

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

Permit Number: 081576

PERMIT

This is to certify that RICHMOND 606 FOREST DEVELOPMENT LLC / P M Construction
has permission to 12,200 sq ft Walgreens drive-thru
AT 606 Forest Ave

PERMIT ISSUED
CBL 125 L006001
2009

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOURS NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS
Fire Dept. Craig Crain
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Christy M. [Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

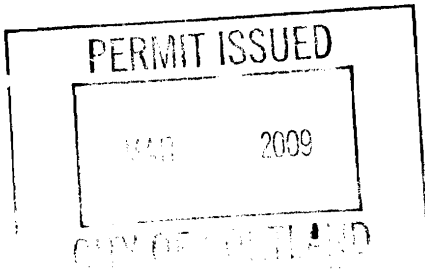
Permit No: 08-1576	Issue Date: 3/11/09	CBL: 27 125 L006001
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Location of Construction: 606 Forest Ave	Owner Name: RICHMOND 606 FOREST DEVEL	Owner Address: 23 CONCORD ST	Phone:
Business Name:	Contractor Name: P M Construction Co.	Contractor Address: 19 Industrial Park Rd Saco	Phone: 2072827697
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-2b

Past Use: Commercial Medical Offices- Vacant Building	Proposed Use: Commercial/Retail - 12,200 sq ft Walgreens- rehabbing the existing building with additions and drive- thru	Permit Fee: \$20,095.00	Cost of Work: \$2,000,000.00	CEO District: 3
Proposed Project Description: 12,200 sq ft Walgreens with drive-thru		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: M Type: 2B IBC-2003 Signature: <i>Greg Cass</i> Signature: <i>cl 1/1</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:		

Permit Taken By: Idobson	Date Applied For: 12/30/2008	Zoning Approval
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<ol style="list-style-type: none"> 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.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 13 Zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2007-0188</i> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>3/11/09</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <i>P.B.</i> <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>4/29/08</i>	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>S</i>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>616 Forest Avenue</u>		
Total Square Footage of Proposed Structure/Area <u>12,200</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>125</u> Block# <u>L</u> Lot# <u>7</u>	Applicant * must be owner, Lessee or Buyer * Name <u>The Richmond Company</u> Address <u>23 Concord St.</u> City, State & Zip <u>Wilmington, MA 08886</u>	Telephone: <u>978-988-3900</u> <u>(978) 423-6698</u> <u>cell #</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of <u>DAVID L...</u> Work: <u>\$2,000,000</u> <u>cell #</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Multi-Unit Residential Vacant Commercial + CM</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Walgreens Drug Store</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>New \$12,200 \$ Walgreens + CM</u>		
Contractor's name: <u>PM Construction</u> Address: <u>19 Industrial Park Rd.</u> City, State & Zip <u>Saco, ME 04072</u> Telephone: <u>207-282-7697</u> Who should we contact when the permit is ready: <u>Kris Voisine</u> Telephone: <u>207-423-2517</u> Mailing address: <u>P.O. Box 728, Saco, ME 04106</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature] Date: 12/19/08

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1576	Date Applied For: 12/30/2008	CBL: 125 L006001
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Location of Construction: 606 Forest Ave	Owner Name: RICHMOND 606 FOREST DEVEL	Owner Address: 23 CONCORD ST	Phone:
Business Name:	Contractor Name: P M Construction Co.	Contractor Address: 19 Industrial Park Rd Saco	Phone (207) 282-7697
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Commercial/Retail - 12,200 sq ft Walgreens- rehabbing the existing building with additions and drive-thru	Proposed Project Description: 12,200 sq ft Walgreens with drive-thru
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/11/2009
Note: passed on to fire and building on 1/6/09 **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 03/09/2009
Note: **Ok to Issue:**

- 1) An inspection of the installation of the steel and concrete and structural bracing shall be conducted by a licensed engineer and his/her certification shall be submitted to this office stating compliance with the approved plans.
- 2) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 5) The basement is NOT approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 6) Equipment must be installed in compliance with the manufacturer's specifications
- 7) All special inspection reports must be submitted to this office for review within 48 hours of the inspection. A final special inspection report must be submitted prior to issuance of a certificate of occupancy. This report must demonstrate any deficiencies and corrective measures that were taken.
- 8) Separate Permits shall be required for any new signage.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 01/09/2009
Note: **Ok to Issue:**

- 1) Application requires State Fire Marshal approval.
- 2) Emergency lights are required to be tested at the electrical panel.
- 3) Walls in structure are to be labeled according to fire resistance rating.
IE; 1 hr. / 2 hr. / smokeproof.
- 4) Fire alarm system requires a Masterbox connection per city ordinance.
- 5) The fire alarm system shall comply with NFPA 72
- 6) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 7) The sprinkler system shall be installed in accordance with NFPA 13.

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

Location of Construction: 606 Forest Ave	Owner Name: RICHMOND 606 FOREST DEVEL	Owner Address: 23 CONCORD ST	Phone:
Business Name:	Contractor Name: P M Construction Co.	Contractor Address: 19 Industrial Park Rd Saco	Phone (207) 282-7697
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Note: **Ok to Issue:**

Dept: Zoning **Status:** **Reviewer:** Marge Schmuckal **Approval Date:**
Note: **Ok to Issue:**

Dept: Parks **Status:** Pending **Reviewer:** **Approval Date:**
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Capt Greg Cass **Approval Date:** 03/12/2008
Note: **Ok to Issue:**

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 03/09/2009
Note: **Ok to Issue:**

Dept: Planning **Status:** Approved **Reviewer:** Molly Casto **Approval Date:** 04/29/2008
Note: **Ok to Issue:**

- 1) The applicant shall provide a pre-development assessment of noise levels at the property line along with a prediction of decibel levels at the property line for the proposed rooftop mechanical units from the manufacturer for review and approval by the Planning Authority prior to the issuance of a building permit. Post-development noise levels shall be submitted to the Planning Authority and if it is determined that the levels exceed the standards of Section 14-187, the applicant shall install noise mitigation measure for the rooftop mechanicals prior to the release of the performance guarantee.
- 2) Double wooden guardrails shall be added to the two areas on either side of the Lincoln Street driveway to provide adequate edge treatment. A revised landscape plan that includes these guardrails shall be submitted for review and approval by the City Arborist prior to the issuance of a Building Permit.
- 3) The applicant shall arrange for Central Maine Power (CMP) to remove the two existing spotlights on Lincoln Street and Deering Avenue prior to the issuance of a Certificate of Occupancy.
- 4) A letter of sewer capacity must be submitted by the applicant for review and approval by the Planning Authority, prior to the issuance of a Building Permit.
- 5) If requested by the City, the applicant shall conduct traffic monitoring at the site after the pharmacy is open. The monitoring results shall be submitted to the City Transportation Engineer for review. If the City determines that off-premises traffic is using the cross-access driveway as a cut-through for access to Revere Street, then the applicant shall install signage approved by the City Transportation Engineer and shall take any other steps as may be recommended by the City Transportation Engineer to discourage cut-through traffic.
- 6) The applicant shall contribute \$5,000.00 towards future infrastructure improvements at the Woodfords Corner intersection. All financial contributions shall be paid to the City of Portland prior to the issuance of a Building Permit.
- 7) Deliveries to the site and trash removal shall be restricted to between the hours of 8am and 8pm.
- 8) The applicant shall furnish a copy of a signed cross access easement between Church Corporation of 630 Forest Avenue and the applicant pertaining to the cross-access driveway and four parking spaces, and with a site plan that includes the layout of the adjacent parking lot on the Church Corporation property at 630 Forest Avenue for review and approval by Corporation Counsel and the Planning Authority prior to the issuance of a Building Permit.

