 04112-0567		Lessee/Buyer's Name:		Phone:			BusinessName:		
Contractor Name: D.L.K. Corp.		Address: P.O. Box 52 Portland ME 04112-0052		Phone: **871-1660 David McDonald					
Past Use: 4Unit		Proposed Use: Professional/Office		COST OF WORK: \$ 267,200 PERMIT FEE: \$ 1,355 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: Type: E Signature: H.M. Date: 7/1					
Proposed Project Description: Change of Use/Interior Renovations				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____				Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm	
Permit Taken By: UB		Date Applied For: November 25, 1998							

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

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: _____

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

Routed December 18, 1998

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT DC/AR

COMMENTS

- 1/13 Foundation Inspection stairwell addition OK (DC)
- 1/22/99 Massive interior studs has been completed. AL
- 2/4/99 Partial framing OK. AL
- 3/11/99 Framing OK. A Rowe
- 5/10/99 Front steps and rear ramp not finished yet.
- 7/9/99 CJO. OK. A Rowe

CBL# 020E023
 Permit # 981427

Inspection Record		Date
Type		
Foundation:	_____	_____
Framing:	OK	3/11/99
Plumbing:	OK	3/11/99
Final:	_____	_____
Other:	_____	_____

BUILDING PERMIT REPORT

DATE: 12/21/98 ADDRESS: 23-25 Middle ST. A.R.I. Agency CBL 020-E-023
REASON FOR PERMIT: Change of use / renovation
BUILDING OWNER: A.R.I. Agency
CONTRACTOR: D.L.M. Corp
PERMIT APPLICANT: [arrow]
USE GROUP B BOCA 1996 CONSTRUCTION TYPE 5B-3

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, *2.5, *2.6, *3, *6, *8, *9, *10, *11, *17, *20, *24, *25, *26, *27, *29, *30

- 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.
2.5. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
2.6. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts.
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.
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.
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
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.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
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.

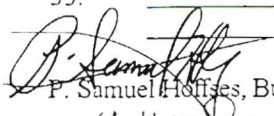
knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

- 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. Section 1010.1
- 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.) Section 710.0
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
- 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 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) Section 920.3.2

- 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. Section 921.0
- 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. (crawl spaces & attics)
- 24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 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). (Chapter M-16)
- 28. Please read and implement the attached Land Use-Zoning report requirements.
- 29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- 30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

31. _____
32. _____
33. _____


P. Samuel Hoffes, Building Inspector
cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

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

19980154

I. D. Number

A.R.I. Insurance Agency

Applicant

19 Commercial St. PO Box 567, Portland, ME 04112

Applicant's Mailing Address

David McDonald

Consultant/Agent

871-1660 774-6848

Applicant or Agent Daytime Telephone, Fax

11/12/98

Application Date

Middle St. 23-25

Project Name/Description

23- 25 Middle St

Address of Proposed Site

020-E-023

Assessor's Reference: Chart-Block-Lot

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

612

3592 sq. ft.

B-2

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 \$400.00 Subdivisio Engineer Review Date 11/12/98

Planning Approval Status:

Reviewer Kandi Talbot

Approved Approved w/Conditions See Attached Denied

Approval Date 12/9/98 Approval Expiration 12/9/99 Extension to Additional Sheets Attached

OK to Issue Building Permi Kandice Talbot 12/18/98 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 12/18/98 \$14,600.00 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)

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

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

19980154

I. D. Number

A.R.I. Insurance Agency

Applicant

19 Commercial St. PO Box 567, Portland, ME 04112

Applicant's Mailing Address

David McDonald

Consultant/Agent

871-1660 774-6848

Applicant or Agent Daytime Telephone, Fax

11/12/98

Application Date

Middle St. 23-25

Project Name/Description

23- 25 Middle St

Address of Proposed Site

020-E-023

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

Planning Conditions of Approval

- that the applicant rebuild the sidewalk along the frontage of this site on Middle Street. In addition, granite curb should be reset where necessary, as determined by Public Works.
- that street trees be planted along Middle Street.
- that the dumpster be enclosed with a stockade fence.

Inspections Conditions of Approval

1. Separate permit needed for any new signage.
2. Copies of the parking lease will be required prior to issuance of building permit.

