

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: 010090
Owner Address: C/O ADAM ASSOCIATES 90 LEWIS AVE		Lessee/Buyer's Name: WALPOLE MA 02081	Phone:	
Contractor Name: WILD OATES MARKET CONSTRUCTION DEPARTMENT.		Address: 3375 MITCHELL LANE BOULDER CO. #0301		Business Name: 212-486-8070 2320
Past Use: VACANT	Proposed Use: RETAIL GROCERY STORE	COST OF WORK: \$ 800,000	PERMIT FEE: \$4,324.00	Permit Issued: FEB - 7 2001
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: 26 806499	
Proposed Project Description: INTERIOR FIT OUT FOR MARKET		Signature: <i>[Signature]</i>		Zoning Approval: OK with conditions # 14490012
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan major/minor form
Permit Taken By: K	Date Applied For: DEC 7 2000	Signature: _____ Date: _____		Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied

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..

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:

PERMIT ISSUED WITH REQUIREMENTS

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

Action:
 Approved
 Approved with Conditions
 Denied
 Date: _____

PERMIT ISSUED WITH REQUIREMENTS
500 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/Coak Const. Corp.

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

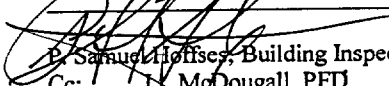
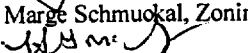
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

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, *20, *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.

- 29. 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. *Separate permits are required for any new signage*
- 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 1017.0. Horizontal sliding doors shall comply with section 1017.4.4.*
- 38. *Masonry construction shall comply with section 211.0.*
- 39. *EIFS (Exterior Insulation & Finishing System) shall comply with section 2406.8 & 1705.13.*
- 40. *Special Inspection shall be required as per section 1705.1, EIFS (Special Insp.) 1705.1*


 E. Samuel Hoffner, Building Inspector
 Cc: E. McDougall, PFD
 Marge Schmuockal, Zoning Administrator


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

May 29, 2001

Steve Doe
Sebago Technics
One Chabot Street
P. O. Box 1339
Westbrook, ME 04098-1339

RE: Wild Oats, Marginal Way, 34-0-7

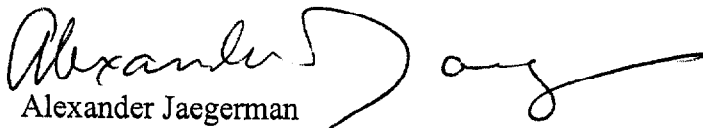
Dear Mr. Doe,

This letter is to confirm that the Portland Planning Authority has reviewed and approved revisions to the grading plans for the Wild Oats site. The revisions are described in a letter dated May 1, 2001 from you to the Planning Office. The approval is subject to the following conditions.

1. That applicant addresses the questions raised in Stephen Bushey memo dated May 16, 2001, (memo attached).
2. That the 5 replacement trees along Preble Street shall be a minimum 3 inches in caliber.
3. That the sea green junipers along the front parking lot shall be a minimum 30 inches in height.

Should you have any questions concerning this letter, please call Rick Knowland of the Planning Office.

Sincerely,


Alexander Jaegerman
Chief Planner

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