Location of Construction: 606 Forest Ave	Owner Name: RICHMOND 606 FOREST DEVEL	Owner Address: 23 CONCORD ST	Phone:
Business Name:	Contractor Name: P M Construction Co.	Contractor Address: 19 Industrial Park Rd Saco	Phone (207) 282-7697
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

9) The applicant shall restrict the Forest Avenue driveway to right turn entry/exit movements only and shall revise the driveway configuration to minimize illegal left-turn maneuvers prior to the issuance of a building permit.

Comments:

12/30/2008-ldobson: Told applicant that they needed a separate demolition permit & they needed the 3 certification forms -

12/30/2008-mes: Marge spoke with David Latulip - there is basically internal demolition and a two walls will be demoed for the addition. The roof remains - I also notified Molly for a stamped approved site plan - No guaranteed fees have been paid yet - permit on hold right now to get the demo thing settled. I also need an approved site plan to compare what was approved with what we received. The permit is on hold right now.

1/6/2009-mes: The applicant is supposed to be faxing in copies of structural statements - In the mean time I will be passing this permit on for Fire & Building reviews. The permit should be returned to Marge for final zoning sign off. DO NOT ISSUE PERMIT UNTIL PLANNING SIGNS OFF.

2/2/2009-csh: I have requested an engined demolition plan showing bracing and structural support for wall and ceiling during and after demolition untill final structural components are complete.

3/11/2009-mes: I have received a stamped approved site plan from planning and Phil D. has oked it from his prospective.

Applicant: The Richmond Co.

Date: 3/3/08

Address: 66 Forest Ave, Cor, Lincoln N
Rear is Deering Ave
E-B-L: 125-L-006 e 1

CHECK LIST AGAINST ZONING ORDINANCE

#08-1576

Date -

Zone Location - B2b - off Peninsula

will be converted to single story B Cond. 4

Interior of corner lot -

(currently 2 story medical Bldg)

Proposed Use/Work - change of use of existing Bldg for a drive thru

Savage Disposal - City Walgreens (retail) with addition

Lot Street Frontage - 50' min

10ft - max. - 4' scaled Bldg size 13700 sq ft

Front Yard - None and shall not exceed rear depth

Rear Yard - 10' - 117' scaled

Side Yard - 10' - 117' scaled
20' of Abuts Area Zone on 1st floor res. use -> not abutting either
Projections - None abutting the business next door - 11' exist st. side

Width of Lot - None req

Height - 45' max - existing is less than the max height - 28' shown to highest

Lot Area - No min lot size - showing 51,043 sq ft

Lot Coverage/ Impervious Surface - 90% max - 85% given corner area
(5,806 sq ft) (open) (45 x 142 = 6390 / 2 = 3195 sq ft)

Area per Family - N/A

Off-street Parking - Not in the front yard

11 x 110 =	1298
20 x 35 =	700
17 x 26 =	442
NOT ALL PERMITTED	
5635 sq ft	

Loading Bays - 1 bay req 14' x 50' 56 spcs shown

Site Plan - 2007-0188

Shoreland Zoning/ Stream Protection - N/A

Flood Plains -

Panel 13 - Zone C

2 beds racks for every 10 sq ft required

Signage - ok

Free standing signs - only one every 20 ft by Team b ASSOC

Noise ok

EXISTING site plan wrong length along Forest - states 31,543' more like 21,533'

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 3/9/2009 3:36:21 PM
Subject: 606-616 Forest Ave. - Walgreens Building Permit

Hi all, this project meets all DRC requirements for the issuance of the Building Permit. See UI for sign off.

Thanks.

phil



19 INDUSTRIAL PARK ROAD
 PO BOX 728
 SACO, ME 04072

TELEPHONE: (207) 282-7697
 FACSIMILE: (207) 283-4549

FACSIMILE TRANSMITTAL SHEET

TO: Chris Hansen	FROM: Mike DiMatteo
COMPANY: City of Portland – CEO	DATE: 2/26/09
FAX NUMBER: 874-8716	TOTAL NO. OF PAGES INCLUDING COVER:
PHONE NUMBER:	SENDER'S REFERENCE NUMBER:
RE: Walgreen's – Forest Avenue	YOUR REFERENCE NUMBER:

URGENT
 FOR REVIEW
 PLEASE COMMENT
 PLEASE REPLY
 PLEASE RECYCLE

NOTES/COMMENTS:

Chris,

Attached are the documents you requested and I emailed to you a while back.

Let me know what exactly you need for a Contractor's certificate ???