Fire Conditions of Approval

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

19980154

I. D. Number

A.R.I. Insurance Agency

Applicant
19 Commercial St. PO Box 567, Portland, ME 04112
 Applicant's Mailing Address
David McDonald
 Consultant/Agent
871-1660 **774-6848**
 Applicant or Agent Daytime Telephone, Fax

11/12/98

Application Date
Middle St. 23-25
 Project Name/Description

23- 25 Middle St
 Address of Proposed Site
020-E-023
 Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify)
612 **3592 sq. ft.** **B-2**
 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 **\$400.00** Subdivision _____ Engineer Review _____ Date: **11/12/98**

DRC Approval Status:

Reviewer **Jim Wendel**

Approved **Approved w/Conditions** **Denied**
 see attache
 Approval Date **12/9/98** Approval Expiration **12/9/99** Extension to _____ Additional Sheets Attached
 Condition Compliance **Kandice Talbot** **12/18/98**
 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	12/18/98 date	\$14,600.00 amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	date	amount	
<input type="checkbox"/> Building Permit	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	date	signature	

LEASE AGREEMENT

To Whom It May Concern:

This agreement is made at Portland, Maine on this 21 day of December in the year of 1998 by and between The A.R.I. Real Estate Holdings, LLC. a Maine limited liability company with its principle place of business in Portland, Maine (lessee) and The Village Cafe (lessor).

Let it be known to all, this letter binds a legal agreement between A.R.I. Insurance Agency (lessee) and The Village Cafe (lessor) for 15 vehicle parking spaces at such lots as indicated on Map 20 and as described in this document.

The lessee, in good faith and consideration, enters into this agreement as set out as follows:

Nine parking spaces shall be leased to the lessee upon final Certificate of Occupancy for 23-25 Middle St. on the Southeasterly side of the lessor's lot located on Map 20 Block E Lot 9 of which lot is known to be located on Middle St in Portland, ME as indicated in Exhibit A.

Six parking spaces shall be leased to the lessee upon final Certificate of Occupancy for 23-25 Middle St. on the Southeasterly side of the lessor's lot located on Map 20 Block D Lot 32 of which lot is known to be located on Newbury St. in Portland, ME as indicated in Exhibit A.

The Lessor, in good faith and upon receiving consideration, enters into this agreement as set forth in the above paragraph. In doing so, the Lessor, agrees to convey all legal entitlements and easements to such property upon consideration and Certificate of Occupancy for 23-25 Middle St. located in Portland, ME.

Upon such consideration of \$1.00 as an earnest money for one year lease for such property as indicated in this document and indicated on Exhibit A, the lessee and lessor are bond by this contract.

Let it be known by both parties, by entering into this agreement, this agreement shall be construed in accordance with and governed by the laws of the State of Maine.

Witness:



Lessee:



Witness:



Lessor:



No 20

EXHIBIT A

WASHINGTON AVE.

MONTGOMERY ST.

SMITH ST.

SHEET 21 C
CONGRESS STREET

EASTER

SHEET 19-A
STREET

FORE

2
38.583
NORTH SCH

8
3454
23
8112

29-B

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'

RETRACED 10-4-65

Applicant: David McDonald

Date: 12/21/98

Address: 23-25 Middle St.

C-B-L: 20-E-23 & 25

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1840

Zone Location - B-2

Interior or corner lot -

Proposed Use/Work -

change of use and ^{interior/exterior} renovations per plan

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

1625
1967 #
3592 #

Lot Coverage/ Impervious Surface -

Area per Family -

Off-street Parking - 1 @ 400 # = 11 spaces req - 16 shown

Loading Bays -

need to see copy of lease

Site Plan - minor - approved

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains - Zone C

40 | 1125
40 | 480 #
612 # → all stairs

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): 23-25 Middle St.			
Total Square Footage of Proposed Structure	5092 sq. ft.	Square Footage of Lot	3592 sq. ft.
Tax Assessor's Chart, Block & Lot Number	Owner: A.R.I. Agency	Telephone#:	
Chart# 20 Block# E Lot# 23-25		780-1677	
Owner's Address:	Lessee/Buyer's Name (If Applicable)	Cost Of Work:	Fee
19 Commercial St. Box 567 Portland, ME. 04112-0567	NONE	\$267,200.00	\$ 1,355
Proposed Project Description:(Please be as specific as possible)			
(change of use) from 4 unit multi to office interior & exterior rehab. Demolition of 1360 sq.ft. Addition of 612 sq.ft. and rehab of 4480 sq.ft. New plumbing, HVAC, electrical, interior walls, finishes, and flooring.			
Contractor's Name, Address & Telephone			Rec'd By
DAVID McDONALD 871-1660 / * D.L.M. Corp. P.O. Box 52, Portland, ME 04112-0052			UB
Current Use: Multi-family (4 unit)		Proposed Use: Professional/office	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

