

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

Location of Construction: 87 Marginal Way		Owner: MarginalHoldings, LLC		Phone: 508-660-2672		Permit No: 010076	
Owner Address: 20 Burlington Mall Rd., Suite 460		Lessee/Buyer's Name: Burlington, MA 01803		Phone:		BusinessName:	
Contractor Name: Allied/Cook Construction Corp.		Address: PO Box 1396, Portland, ME		Phone: 04104		Permit Issued: FEB - 6 11	
Past Use: Commercial		Proposed Use: Commercial <i>wild oates</i>		COST OF WORK: \$ 1,000,000.00		PERMIT FEE: \$6,024.00	
Proposed Project Description: additions & renovations		Signature: <i>[Signature]</i>		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: M Type: BOC499	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Signature: <i>[Signature]</i>	
Permit Taken By: Gayle		Date Applied For: December 11, 2000 GG		Signature: _____		Date: _____	

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 II
logged in
site plan
8/6/01*

*** Call Thomas C. Perry @ 772-2888

**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

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: December 12, 2000 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

Action:

Approved
 Approved with Conditions
 Denied

Date: _____ *[Signature]*

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Zone: B-5 **CBL:** 034-D-007

Zoning Approval:
ok with conditions
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major minor mm
19990012

**PERMIT ISSUED
WITH REQUIREMENTS
CEO DISTRICT**

1

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.**

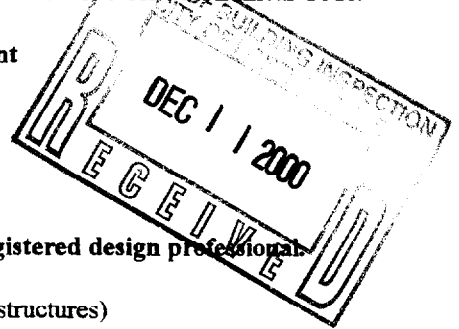
Location/Address of Construction (include Portion of Building): 87 MARGINAL WAY		
Total Square Footage of Proposed Structure 32,017	Square Footage of Lot 101,987	
Tax Assessor's Chart, Block & Lot Number Chart# 034 Block# D Lot# 007	Owner: MARGINAL HOLDINGS, LLC	Telephone#: (508) 660-2672
Owner's Address: 20 BURLINGTON MALL Rd SUITE 460 BURLINGTON, MA 01803	Lessee/Buyer's Name (If Applicable) WILD ORTS MARKET	Cost Of Work: \$1,000,000 Fee \$6024
Proposed Project Description: (Please be as specific as possible) ADDITION + RENOVATIONS FOR BUILDING SHELL		
Contractor's Name, Address & Telephone ALLIED/CONK CONSTRUCTION CORP, PO BOX 1396, PORTLAND, ME 04104		Rec'd By Gauf
Current Use: VACANT	Proposed Use: SUPERMARKET	

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 your 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:	Date: 12/8/00
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Building Permit Fee: \$30.00 for the 1st \$1000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter.

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

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

Location of Construction: 87 MARGINAL WAY		Owner: MARGINAL WAY HOLDING LLC		Phone:		Permit No:			
Owner Address: C/O ADAM ASSOCIATES 90 LEWIS AVE		Lessee/Buyer's Name: WALPOLE MA 02081		Phone:		BusinessName:			
Contractor Name: WILD OATES MARKET CONSTRUCTION DEPARTMENT.		Address: 3375 MITCHELL LANE BOULDER CO.		Phone: 80301		Permit Issued:			
Past Use: VACANT		Proposed Use: RETAIL GROCERY STORE		COST OF WORK: \$ 800,000		PERMIT FEE: \$4,824.00			
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:			
				Signature:		Signature:			
Proposed Project Description: INTERIOR FIT OUT FOR MARKET				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>				Zone: CBL: 034-D007	
				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 <input type="checkbox"/>	
Permit Taken By: K		Date Applied For: DEC 7 2000							

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..

Sam Hayes files for Review 12/7/00 @

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

DEC 7 2000 K

SIGNATURE OF APPLICANT _____ 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: _____

CEO DISTRICT 1

BUILDING PERMIT REPORT

DATE: 13 December 2k ADDRESS: 87 Marginal Way CBL: 034-D-007

REASON FOR PERMIT: Addition & renovations

BUILDING OWNER: Marginal Way Holdings

PERMIT APPLICANT: CONTRACTOR Allied/Cook Const. Corp.