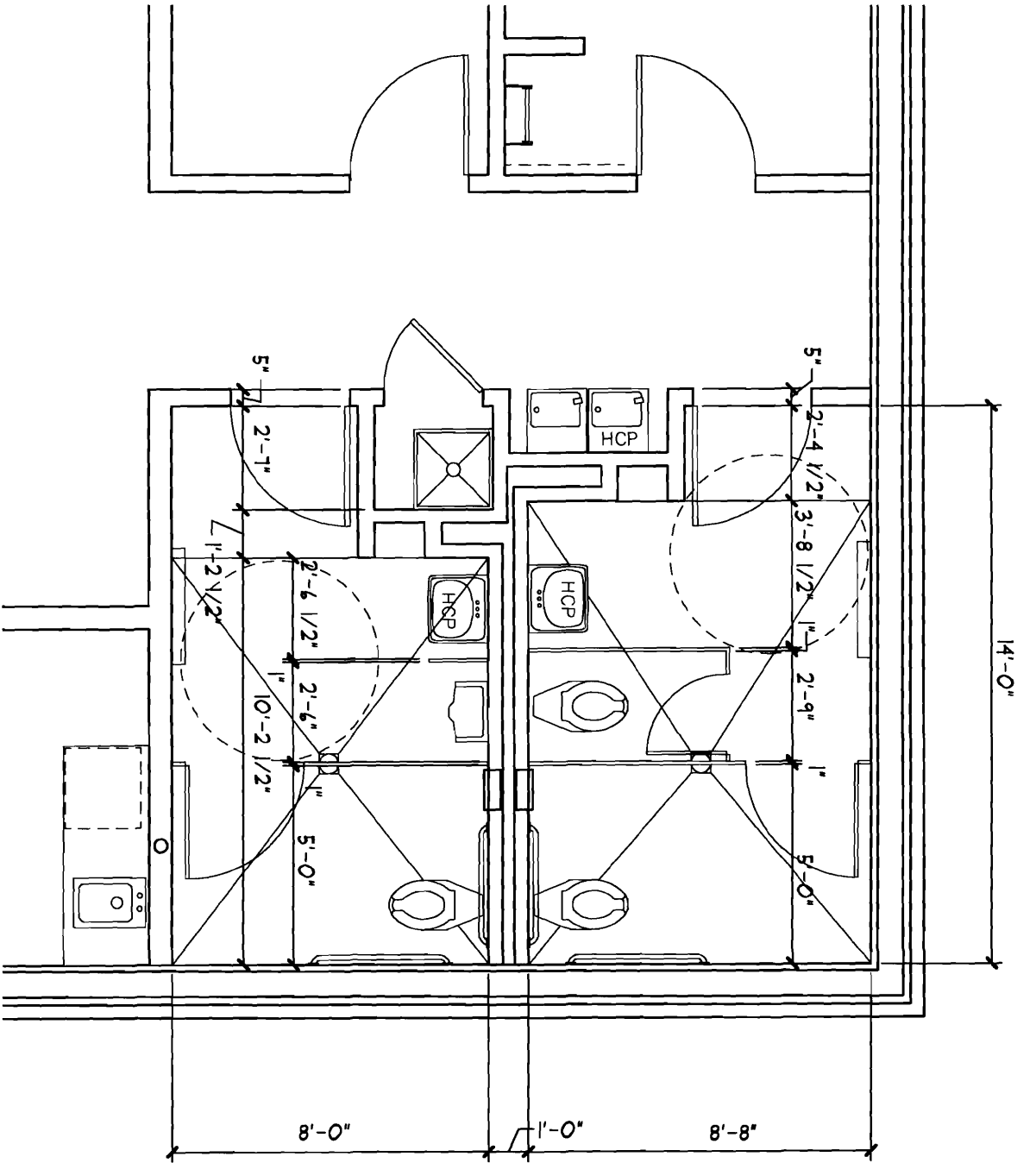
Any questions, please contact me.

Thanks !!
 Mike DiMatteo

FEB 26 2009

NOTICE OF CONFIDENTIALITY: This facsimile transmittal is intended solely for the use of the individual(s) or entity to which it is addressed and may contain information which is privileged, confidential, and exempt from disclosure under applicable law. If you are not the intended recipient or an employee or agent of the intended recipient, any dissemination, distribution, and/or copying of this transmittal, in whole or in part, is strictly prohibited. If you have received this transmittal in error, please telephone immediately to arrange for return of this transmittal at no cost to you. Thank you.

303 11 210



PROPOSED TOILET ROOM REVISION

SCALE: 1/4" = 1'-0"

OK'D
CSH 3/1/09

From: Bill Lorigan <blorigan@charterbn.com>
To: Chris Hanson <CSH@portlandmaine.gov>
Date: 3/10/2009 1:59:44 PM
Subject: Walgreens - Portland ME Forest Ave - revised toilet room layout

Afternoon Chris,

The attached drawing is what I am proposing to do. Please review the layout and once approved, I will revise the construction documents and send the to your office.

Regards,

Bill Lorigan
Moeser & Associates
206 Ayer Road, Suite 2
Harvard, MA 01451
voice 978.456.6905
fax 978.456.9153



Certificate of Design Application

From Designer: STEVEN A MOESSER
 Date: 12-30-08
 Job Name: WALGREENS FEB 26 2009
 Address of Construction: 616 FOREST AVE

2003 International Building Code
 Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2006 Use Group Classification (s) M - MERCANTILE
 Type of Construction 2B
 Is there a fire suppression system in accordance with Section 903.3.1 of the 2003 IBC? YES Supervisory alarm system? YES
 Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) _____
 Geotechnical/Soils report required? (See Section 1802.2) PREPARED BY S.W. Cole Engrg.

Structural Design Calculations
N/A Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)
 Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>RETAIL</u>	<u>100 PSF</u>

Wind loads (1603.1.4, 1609)
SIMPLIFIED Design option utilized (1609.1.1, 1609.6)
90 MPH Basic wind speed (1809.3)
I = 1.0 Building category and wind importance factor, I_w (table 1604.5, 1609.5)
B Wind exposure category (1609.4)
± 0.18 Internal pressure coefficient (ASCE 7)
16.9 PSF Component and cladding pressures (1609.1.1, 1609.6.2.2)
15.9 PSF Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)
Simplified Design option utilized (1614.1)
C Seismic use group ("Category")
SD_s = .3K SD₁ = .1K Spectral response coefficients, SD_s & SD₁ (1615.1)
D Site class (1615.1.5)

N/A Live load reduction
42 PSF Roof live loads (1603.1.2, 1607.11)
42 PSF Roof snow loads (1603.7.3, 1608)
60 PSF Ground snow load, P_g (1608.2)
42 PSF If $P_g > 10$ psf, flat-roof snow load P_f
1.0 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, snow load importance factor, I_s
1.1 Roof thermal factor, C_t (1608.4)
N/A Sloped roof snowload, P_s (1608.4)
C Seismic design category (1616.3)
ORDINARY REINFORCED MASS Basic seismic force resisting system (1617.6.2)
R = 2.5 C_d = 1.25 Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2)
SIMPLIFIED Analysis procedure (1616.6, 1617.5)
277,146 # Design base shear (1617.4, 1617.5.1)
 Flood loads (1803.1.6, 1612)
N/A Flood Hazard area (1612.3)
 Elevation of structure _____
 Other loads
2000 lbs Concentrated loads (1607.4)
20 PSF Partition loads (1607.5)
N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Certificate of Design

Date: 12/29/08

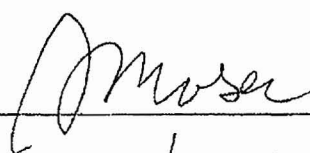
FEB 26 2009

From: STEVEN A MOESER

These plans and / or specifications covering construction work on:

proposed WALGREENS @ 616 FOREST AVE

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

Signature: 

Title: PRINCIPAL ARCHITECT

Firm: MOESER & ASSOCIATES

Address: 206 AYER RD
HARVARD, MA

Phone: 978 456 6905



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



Accessibility Building Code Certificate

FEB 26 2009

Designer: STEVEN A MOESER

Address of Project: 6116 FOREST AVE

Nature of Project: HEVE WALGREENS

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

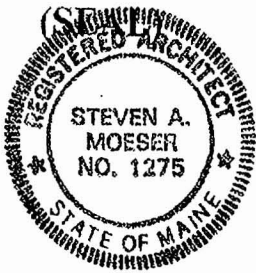
Signature: *Amoser*

Title: PAES / ARCHITECT

Firm: MOESER & ASSOC.