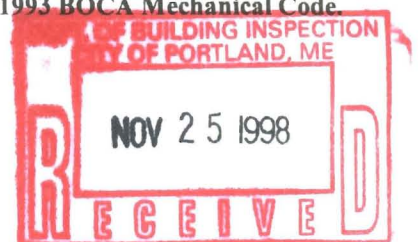
Certification

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/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <i>David B. McDonald, President</i>	Date: 11-25-98
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Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum



Submit Photos

City of Portland
Inspection Services Division
Demolition Call List

Site Address: 23-25 MIDDLE ST Owner: A.R.I. INSURANCE
Structure Type: WOOD / BRICK Contractor: D.L.M. CORP.

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
Central Maine Power	1-800-750-4000	<u>Dwyer / 11-16-98</u>
NYNEX	878-7000	<u>11-19-98</u>
Northern Utilities	797-8002 X6241	<u>FRED CLARK / 12-9-98</u>
Portland Water District	761-8310	<u>JIM PANDISCO / 11-16-98</u>
Public Cable Co.	775-3431 X257	<u>11-19-98</u>
Dig Safe***	1-888-344-7233	<u>EVON / 12-9-98</u>

***(After call, there is a wait of 72 bus hrs before digging can begin)

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DPW/Sewer Division(J.DiPaolo)	874-8300 X8467	<u>C. MERRITT / 12-9-98</u>
DPW/Traffic Division(K.Doughty)	874-8300 X8437	<u>LARRY HASK / 12-9-98</u>
DPW/Forestry Division(J.Tarling)	874-8300 X8389	<u>JEFF TARLING / 12-9-98</u>
DPW/Sealed Drain Permit(C.Merritt)	874-8300 X8822	<u>C. MERRITT</u>
Building Inspections(insp required)	874-8300 X8703	<u>ARTHUR RINE / 12-4-98</u>
Historic Preservation	874-8300 X8726	<u>DEB ANDREWS / 9-12-98</u>
Fire Dispatcher	874-8300 X8676	<u>LT. McDougall / 11-30-98</u>

Written Notice to Adjoining Owners

<u>ASBESTOS</u>	<u>NUMBER</u>	<u>CONTACT NAME/DATE</u>
DEP - Environmental (Augusta)	287-2651 (Ed Antz)	<u>12-9-98</u>

U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:
Demo/Reno Clerk
US EPA Region I (SEA)
JFK Federal Building
Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: David R. McDonald, Pres. DATE: 12-14-98
D.L.M. CORP.

20-E-23



09927

Permit N° _____

REVIEWED FOR
BARRIER FREE
COMPLIANCE

STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY
LICENSING AND INSPECTIONS UNIT
AUGUSTA
CONSTRUCTION PERMIT

NOTE: A complete fire alarm in compliance with NFPA #72 shall be provided.

PERMISSION IS HEREBY GIVEN TO:	Location of project:	PROJECT TITLE:
<u>A.R.I. Insurance</u>	<u>23-35 Middle St.</u>	<u>A.R.I. Insurance</u>
<u>23 - 25 Middle St.</u>	<u>Portland, ME 04103</u>	OCCUPANCY CLASSIFICATION:
		<u>Business</u>

To construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

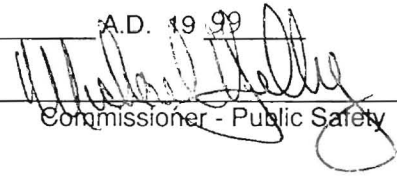
This permit will expire at midnight on October 25, 1999
This permit is issued under the provisions of Title 25, Chapter 317, Section 2448

Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Dated the 26th day of April, A.D. 19 99

FEE \$ 150/50

NOT SPRINKLED



Commissioner - Public Safety





NORTHEAST TEST CONSULTANTS

December 10, 1998

Mr. David McDonald
DLM Corporation
P. O. Box 52
Portland, Maine 04112

RE: NTC Job #11912A&B

Dear Mr. McDonald:

Please find enclosed the analysis results for the bulk samples received on December 9, 1998.

Analysis for the asbestos type and approximate percentage by volume was performed by Optical Microscopy at 100 X magnification utilizing Polarized Light Microscopy (PLM) and dispersion staining techniques.