USE GROUP: M CONSTRUCTION TYPE: 2C CONSTRUCTION COST: 1,000,000 PERMIT FEES: 6,024.04

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *4, *5, *6, *11, *13, *17, *24, *21, *22, *28, *29, *30, *32, *34, *35, *36, *37, 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.
3. 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.
*4. 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.
*5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
*6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. 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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
*11. 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.
12. Headroom in habitable space is a minimum of 7'6".
*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. 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.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
*17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

- ~~19.~~ 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/1999), 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
- 20 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)
- ~~21~~ The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- ~~22~~ The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- *23. All-exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 24. 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".
- 25. 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 the Division of Inspection Services.
- 26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- *28. All requirements must be met before a final Certificate of Occupancy is issued.
- *29. 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).
- *30. 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)
- 31. Please read and implement the attached Land Use Zoning report requirements.
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 33. Bridging shall comply with Section 2305.16.
- *34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- *35. All flashing shall comply with Section 1406.3.10.
- *36. All signage shall be done in accordance with Section 2102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- *37. means of egress doorways shall comply with section 1707.0. Horizontal sliding doors shall comply with section 1707.4.4.
- *38. Masonry construction shall comply with section 2111.0.
- *39. EIES (Exterior Insulation & Finishing System) shall comply with section 1406.5 & 1705.13
- *40. Special Inspection shall be required as per section 1705.0, EIES (Special Insp.) 1705.1

Separate permits are required for any new signage

[Signature]
 P. Samuel Hoopes, Building Inspector
 Cc: Lt. McDougall, PFD
 Marge Schmuuckal, Zoning Administrator
W.B.M.

PSH 10/1/00

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.**

*****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 14.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO AD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*****CERTIFICATE OF OCCUPANCY FEE \$50.00**

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

19990012
I. D. Number

So. Maine Properties

Applicant
P.O. Box 7525, Portland, ME 04112
Applicant's Mailing Address
Ben Walters
Consultant/Agent
774-4441 774-4016
Applicant or Agent Daytime Telephone, Fax

2/4/99
Application Date
Wild Oats
Project Name/Description

87 - 87 Marginal Way
Address of Proposed Site
034 D007
Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

1. See planning dept. conditions of approval.
-

Planning Conditions of Approval

1. That the exterior lighting fixtures shall be reviewed and approved by the planning dept.
 2. The common driveway easement between this property and Back Cove Compoany should be shown on the plan.
A copy of the easement/agreement shall be submitted to the planning dept. for its review.
 3. This development is subject to the conditions of a Traffic Movement Permit dated 12/22/00. The conditions include developer shall install left hand turn lanes and median within the existing paved right of way of Marginal Way servicing Wild Oats, all as shown on the Off-Site Street Improvement plans, dated 12-21-00; and the striping of the roadway as contained in the Traffic Report of John L. Murphy, dated November 2000. Truck deliveries to the development shall be limited during p.m. hours as determined by the City of Portland Traffic Engineer.
-

Inspections Conditions of Approval

1. Separate permits are required for any signage.
 2. Shall meet and maintain all performance standard including , such as, but not inclusive; noise levels and odor levels.
 3. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
-

Fire Conditions of Approval

- Application requires State Fire Marshal approval.
-

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

19990012

I. D. Number

So. Maine Properties

Applicant _____

P.O. Box 7525, Portland, ME 04112

Applicant's Mailing Address _____

Ben Walters

Consultant/Agent _____

774-4441 774-4016

Applicant or Agent Daytime Telephone, Fax _____

2/4/99

Application Date

Wild Oats

Project Name/Description

87 - 87 Marginal Way

Address of Proposed Site

034 D007

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) _____

25000 2.34 B-5

Proposed Building square Feet or # of Units Acreage of Site 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 \$450.00 Subdivisio _____ Engineer Review _____ Date 2/4/98

Planning Approval Status:

Reviewer r.knowland

- Approved Approved w/Conditions See Attached Denied

Approval Date 12/11/00 Approval Expiration 12/11/01 Extension to _____ Additional Sheets Attached

OK to Issue Building Permi r.knowland 2/5/01
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 Issue | _____ 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) | _____ expiration 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 | |

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

19990012
I. D. Number

So. Maine Properties

Applicant
P.O. Box 7525, Portland, ME 04112
Applicant's Mailing Address
Bruce Kistler
Consultant/Agent
772-6404 **772-9018**
Applicant or Agent Daytime Telephone, Fax