Address: 206 AYER RD
HARVARD, MA

Phone: 978 456 6905



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

Statement of Special Inspections

Project: *Walgreens*

FEB 27 2009

Location: *616 Forest Avenue - Portland, ME*

Owner: *The Richmond Company - 23 Concord Street - Wilmington, MA 01887*

Design Professional in Responsible Charge: *DWD Engineering*

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

- Structural
- Mechanical/Electrical/Plumbing
- Architectural
- Other: _____

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

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

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

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

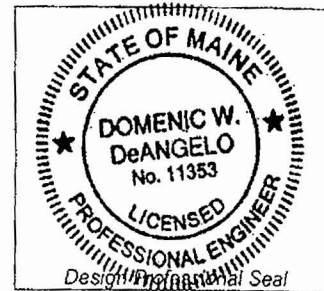
Interim Report Frequency: *As required by construction Schedule* or per attached schedule.

Prepared by:

Domenic DeAngelo
(type or print name)

Domenic W. DeAngelo
Signature

01/21/09
Date



Owner's Authorization:

Building Official's Acceptance:

Signature Date

Signature Date

Schedule of Inspection and Testing Agencies

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

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

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator	<i>DWD Engineering Structural Engineer</i>	<i>5 Michael Road East Bridgewater, MA 02333 (508) 378-9602 domdean@aol.com</i>
2. Inspector		
3. Inspector	<i>Miller Engineering & Testing Attn: Howard Goddard</i>	<i>100 Sheffield Road Manchester, NH 03108</i>
4. Testing Agency		
5. Testing Agency	<i>Miller Engineering & Testing Attn: Howard Goddard</i>	<i>100 Sheffield Road Manchester, NH 03108</i>
6. Other	<i>Miller Engineering & Testing Attn: Howard Goddard</i>	<i>100 Sheffield Road Manchester, NH 03108</i>

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

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category *C*
Quality Assurance Plan Required (Y/N) *Y*

Description of seismic force resisting system and designated seismic systems:
Ordinary reinforced masonry shear walls.

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) *90 mph*
Wind Exposure Category *C*
Quality Assurance Plan Required (Y/N) *N*

Description of wind force resisting system and designated wind resisting components:
Ordinary reinforced masonry shear walls.

Statement of Responsibility

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

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided if requested.

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge deems it appropriate that the individual performing a stipulated test or inspection have a specific certification or license as indicated below, such designation shall appear below the *Agency Number* on the Schedule.

PE/SE Structural Engineer – a licensed SE or PE specializing in the design of building structures
 PE/GE Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations
 EIT Engineer-in-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

American Concrete Institute (ACI) Certification

ACI-CFTT Concrete Field Testing Technician – Grade 1
 ACI-CCI Concrete Construction Inspector
 ACI-LTT Laboratory Testing Technician – Grade 1&2
 ACI-STT Strength Testing Technician

American Welding Society (AWS) Certification

AWS-CWI Certified Welding Inspector
 AWS/AISC-SSI Certified Structural Steel Inspector

American Society of Non-Destructive Testing (ASNT) Certification

ASNT Non-Destructive Testing Technician – Level II or III.

International Code Council (ICC) Certification

ICC-SMSI Structural Masonry Special Inspector
 ICC-SWSI Structural Steel and Welding Special Inspector
 ICC-SFSI Spray-Applied Fireproofing Special Inspector
 ICC-PCSI Prestressed Concrete Special Inspector
 ICC-RCSI Reinforced Concrete Special Inspector

National Institute for Certification in Engineering Technologies (NICET)

NICET-CT Concrete Technician – Levels I, II, III & IV
 NICET-ST Soils Technician - Levels I, II, III & IV
 NICET-GET Geotechnical Engineering Technician - Levels I, II, III & IV

Exterior Design Institute (EDI) Certification

EDI-EIFS EIFS Third Party Inspector

Other

Soils and Foundations

Page 4 of

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

Cast-in-Place Concrete

Page 5 of

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

Masonry

Required Inspection Level: 1 2

Page 6 of .

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

Structural Steel

Page 7 of

Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures <input type="checkbox"/> Fabricator Exempt	#2 AWS/AISC- SSI ICC-SWSI	Review shop fabrication and quality control procedures.
2. Material Certification	#2 AWS/AISC- SSI ICC-SWSI	Review certified mill test reports and identification markings on wide-flange shapes, high-strength bolts, nuts and welding electrodes
3. Open Web Steel Joists	#1/#2	Inspect installation, field welding and bridging of joists.
4. Bolting	#1/#2 AWS/AISC- SSI ICC-SWSI	Inspect installation and tightening of high-strength bolts. Verify that splines have separated from tension control bolts. Verify proper tightening sequence. Continuous inspection of bolts in slip-critical connections.
5. Welding	#1/#2 AWS-CWI ASNT	Visually inspect all welds. Inspect pre-heat, post-heat and surface preparation between passes. Verify size and length of fillet welds. Ultrasonic testing of all full-penetration welds.
6. Shear Connectors	N/A AWS/AISC- SSI ICC-SWSI	Inspect size, number, positioning and welding of shear connectors. Inspect suds for full 360 degree flash. Ring test all shear connectors with a 3 lb hammer. Bend test all questionable studs to 15 degrees.
7. Structural Details	#1/#2 PE/SE	Inspect steel frame for compliance with structural drawings, including bracing, member configuration and connection details.
8. Metal Deck	#1/#2 AWS-CWI	Inspect welding and side-lap fastening of metal roof and floor deck.
9. Other:		

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

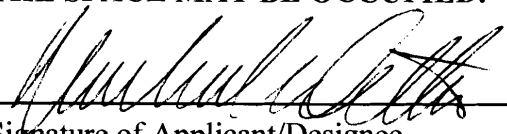
A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill for below grade occupiable space
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: There is a \$75.00 fee per inspection at this point.
- The final report of Special Inspections shall be submitted prior to the final inspection or the issuance of the Certificate of Occupancy
- Underground electrical or plumbing inspection prior to pouring concrete

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

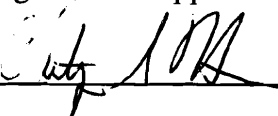
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