Should you have any questions regarding the analysis results, please give me a call.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory G. La Rochelle", written in a cursive style.

Gregory G. La Rochelle
Operations Manager

GGL:ald

Attachment



NORTHEAST TEST CONSULTANTS

587 SPRING STREET
WESTBROOK, MAINE 04092
(207) 854-3939

BULK SAMPLE IDENTIFICATION REPORT

Client: D.L. McDONALD, CORP. P.O. BOX 52 PORTLAND, ME. 04112	P.O. # VERBAL	NTC Job # 11912A	Report Date 12/10/98
--	-----------------------------	--------------------------------	------------------------------------

NTC Sample #	Field Sample #	Sample Designation	Analysis Result
115995	1	PLASTER MATERIAL	<p>GROSS EXAMINATION:</p> <p>Color: WHITE/LT GRAY Homogeneous <u>Y</u> Layered _____</p> <hr/> <p>ASBESTOS TYPE AND PERCENT:</p> <p>NO ASBESTOS DETECTED</p> <hr/> <p>OTHER FIBROUS COMPONENTS & PERCENT:</p> <p>2% CELLULOSE FIBERS 6% ANIMAL HAIR</p> <hr/> <p>NONFIBROUS MATRIX MATERIALS & PERCENT:</p> <p>8% MINERAL BINDERS 34% MINERAL AGGREGATE 50% MINERAL FILLER</p>
		NTC SAMPLE # LAB # 115995 88343001	

Analysis Method Method for the Determination of Asbestos in Bulk Insulation Samples
 EPA 600/R-93/116

This report refers only to the sample analyzed and is not necessarily denotative of the quality or condition of overtly identical or similar products. This report is submitted and approved for the private use of the client to whom it is addressed. It is not to be used, in part or in whole, in any advertising without prior written authorization from NTC. Sample types, locations and collection proprieties are based upon the information provided by the persons submitting them and, unless collected by NTC personnel, we explicitly disclaim any knowledge and liability for the accuracy of this data. All rights reserved by Northeast Test Consultants, Westbrook, Maine. This analytical report is provided by NTC and does not indicate endorsement by NVLAP or any agency of the U. S. Government.		Date	Name
	Sampled By	12/09/98	DLM
	Analyzed By	12/09/98	L.J. MARLES
	Approved By	12/10/98	S.R. BROADHEAD <i>[Signature]</i>



NORTHEAST TEST CONSULTANTS

587 SPRING STREET
WESTBROOK, MAINE 04092
(207) 854-3939

BULK SAMPLE IDENTIFICATION REPORT

Client: D.L. McDONALD, CORP. P.O. BOX 52 PORTLAND, ME. 04112	P.O. #	NTC Job #	Report Date
	VERBAL	119128	12/10/98

NTC Sample #	Field Sample #	Sample Designation	Analysis Result
115996	2	FRONT ROOF SHINGLE	<p><u>GROSS EXAMINATION:</u></p> <p>Color: BLACK Homogeneous <u>Y</u> Layered _____</p> <hr/> <p><u>ASBESTOS TYPE AND PERCENT:</u></p> <p>NO ASBESTOS DETECTED</p> <hr/> <p><u>OTHER FIBROUS COMPONENTS & PERCENT:</u></p> <p>5% SYNTHETIC FIBERS 30% CELLULOSE FIBERS</p> <hr/> <p><u>NONFIBROUS MATRIX MATERIALS & PERCENT:</u></p> <p>10% MINERAL FILLER 15% MINERAL AGGREGATE 40% RESINOUS BINDERS</p>
		<p>NTC SAMPLE # LAB # 115996 88343002</p>	

Analysis Method Method for the Determination of Asbestos in Bulk Insulation Samples
EPA 600/R-93/116

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	Sampled By	12/09/98	DLM
	Analyzed By	12/09/98	L.J. MARLES
	Approved By	12/10/98	S.R. BROADHEAD <i>[Signature]</i>



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WESTBROOK, MAINE 04092
(207) 854-3939

BULK SAMPLE IDENTIFICATION REPORT

Client: D.L. McDONALD, CORP. P.O. BOX 52 PORTLAND, ME. 04112	P.O. #	NTC Job #	Report Date
	VERBAL	119108	12/10/98