2/4/99
Application Date
Bookland
Project Name/Description

87 Marginal Way
Address of Proposed Site
034-D-007
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) _____
25000 **2.34**
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 **\$450.00** Subdivision _____ Engineer Review _____ Date: **2/4/98**

Fire Approval Status:

Approved Approved w/Conditions see attached Denied
Approval Date **2/9/99** Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance **Lt. Mc Dougall** **2/9/99**
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

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

19990012

I. D. Number

So. Maine Properties

Applicant

P.O. Box 7625, Portland, ME 04112

Applicant's Mailing Address

Bruce Kistler

Consultant/Agent

772-6404 **772-9018**

Applicant or Agent Daytime Telephone, Fax

2/4/98

Application Date

Bookland

Project Name/Description



Address of Proposed Site

034-D-007

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) _____

25000 **2.34** _____

Proposed Building square Feet or # of Units **25000** Acreage of Site **2.34** 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 **\$450.00** Subdivision _____ Engineer Review _____ Date: **2/4/98**

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

Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____

Inspection Fee Paid _____ date _____ amount _____

Building Permit Issued _____ 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 _____

So. Maine Properties

Bookland



CITY OF PORTLAND

*Joeline -
Do you have this?
For the file.
Mark A.*

Joseph E. Gray Jr.
Director

December 29, 2000

Mr. Ronald Ward, Esq.
Drummond Woodsum & MacMahon
245 Commercial Street
P.O.Box 9781
Portland, Maine 04101

RE: 87 Marginal Way

Dear Mr. Ward:

This letter is in reference to your FAX of December 27, 2000 regarding a request to extend the site plan approval for the Bookland project. The site plan currently is set to expire on March 25, 2001. In my capacity as Planning Director and under the provisions of §14-525(1), I am approving a one-year extension of the Bookland site plan to March 25, 2002.

Should you have any questions on this letter, please call me.

Sincerely,


Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
P. Samuel Hoffses, Building Inspector ✓
Inspection Department
Development Review Coordinator
Lee Urban, Director of Economic Development
Don Hall, Assessor's Office
Susan Doughty, Assessor's Office
Approval Letter File

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Jodie - FYI

Planning & Urban Development



Joseph E. Gray Jr.
Director

CITY OF PORTLAND

December 11, 2000

Ben Walter,
CWS Architects
434 Cumberland Avenue
Portland, ME 04101

*Site Plan
I.D Number
19990012*

RE: 87 Marginal Way, Wild Oats - 34-D-007

Dear Ben:

This letter is to confirm that the Portland Planning Authority has reviewed and approved revisions to the previously approved site plan for 87 Marginal Way. This approval is for site plan review.

The approval is subject to the following conditions:

1. That the Department of Public Works grants a license for the installation of a grease trap on public property.
2. That the City approves a license or grants an easement for the installation of a masonry wall along Elm Street
3. That the exterior lighting plan is reviewed and approved by Planning Staff.
4. That the applicant install the necessary lane striping and related signage recommended in the John Murphy Wild Oats traffic impact report dated November 28, 2000.
5. The common driveway easement between this property and Back Cove Company should be shown on the plan. A copy of the easement/agreement should be submitted to the Planning office for its review.

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

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time

O:\plan\devrevw\margwy87\letters\walter 2

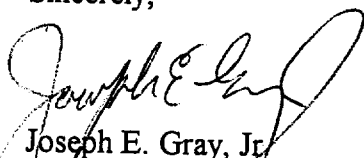
period agreed upon in writing by the City and the applicant, Requests to extend approvals must be received before the expiration date.

2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time the site/building contractor shall provide three (3) copies of detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator (who is located at DeLuca Hoffman at 775-1121) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

CC: Alexander Jaegerman, Chief Planner
Richard Knowland, Senior Planner
P. Samuel Hoffses, Building Inspector
✓ Marge Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Director of Public Works
Nancy Knauber, Associate Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Inspection Department
Lee Urban, Director of Economic Development
Don Hall, Appraiser, Assessor's Office
Susan Doughty, Assessors Office
Approval Letter File
Peter Quesada, Fore River Co., 5 Milk Street, Portland, ME 04101
Lee Lowry, Jensen, Baird, Gardner & Henry, 10 Free Street, Portland, ME 04101
Steve Doe, Sebago Technics, 1 Chabot Street, Westbrook, ME 04092