3/11/09
Date



Signature of Applicant/Designee

3/11/09
Date

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a “Stop Work Order” and “Stop Work Order Release” will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

Signature of Inspections Official

Date

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-1576	Issue Date: 3/11/09	CBL: 125 L006001
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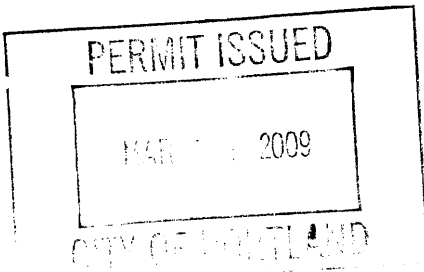
Location of Construction: 606 Forest Ave	Owner Name: RICHMOND 606 FOREST DEVEL	Owner Address: 23 CONCORD ST	Phone:
Business Name:	Contractor Name: P M Construction Co.	Contractor Address: 19 Industrial Park Rd Saco	Phone 2072827697
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-2b

Past Use: Commercial Medical Offices- Vacant Building	Proposed Use: Commercial/Retail - 12,200 sq ft Walgreens- rehabbing the existing building with additions and drive- thru	Permit Fee: \$20,095.00	Cost of Work: \$2,000,000.00	CEO District: 3
Proposed Project Description: 12,200 sq ft Walgreens with drive-thru		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: M Type: 2B IBC-2003 Signature: <i>Greg Cass</i> Signature: <i>cl 1/1</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: Date:				

Permit Taken By: Idobson	Date Applied For: 12/30/2008	Zoning Approval
-----------------------------	---------------------------------	------------------------

- 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..

Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 13 Zone C</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2007-0188</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>3/11/09</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <i>P.B.</i> <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>4/29/08</i>	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>S</i>
---	--	---



CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



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*Director of Planning and Urban Development
Penny St. Louis Littell*

*Inspection Services, Director
Tammy M. Munson*

02/252009

The Richmond Company
23 Concord St.
Wilmington, Ma. 08886

RE: 606 Forest Avenue
CBL: 125-L-006

Hand Delivery

Dear Sirs,

An evaluation of the permit for 606 Forest Ave revealed that the application fails to comply with Section 14-525 of Article V Site Plan of the Land Use Ordinance of the City Portland. No building permit shall be issued until final site plan, or applicable components thereof, has been approved under this article and a copy of the approved site plan is filed in the office of the building authority and such permit is determined to be consistent with the plan and any conditions of approval. To date, this requirement has not been met.

This is a SUSPENSION ORDER pursuant to section 105.6 (Suspension or Revocation) of the International 2003 Building Code. Permit #08156 is suspended until the letter of credit is received and the conditions of approval have been met. This is a STOP WORK ORDER pursuant to section 114.1 (Authority) all construction activity at the above referenced property must STOP immediately.

Section 105.6-Suspension or revocation-The building official is authorized to suspend or revoke a permit under the provisions of the code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any provisions of this code.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in title 30-M.R.S.A. Ss 4452. This constitutes an appealable decision within 10 days of the date of this letter pursuant to Section 14-527 of the Land Use ordinance of the City of Portland Code of Ordinances. Please feel free to contact me at 87408696, if you wish to discuss the matter or have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Chris Hanson'.

Christopher Hanson
Code Enforcement Officer/Plan Reviewer

Cc: Molly Castro, Senior Planner

**City Of Portland
Inspection Services
RETURN OF SERVICE**

On the 25 day of February, 2009, I made service of the STOP WORK ORDER
upon, P.M. construction, at 6006 Forest Ave.

- By delivering a copy in hand.
- By leaving copies at the individual's dwelling house or usual place of abode with a person of suitable age or discretion who resides therein and whose name is _____.
- By delivering a copy to an agent authorized to receive service of process, and whose name is _____.
- By (describe other manner of service) _____.

DATED: 2/25/09

Signature of Person Making Service

Chet SM 2/25/09
Code Enforcement Officer

I have received the above referenced documents

Person Receiving Service

Charles C. Pullington
Supt.
PM Const.
 Refused to sign
 Unable to sign
02/25/09

EXHIBIT A

Date:

Susan Feig, Senior Vice President
Eastern Bank
265 Franklin Street, Boston, MA 02110

RE: Escrow Draw Under Site Plan Performance Guaranty Escrow Date
February _____, 2009 (the "Escrow Account")

Dear Susan,

Please be advised that the City of Portland, hereby requests payment in the amount of
\$ _____ under the Escrow Account, because:

1. Richmond 606 Forest Development, LLC (the "Developer") has failed to satisfactorily complete the site work improvements contained within the site plan approval, dated January 27, 2009; or
2. The Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. The Developer has failed to notify the City for inspections.

Please make payment to:

Thank you,

The City of Portland, ME

By: _____
Name: _____
Its: _____

SUBDIVISION/SITE DEVELOPMENT
Cost Estimate of Improvements to be covered by Performance Guarantee

Date: 2-9-2008

Name of Project: Walgreen's

Address/Location: Forest Avenue Portland

Application ID #: _____

Developer: _____

Form of Performance Guarantee: _____

Type of Development: Subdivision _____ Site Plan (Major/Minor) _____

TO BE FILLED OUT BY THE APPLICANT:

Item	PUBLIC			PRIVATE		
	Quantity	Unit Cost	Subtotal	Quantity	Unit Cost	Subtotal
1. STREET/SIDEWALK						
Road/Parking Areas				<u>5607.55</u>	<u>22.00</u>	<u>123,366.00</u>
Curbing	<u>360</u>	<u>33.33</u>	<u>12,000.00</u>	<u>777</u>	<u>29.60</u>	<u>23,000.00</u>
Sidewalks <i>gravel only</i>	<u>250</u>	<u>16.00</u>	<u>4000.00</u>	<u>62.5</u>	<u>16.00</u>	<u>1,000.00</u>
Esplanades	_____	_____	_____	_____	_____	_____
Monuments	_____	_____	_____	_____	_____	_____
Street Lighting	_____	_____	_____	_____	_____	_____
Street Opening Repairs	_____	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____	_____
2. EARTH WORK						
Cut	_____	_____	_____	<u>2800</u>	<u>13.9317</u>	<u>39,291.00</u>
Fill	_____	_____	_____	_____	_____	_____
3. SANITARY SEWER						
Manholes	_____	_____	_____	_____	_____	_____
Piping	_____	_____	_____	_____	_____	_____
Connections	_____	_____	_____	<u>1</u>	<u>5930</u>	<u>5,930.00</u>
Main Line Piping	_____	_____	_____	_____	_____	_____
House Sewer Service Piping	_____	_____	_____	_____	_____	_____
Pump Stations	_____	_____	_____	_____	_____	_____
Other	_____	_____	_____	_____	_____	_____
4. WATER MAINS				<u>160</u>	<u>50.00</u>	<u>8,000.00</u>
5. STORM DRAINAGE						
Manholes	_____	_____	_____	<u>3</u>	<u>3,100.00</u>	<u>9,300.00</u>
Catchbasins	_____	_____	_____	<u>1</u>	<u>3,800.00</u>	<u>3,800.00</u>
Piping	_____	_____	_____	<u>290</u>	<u>42.069</u>	<u>12,200.00</u>
Detention Basin	_____	_____	_____	_____	_____	_____
Stormwater Quality Units	_____	_____	_____	_____	_____	_____
Other <i>Gas Ex/Backfill</i>	_____	_____	_____	<u>65</u>	<u>30.769</u>	<u>2,000.00</u>