NTC Sample #	Field Sample #	Sample Designation	Analysis Result
115997	3A	LEFT REAR ROOF TOP LAYER GROUPING	<p><u>GROSS EXAMINATION:</u></p> <p>Color: BLACK Homogeneous _____ Layered <u>Y</u></p> <hr/> <p><u>ASBESTOS TYPE AND PERCENT:</u></p> <p>TRACE CHRYSOTILE</p> <hr/> <p><u>OTHER FIBROUS COMPONENTS & PERCENT:</u></p> <p>8% FIBROUS GLASS 8% SYNTHETIC FIBERS 25% CELLULOSE FIBERS</p> <hr/> <p><u>NONFIBROUS MATRIX MATERIALS & PERCENT:</u></p> <p>14% MINERAL FILLER 45% RESINOUS BINDERS</p>
		NTC SAMPLE # 115997	LAB # 88343003A

Analysis Method Method for the Determination of Asbestos in Bulk Insulation Samples
EPA 600/R-93/116

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	Sampled By	12/09/98	DLM
	Analyzed By	12/09/98	L.J. MARLES
	Approved By	12/10/98	S.R. BROADHEAD <i>[Signature]</i>



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587 SPRING STREET
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BULK SAMPLE IDENTIFICATION REPORT

Client: D.L. McDONALD, CORP. P.O. BOX 52 PORTLAND, ME. 04112	P.O. # VERBAL	NTC Job # 117128	Report Date 12/10/98
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NTC Sample #	Field Sample #	Sample Designation	Analysis Result
115998	3B	LEFT REAR ROOF BOTTOM LAYER GROUPING	<p style="text-align: center;">GROSS EXAMINATION:</p> <p>Color: BLACK Homogeneous <u> y </u> Layered <u> </u></p> <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;">ASBESTOS TYPE AND PERCENT:</p> <p style="text-align: center;">NO ASBESTOS DETECTED</p> <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;">OTHER FIBROUS COMPONENTS & PERCENT:</p> <p style="text-align: center;">40% CELLULOSE FIBERS</p> <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;">NONFIBROUS MATRIX MATERIALS & PERCENT:</p> <p style="text-align: center;">10% MINERAL FILLER 50% RESINOUS BINDERS</p>
		NTC SAMPLE # 115998	LAB # 883430035

Analysis Method

Method for the Determination of Asbestos
in Bulk Insulation Samples
EPA 600/R-93/116

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	Date	Name
Sampled By	12/09/98	DLM
Analyzed By	12/09/98	L.J. MARLES
Approved By	12/10/98	S.R. BROADHEAD <i>[Signature]</i>



NORTHEAST TEST CONSULTANTS

587 SPRING STREET
WESTBROOK, MAINE 04092
(207) 854-3939

BULK SAMPLE IDENTIFICATION REPORT

Client: D.L. McDONALD, CORP. P.O. BOX 52 PORTLAND, ME. 04112	P.O. # VERSAL	NTC Job # 119138	Report Date 12/10/98
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NTC Sample #	Field Sample #	Sample Designation	Analysis Result
115999	4	RIGHT REAR ROOF SHINGLE	<p style="text-align: center;">GROSS EXAMINATION:</p> <p>Color: BLACK Homogeneous <u>Y</u> Layered _____</p> <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;">ASBESTOS TYPE AND PERCENT:</p> <p style="text-align: center;">NO ASBESTOS DETECTED</p> <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;">OTHER FIBROUS COMPONENTS & PERCENT:</p> <p style="text-align: center;">12% CELLULOSE FIBERS</p> <hr style="border-top: 1px dashed black;"/> <p style="text-align: center;">NONFIBROUS MATRIX MATERIALS & PERCENT:</p> <p style="text-align: center;">13% MINERAL FILLER 20% MINERAL AGGREGATE 55% RESINOUS BINDERS</p>
		NTC SAMPLE # LAB # 115999 88343004	

Analysis Method

Method for the Determination of Asbestos
in Bulk Insulation Samples
EPA 600/R-93/116

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	Date	Name
Sampled By	12/09/98	DLV
Analyzed By	12/09/98	L.J. MARLES
Approved By	12/10/98	S.R. BROADHEAD <i>[Signature]</i>



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 23-25 Middle Street

Issued to A. R. I. Agency

Date of Issue 7/12/99

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 981427, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

Professional office space

Limiting Conditions:

Type 3B
Zoca 96

This certificate supersedes
certificate issued

Approved:

7/12/99

(Date)

A. Rowe

Inspector

[Signature]

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.