**Site Review Pre-Application
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling
or Commercial Structures and Additions Thereto**

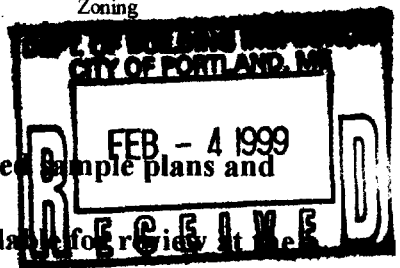
In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

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.**

Applicant SOUTHERN MAINE PROPERTIES COMPANY Application Date 2/4/99
 Applicant's Mailing Address P.O. Box 7525 Project Name/Description BOOKLAND
PORTLAND, ME 04112 87 MARGINAL WAY
 Consultant/Agent Bruce Kistler Address Of Proposed Site 87 MARGINAL WAY
 Applicant/Agent Daytime telephone and FAX 772-6404 Assessor's Reference, Chart#, Block, Lot# 034 - D - 007 - 001
772-9018 (FAX)
 Proposed Development (Check all that apply) New Building Building Addition Change of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Other(Specify) _____

26,500 INC. PLATFORM 2.34 B5b
 Proposed Building Square Footage and /or # of Units Acreage of Site Zoning

You must Include the following with you application:
 1) A Copy of Your Deed or Purchase and Sale Agreement
 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.
 (Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)



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 an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: Bruce Kistler Date: 2/4/99

Site Review Fee: Major ~~\$500.00~~ ^{450.00} Minor 400.00

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

2/3/99

Site Plan Review

New Office Building Facility at 87 Marginal Way, Portland, Maine

Below are responses to contents requirements as set forth in Portland's Land Use §14-525b. The numbers below correspond to the numbers given in the code.

§14-525(b)1)

- a. Applicant: Southern Maine Properties Company
 P.O. Box 7525
 Portland, ME 04112

 Development Name: 87 Marginal Way
 New Office Building
- b. See Site Plan "A".
- c. See Site Plan "A".
- d. See Site Plan "A";
- e. Existing grades on Site Plan A – proposed grades to follow on "Grading Plan".

§14-525(b)2)

- a. Existing soils – sand, gravel, bricks, ash, grey silty clay, grey silty sand, and gravel.
- b. Site is 100% impervious and without rock outcroppings. No easements or rights of way. Drainage to follow on "Grading Plan".
- c. See Site Plan "A", floor plan, and "Perspective Rendering".
- d. See Site Plan "B".
- e. See Site Plan "B" and grading plan (to follow).
- f. None.
- g. See Site Plan "B" and site details to follow.
- h. Landscape plan to follow.
- i. See Site Plan "B". Existing fencing to remain.
- j. See site lighting plan to follow.
- k. See Site Plan "A".
- l. N/A.
- m. See written statement.
- n. To follow.

DUE SEPT. 11, 1998 \$7,415.53	DUE MARCH \$7,415.53	PAY THIS AMOUNT \$7,415.53
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**FIRST BILLING
S38427-99**

LENDING INST: CBL Assessed Property Description
 ACCOUNT NUMBER **S38427-99** **034--D-007-001** **34-D-7-1**
MARGINAL WAY 87
PREBLE ST
101987 SF



SOUTHERN MAINE PROP CO
PO BOX 7525
PORTLAND ME 04112

BRING COMPLETE TAX BILL WHEN
 PAYING IN PERSON.
 Please Make Your Check Payable to:
 City of Portland
 Send Copy of Bill to Mortgage Holder
 PARTIAL PAYMENTS MAY BE MADE
 AT ANY TIME.

RETURN THIS TOP PORTION WITH PAYMENT

Credit cards are not accepted for property tax payments.

KEEP THIS PORTION

1999 REAL ESTATE PROPERTY TAX STATEMENT
City of Portland

ACCOUNT NUMBER **S38427-99**

Fiscal Year 1999
July 1, 1998 - June 30, 1999

CBL **034--D-007-001**

Owner of Record as of April 1, 1998

LENDING INST.