6. SITE LIGHTING	_____	_____	_____	565	24,182	13,663.00
7. EROSION CONTROL	_____	_____	_____	_____	_____	_____
Silt Fence	_____	_____	_____	350	4,000	1,400.00
Check Dams	_____	_____	_____	_____	_____	_____
Pipe Inlet/Outlet Protection	_____	_____	_____	_____	_____	_____
Level Lip Spreader	_____	_____	_____	_____	_____	_____
Slope Stabilization	_____	_____	_____	_____	_____	_____
Geotextile	_____	_____	_____	_____	_____	_____
Hay Bale Barriers	_____	_____	_____	_____	_____	_____
Catch Basin Inlet Protection	_____	_____	_____	1	1,000.00	1,000.00
8. RECREATION AND OPEN SPACE AMENITIES	_____	_____	_____	_____	_____	_____
9. LANDSCAPING (Attach breakdown of plant materials, quantities, and unit costs)	_____	_____	_____	_____	_____	_____
10. MISCELLANEOUS <i>Bldg. ex. Backfill</i>	_____	_____	_____	1	45,100.00	45,100.00
TOTAL:	_____	_____	_____	_____	_____	_____
GRAND TOTAL:	_____	_____	_____	_____	_____	_____

INSPECTION FEE (to be filled out by the City)

	PUBLIC	PRIVATE	TOTAL
A: 2.0% of totals:	_____	_____	_____
or			
B: Alternative Assessment:	_____	_____	_____
Assessed by:	_____	_____	_____
	(name)	(name)	

Dearborn Brothers Construction, Inc.
999 Narragansett Trail
Buxton, ME 04093
(207)839-2272

DATE: ~~2/9/09~~ 2-25-09

SENDING FAX NUMBER: (207) 929-8560

RECEIVING FAX NUMBER: ²⁰³⁻⁴⁵⁴⁹
~~282-7697~~

RECEIVING COMPANY NAME: PM Construction

DELIVER TO: Mike DiMatteo

SENT BY: Loren Blair

REGARDING: Walgreen's Portland

SPECIAL INSTRUCTIONS:

**IF YOU HAVE ANY QUESTIONS REGARDING THIS
TRANSMISSION PLEASE CALL (207)839-2272 OR (207)929-8812.**

PLEASE ASK FOR: Loren

NUMBER OF PAGES INCLUDING COVER SHEET: 3

SITE PLAN
PERFORMANCE GUARANTEE
ESCROW ACCOUNT

February 24, 2009

Penny St. Louis Littell
Director of Planning and Urban Development
City of Portland
389 Congress Street
Portland, Maine 04101

Re: **Richmond 606 Forest Development, LLC (the "Developer")**
606 Forest Avenue, Portland, Maine]
Application ID # _____

Eastern Bank (the "Bank") hereby certifies to the City of Portland that the Bank will hold the sum of Three Hundred Eight Thousand (\$308,000) Dollars available to the City of Portland from the Developer's existing Construction Loan established with the Bank (the "Escrow Account"). These funds shall be held for the exclusive benefit of the City of Portland and shall represent the estimated cost of installing site work improvements as depicted on the site plan, approved on January 27, 2009, as required under Portland Code of Ordinances Chapter 14 §§499, 499.5, 525 and Chapter 25 §§46 through 65. It is intended to satisfy the Developer's obligation, under Portland Code of Ordinances Chapter 14 §§501, 502 and 525, to post a performance guarantee for the above referenced development. All costs associated with establishing, maintaining and disbursing funds from the Escrow Account shall be borne by the Developer.

The Bank will hold these funds available as escrow agent for the benefit of the City subject to the following:

The City, through its Director of Planning and Urban Development and in his/her sole discretion, may draw against this Escrow Account by presentation of a draft in the form attached hereto as Exhibit A presented to Susan Feig, Senior Vice President, Eastern Bank, 265 Franklin Street, Boston, MA 02110, that:

1. the Developer has failed to satisfactorily complete the site work improvements contained within the site plan approval, dated January 27, 2009; or
2. the Developer has failed to deliver to the City a deed containing the metes and bounds description of any streets, easements or other improvements required to be deeded to the City; or
3. the Developer has failed to notify the City for inspections.

In the event of the Bank's dishonor of the City of Portland's sight draft, the Bank shall inform the City of Portland in writing of the reason or reasons thereof within three (3) business days of the dishonor.

After all underground work has been completed and inspected to the satisfaction of the Department of Public Services and Planning Division, including but not limited to sanitary sewers, storm drains, catch basins, manholes, electrical conduits, and other required improvements constructed chiefly below grade, the City of Portland Director of Planning and Urban Development or its Director of Finance as provided in Chapter 14 §501 of the Portland Code of Ordinances, may authorize the Bank, by written certification, to reduce the available amount of the escrowed money by a specified amount.

This performance guarantee will automatically expire on the first anniversary April 16, 2010 ("Expiration Date") or on the date when the City determines that all improvements guaranteed by the Escrow Account are satisfactorily completed.

On its Expiration Date or on the date the City determines that all improvements guaranteed by this Escrow Account are satisfactorily completed, this Performance Guarantee shall be reduced by the City to ten (10) percent of its original amount and shall automatically convert to an Irrevocable Defect Guarantee. Written notice of such reduction shall be forwarded by the City to the Bank. The Defect Guarantee shall ensure the workmanship and durability of all materials used in the construction of the site plan approval, dated January 27, 2009 as required by City Code §14-501, 525 and shall automatically expire one (1) year from the date of its creation ("Termination Date").

The City, through its Director of Planning and Urban Development and in his/her sole discretion, may draw on the Defect Guarantee by presentation to Susan Feig, Senior Vice President, Eastern Bank, 265 Franklin Street, Boston, MA 02110 of a sight draft at Bank's offices located at _____, prior to the Termination Date, stating any one of the following:

1. the Developer has failed to complete any unfinished improvements; or
2. the Developer has failed to correct any defects in workmanship; or
3. the Developer has failed to use durable materials in the construction and installation of site work improvements contained on the site plan.