SOUTHERN MAINE PROP CO
5 MILK ST
PORTLAND ME 04101

Assessed Property Description
34-D-7-1
MARGINAL WAY 87
PREBLE ST
101987 SF

Change of Address

Name:

CURRENT BILLING DISTRIBUTION

School	\$ 7,845.64
Public Works	\$ 1,067.84
Parks & Recreation	\$ 385.61
Fire	\$ 1,171.65
Police	\$ 1,453.44
Debt Repayments	\$ 1,364.46
General Government	\$ 593.24
County	\$ 474.59
Health & Human Services	\$ 489.42-
Library	\$ 459.76
Metro Transit District	\$ 341.11
Enterprise Funds	\$ 88.99-
Regional Waste Systems	\$ 252.13

CURRENT BILLING INFORMATION

Land Value	\$ 204,570.00
Building Value	\$ 381,870.00
Total Value	\$ 586,440.00
Exemptions	\$.00
Homestead	\$.00
Taxable Value	\$ 586,440.00
Tax Rate	\$ 25.29
TOTAL TAX	\$ 14,831.06
AMOUNT PAID	\$.00

Remittance Instructions

To avoid standing in line, it is recommended that taxes be paid by mail. Please make check or money order payable to: **CITY OF PORTLAND**. Credit cards are not accepted for property tax payments.

Use enclosed envelope to return your payment or mail to:

AUG 17 1998
 City of Portland
 P.O. Box 944
 Portland, ME 04112-0544

FOR RIVER COMPANY Change of address and check off box on return envelope.

**AutoCAD digital format Final plans depicting
the as-built condition must be filed with this
office prior to closure.**

127 MARGINAL WAY
F.F. EL = 10.65

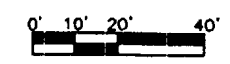
87 MARGINAL WAY

EXISTING F.F. EL = 11.95
PROPOSED F.F. EL = 12.20

One Way

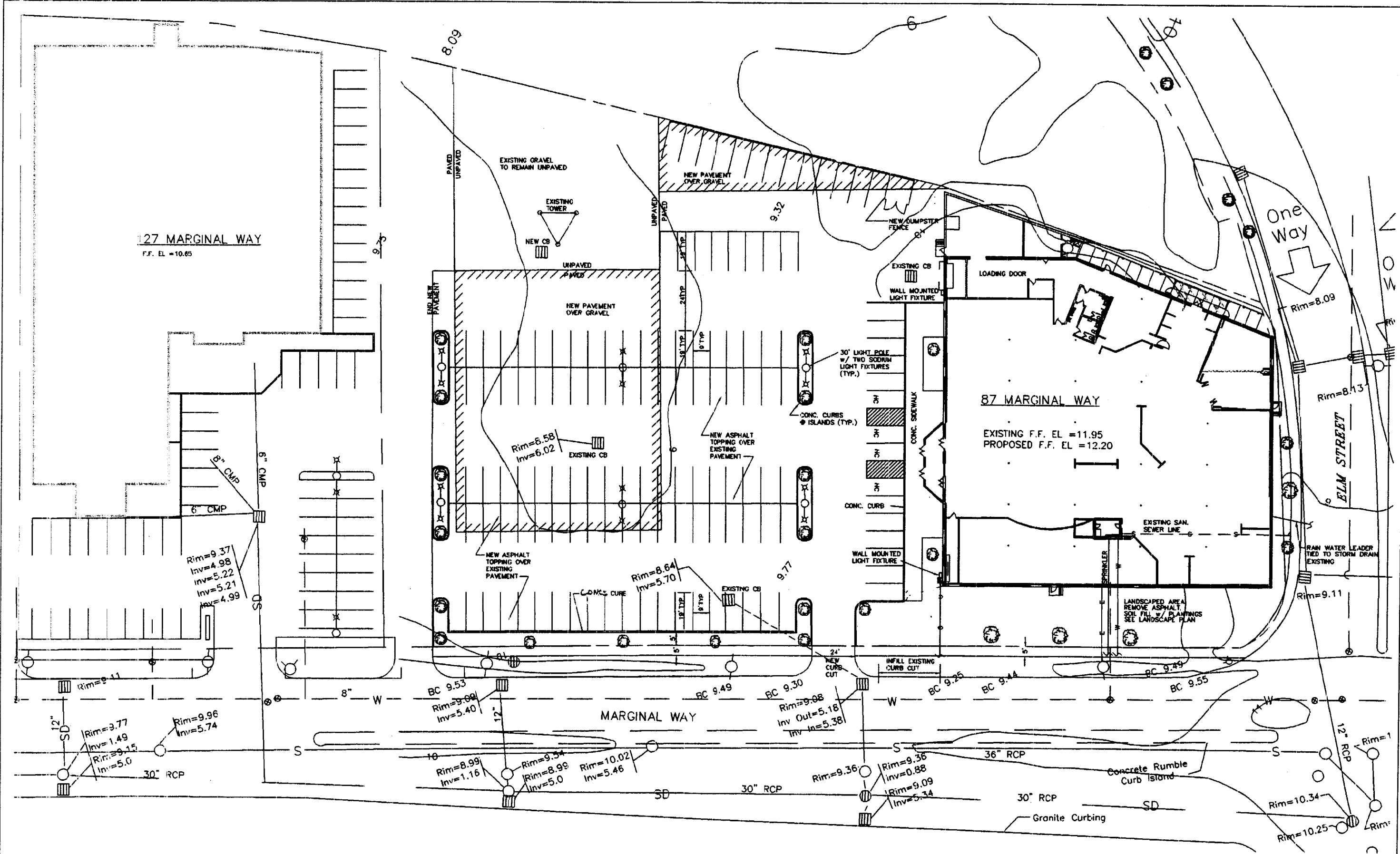
ELM STREET

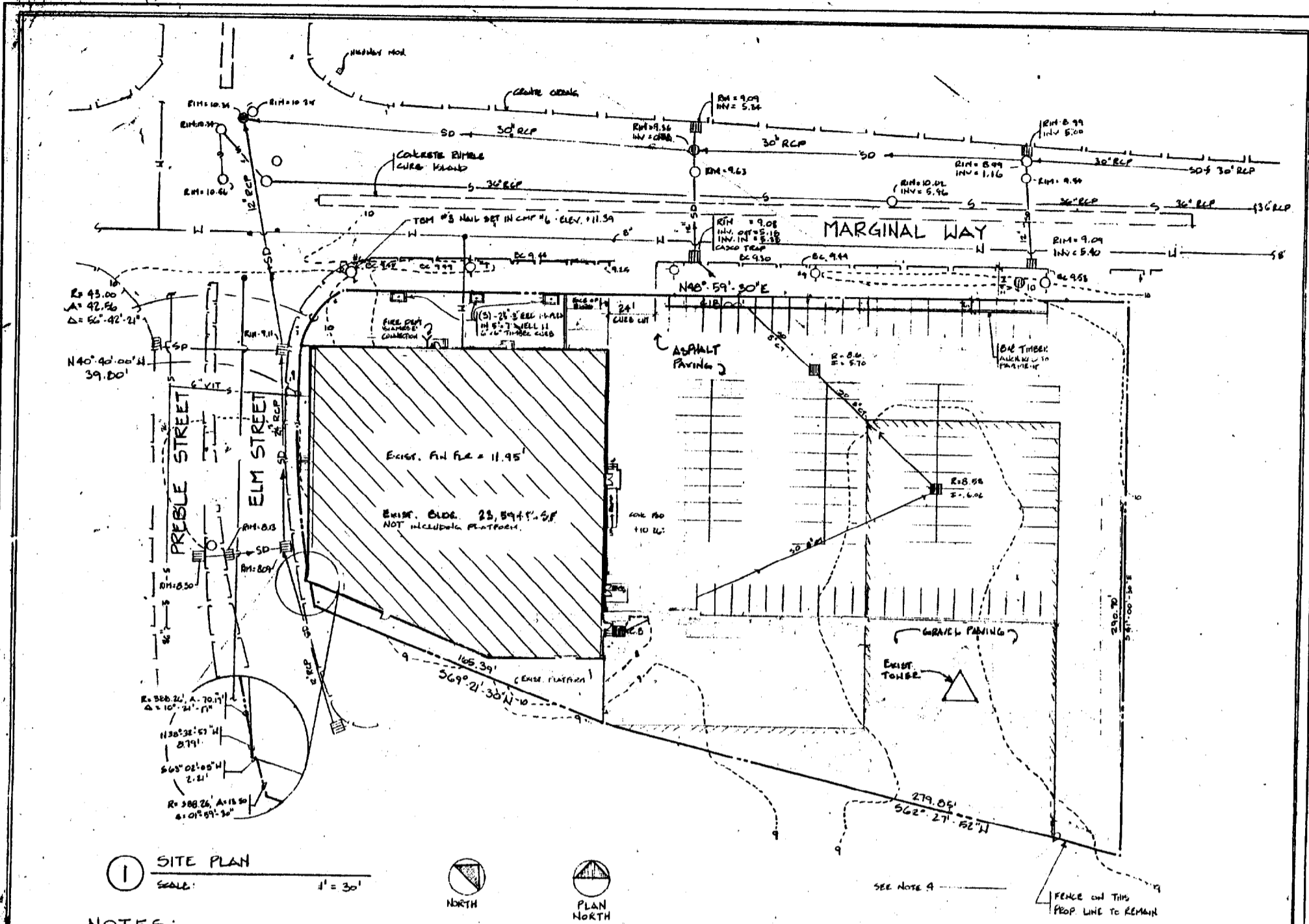
MARGINAL WAY



PROPOSAL FOR:
BUILDING
87 MARGINAL WAY
PORTLAND, ME
APPLICANT:
SOUTHERN MAINE
PROPERTIES COMPANY
P.O. BOX 7525
PORTLAND, ME 04112

SITE PLAN **B**
DATE: 2-3-99
DWG. 1 OF 1





① SITE PLAN
SCALE: 1" = 30'



NOTES:

1. DATA ON PROPERTY LINES, TOPOGRAPHY, AND UTILITIES TAKEN FROM SURVEY BY HTA/OEST ASSOCIATES, INC., 420 WESTERN AVE., SOUTH PORTLAND, ME. PROJECT # B45.01 DATED JULY 1986.
2. RECORD OWNER OF PROPERTY - SOUTHERN MAINE PROPERTIES CORPORATION - RECORDED CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK 8419 / PAGE 81 - TAX MAP 34 BLOCK "D" LOTS 11 & 12 AREA = 102,000 SQ FT / 2.36 AC.
3. PROPERTY LOCATED IN "B5H" ZONE.
4. PORTIONS OF CHAIN LINK FENCE BETWEEN LAND NOW OR FORMERLY SMP's AND PORTLAND TERMINAL COMPANY.
5. UTILITIES SHOWN ON PLAN ARE LOCATED APPROXIMATELY & SHALL BE FIELD VERIFIED PRIOR TO EXCAVATION. LOCATIONS ARE BASED ON PHYSICAL LOCATIONS &/OR MAPS FROM RESPECTIVE UTILITY COMPANIES.
6. ELEVATIONS ARE BASED ON MEAN SEA LEVEL - NGVD DATUM, 1929. CONTOUR INTERVAL 1 FT. BENCH MARK: (FOR 14-A) NEAR ENTRANCE / PUMP STATION, BERRY DSK - MARGINAL WAY & FRANKLIN AVENUE.

THIS PLAN CONFORMS TO THE STANDARDS ADOPTED BY THE MAINE STATE BOARD OF REGISTRATION FOR LAND SURVEYORS FOR A STANDARD BOUNDARY SURVEY, CONDITION II

JEROME B. WATTS R.L.S. 1245

EXCEPTION: THIS CERTIFICATE IS FOR THE ITEMS DESCRIBED IN NOTE 1 ONLY.

HTA/OEST ASSOCIATES, INC.