It is agreed that the duties of Bank are only as herein specifically provided, and are purely ministerial in nature, and the Bank shall not be responsible to any of the parties hereto for any action or failure to act on its part hereunder, unless such action or failure to act constitutes gross negligence, willful misconduct or bad faith. Without limiting the generality of the foregoing, the Bank shall incur no liability whatever except for willful misconduct or gross negligence. In connection therewith, the Developer and the City

each release the Bank from any act done or omitted to be done by Bank in good faith in the performance of its duties hereunder and hereby agree to hold the Bank harmless from any and all liability associated with any payments made by the Bank hereunder.

EASTERN BANK

Date: 2/25/09

By: _____

Name: Susan A. Feig
Title: Senior Vice President
Its Duly Authorized Agent

Seen and Agreed to:

RICHMOND 606 FOREST DEVELOPMENT, LLC

By: Philip Pasternak (signature)

The City of Portland, ME

By: _____
Name: _____
Its: _____



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Director of Planning and Urban Development
Penny St. Louis Littell*

*Inspection Services, Director
Tammy M. Munson*

02/252009

The Richmond Company
23 Concord St.
Wilmington, Ma. 08886

RE: 606 Forest Avenue
CBL: 125-L-006

Hand Delivery

Dear Sirs,

An evaluation of the permit for 606 Forest Ave revealed that the application fails to comply with Section 14-525 of Article V Site Plan of the Land Use Ordinance of the City Portland. No building permit shall be issued until final site plan, or applicable components thereof, has been approved under this article and a copy of the approved site plan is filed in the office of the building authority and such permit is determined to be consistent with the plan and any conditions of approval. To date, this requirement has not been met.

This is a SUSPENSION ORDER pursuant to section 105.6 (Suspension or Revocation) of the International 2003 Building Code. Permit #08156 is suspended until the letter of credit is received and the conditions of approval have been met. This is a STOP WORK ORDER pursuant to section 114.1 (Authority) all construction activity at the above referenced property must STOP immediately.

Section 105.6-Suspension or revocation-The building official is authorized to suspend or revoke a permit under the provisions of the code wherever the permit is issued in error or on the basis of incorrect, inaccurate or incomplete information, or in violation of any ordinance or regulation or any provisions of this code.

Failure to comply will result in this office referring the matter to the City of Portland Corporation Counsel for legal action and possible civil penalties, as provided for in Section 1-15 of the Code and in title 30-M.R.S.A. Ss 4452. This constitutes an appealable decision within 10 days of the date of this letter pursuant to Section 14-527 of the Land Use ordinance of the City of Portland Code of Ordinances. Please feel free to contact me at 87408696, if you wish to discuss the matter or have any questions.

Sincerely,

Christopher Hanson
Code Enforcement Officer/Plan Reviewer

Cc: Molly Castro, Senior Planner

PM Construction Co., Inc.

19 Industrial Park Road
PO Box 728
Saco, Maine 04072
(207) 282-7697
(207) 283-4549 Fax

LETTER OF TRANSMITTAL

DATE: 12/29/2008

JOB #:

RE: Walgreens Store #12325
616 Forest Avenue
Portland, ME

TO: City of Portland
Inspections Division

WE ARE SENDING YOU: Attached Under separate cover via _____ the following:
 Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
7	12/11/08	14	Site Plans
2	12/10/08	64	Building Drawings
1	12/29/08	1	CD containing .pdf's of site plans
1	12/29/08	1	CD containing .pdf's of building drawings
1	12/29/08	1	Building Permit Application
1	12/29/08	1	Building Permit Fee

THESE ARE TRANSMITTED as checked below:

For approval Approved as submitted Resubmit ___ copies for approval
 For your use Approved as noted Submit ___ copies for distribution
 As requested Returned for corrections Return ___ corrected prints
 For review and comment _____ Return prints after use

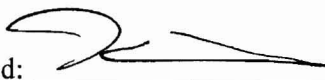
FOR BIDS DUE

REMARKS:

For Building Permit

Thanks.

Copy to: File

Signed: 
Kristopher Voisine
Project Coordinator
PM Construction Co., Inc.

ASSOCIATES

206 Ayer Road
Suite 2
Harvard, MA 01451
TEL: 978-456-6905
FAX: 978-456-9153

Steven A. Moeser
Architect

January 22, 2009

Mr. Christopher Hanson
Portland Code Enforcement Officer
389 Congress Street
Portland, ME 04101

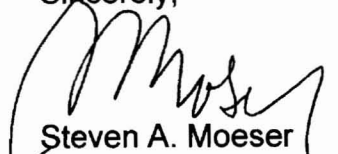
**RE: PROPOSED WALGREENS
616 FOREST AVENUE
PORTLAND, ME**

Dear Mr. Hanson:

All the drawings, computations, and specifications involving the construction of this project were prepared by myself and/or under my direct supervision in accordance with the 2003 International Building Code.

Please feel free to call our office if you have any questions, or require additional information to complete your review of the above plans for approval.

Sincerely,


Steven A. Moeser
Registered Architect



Cc: M. DiMatteo w/ PM Construction (faxed)

File: D-08074

MOESER & ASSOCIATES

206 Ayer Road
Suite 2
Harvard, MA 01451
TEL: 978-456-6905
FAX: 978-456-9153

Steven A. Moeser
Architect

January 22, 2009

Mr. Christopher Hanson
Portland Code Enforcement Officer
389 Congress Street
Portland, ME 04101

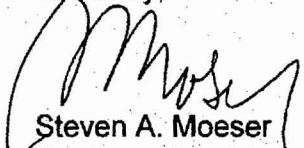
**RE: PROPOSED WALGREENS
616 FOREST AVENUE
PORTLAND, ME**

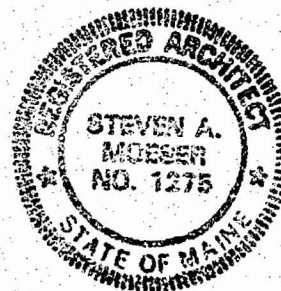
Dear Mr. Hanson:

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Please feel free to call our office if you have any questions, or require additional information to complete your review of the above plans for approval.

Sincerely,


Steven A. Moeser
Registered Architect



Cc: M. DiMatteo w/ PM Construction (faxed)

File: D-08074



Strengthening a Remarkable City, Building a Community for Life www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

March 3, 2009

David Latulippe
The Richmond Company
23 Concord Street
Wilmington, MA 01887

RE: 606 and 616 Forest Avenue. Walgreens Pharmacy
Application # 2007-0188

Dear Mr. Latulippe:

On April 29, 2008 the Portland Planning Board voted to approve a proposal to develop a Walgreen's Pharmacy with drive-thru service at 606-616 Forest Avenue, subject to the conditions of approval listed in the attached approval letter, dated May, 13, 2008. At this time, the Richmond Company, applicant has successfully met all conditions of approval that were identified as preconditions for the release of a building permit. The May 13, 2009 approval letter also lists applicable provisions and requirements for all site plan approvals prior to the release of a building permit. At this time, the applicant has successfully complied with all applicable provisions and requirements, with the exception of the required pre-construction meeting. It is my understanding that your contractor is in the process of arranging a mutually agreeable time for the pre-construction meeting.