420 Western Avenue
SOUTH PORTLAND, MAINE 04106
(207) 781-1770



ADDITIONAL NOTES:

Landscaping shall meet the "Arboricultural Specifications and Standards of Practice and Landscape Guidelines" of the City of Portland Technical and Design Standards and Guidelines.

The entire site shall be developed and/or maintained as depicted on the site plan. Approval of the Planning Authority or Planning Board shall be required for any alteration to or deviation from the approved site plan, including, without limitation: topography; drainage; landscaping; retention of wooded or lawn areas; access; size, location, and surfacing of parking areas; and location and size of buildings.

All powerline utilities shall be underground.

Sidewalks and curbing shall be designed and built with tip down ramps at all street corners, crosswalks and driveways in conformance with the City of Portland Technical and Design Standards and Guidelines.

All erosion and sediment control measures shall be designed in accordance with Maine Erosion and Sediment Control Handbook for Construction: Best Management Practices published by the Cumberland County Soil and Water Conservation District and Maine Department of Environmental Protection, March 1991 or latest edition. (REF: GRADING PLAN).

All erosion control measures shall be installed prior to any site excavation or regrading.

All disturbed areas on the site not covered by buildings or paved areas shall be stabilized with loam and seed or other methods as required by Best Management Practices (see above).

Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representative. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

87 MARGINAL WAY - PORTLAND, ME

SOUTHERN MAINE PROPERTIES COMPANY

SITE PLAN "A"

REVISIONS:

A-0
2.3.99