The City of Portland has accepted the applicant's performance guarantee, as submitted on March 2, 2009, and has approved the seven (7) final sets of plans submitted to the Planning Division on February 26, 2008.

If you have any questions, please feel free to contact me at (207) 272-0802 or by email at mpc@portlandmaine.gov.

Sincerely,

Molly P. Casto
Senior Planner

MAR - 5 2009

cc: Barbara Barhydt, Development Review Services Manager
Phil DiPierro, Development Review Coordinator
Chris Hanson, Inspections Division

Attachment May 18, 2008 Approval letter for Application # 2007-0188

CITY OF PORTLAND, MAINE

PLANNING BOARD

Michael Patterson, Chair
James E. Levaman, Vice Chair
Bill Hall
Lee Lowry III
Shalom Odokara
David Silk

May 13, 2008

David Latulippe
The Richmond Company
23 Concord Street
Wilmington, MA 01887

Maureen M. McGlone
Gorrill-Palmer Consulting Engineers
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

**RE: 606 and 616 Forest Avenue, Walgreens Pharmacy
Application # 2007-0188**

Dear Mr. Latulippe and Ms. McGlone:

On April 29, 2008 the Portland Planning Board voted unanimously on the following motions to approve the proposal to develop a 13,700 sq. ft Walgreen's Pharmacy with drive-thru service at 606-616 Forest Avenue:

1. CONDITIONAL USE

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 18-08, relevant to Portland's Conditional Use Standards and other regulations, and the testimony presented at the Planning Board hearing:

The Planning Board voted unanimously (5-0, Odokara and Lewis absent) to find that the proposed conditional use for a drive-through adjacent to a residential use or zone does meet the standards of Section 14-474 and the standards of Section 14-182 for the B2-b zone.

2. WAIVERS

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 18-08 relevant to the Portland Technical and Design Standards and Guidelines and other regulations and the testimony presented at the Planning Board hearing:

The Planning Board voted unanimously (5-0, Odokara and Lewis absent) to waive City Technical Standard, Section III(3)(A) requiring that parking spaces be 9 feet wide by 19 feet long.

The Planning Board voted unanimously (5-0, Odokara and Lewis absent) to waive City Technical Standard, Section III(2)(e)(3) pertaining to the minimum separation between public arterial and collector streets and two-way driveways for the Forest Avenue and Deering Avenue driveways as depicted on the approved site plan. This waiver is contingent on the Forest Avenue driveway being reconfigured as a right-in/right out only access drive on the approved plan (*see condition of approval (1), below*).

3. SITE PLAN

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contains in Planning Board Report # 18-08, relevant to the site plan Ordinance and

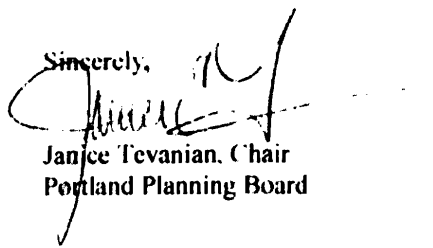
other regulations and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval:

1. The applicant shall restrict the Forest Avenue driveway to right turn entry/exit movements only and shall revise the driveway configuration to minimize illegal left-turn maneuvers prior to the issuance of a building permit.
2. The applicant shall furnish a copy of a signed cross access easement between Church Corporation of 630 Forest Avenue and the applicant pertaining to the cross-access driveway and four parking spaces, and with a site plan that includes the layout of the adjacent parking lot on the Church Corporation property at 630 Forest Avenue for review and approval by Corporation Counsel and the Planning Authority prior to the issuance of a Building Permit.
3. Deliveries to the site and trash removal shall be restricted to between the hours of 8am and 8pm.
4. The applicant shall contribute \$5,000.00 towards future infrastructure improvements at the Woodfords Corner intersection. All financial contributions shall be paid to the City of Portland prior to the issuance of a Building Permit.
5. If requested by the City, the applicant shall conduct traffic monitoring at the site after the pharmacy is open. The monitoring results shall be submitted to the City Transportation Engineer for review. If the City determines that off-premises traffic is using the cross-access driveway as a cut-through for access to Revere Street, then the applicant shall install signage approved by the City Transportation Engineer and shall take any other steps as may be recommended by the City Transportation Engineer to discourage cut-through traffic.
6. A letter of sewer capacity must be submitted by the applicant for review and approval by the Planning Authority, prior to the issuance of a Building Permit.
7. The applicant shall arrange for Central Maine Power (CMP) to remove the two existing spotlights on Lincoln Street and Deering Avenue prior to the issuance of a Certificate of Occupancy.
8. Double wooden guardrails shall be added to the two areas on either side of the Lincoln Street driveway to provide adequate edge treatment. A revised landscape plan that includes these guardrails shall be submitted for review and approval by the City Arborist prior to the issuance of a Building Permit.
9. The applicant shall provide a pre-development assessment of noise levels at the property line along with a prediction of decibel levels at the property line for the proposed rooftop mechanical units from the manufacturer for review and approval by the Planning Authority prior to the issuance of a building permit. Post-development noise levels shall be submitted to the Planning Authority and if it is determined that the levels exceed the standards of Section 14-187, the applicant shall install noise mitigation measure for the rooftop mechanicals prior to the release of the performance guarantee.

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

- a. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

- b. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
- c. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
- d. 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 period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
- e. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
- f. Prior to construction, a pre-construction 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 representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
- g. 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.)

Sincerely,

 Janice Tevanian, Chair
 Portland Planning Board

- cc: Lee D. Urban, Planning and Development Department Director
 Alexander Jaegerman, Planning Division Director
 Barbara Barhydt, Development Review Services Manager
 Molly Casto, Planner
 Phil DiPierro, Development Review Coordinator
 Marge Schmuckal, Zoning Administrator
 Jeanie Bourke, Director of Inspections
 Inspections Division
 Michael Bobinsky, Public Works Director
 Mike Farmer, Project Engineer
 Jim Carmody, City Transportation Engineer
 Jeff Tarling, City Arborist
 Penny Littell, Associate Corporation Counsel
 Captain Greg Cass, Fire Prevention, Fire Department

Assessor's Office
Approval Letter File

Attachment: Planning Board Report #18-08

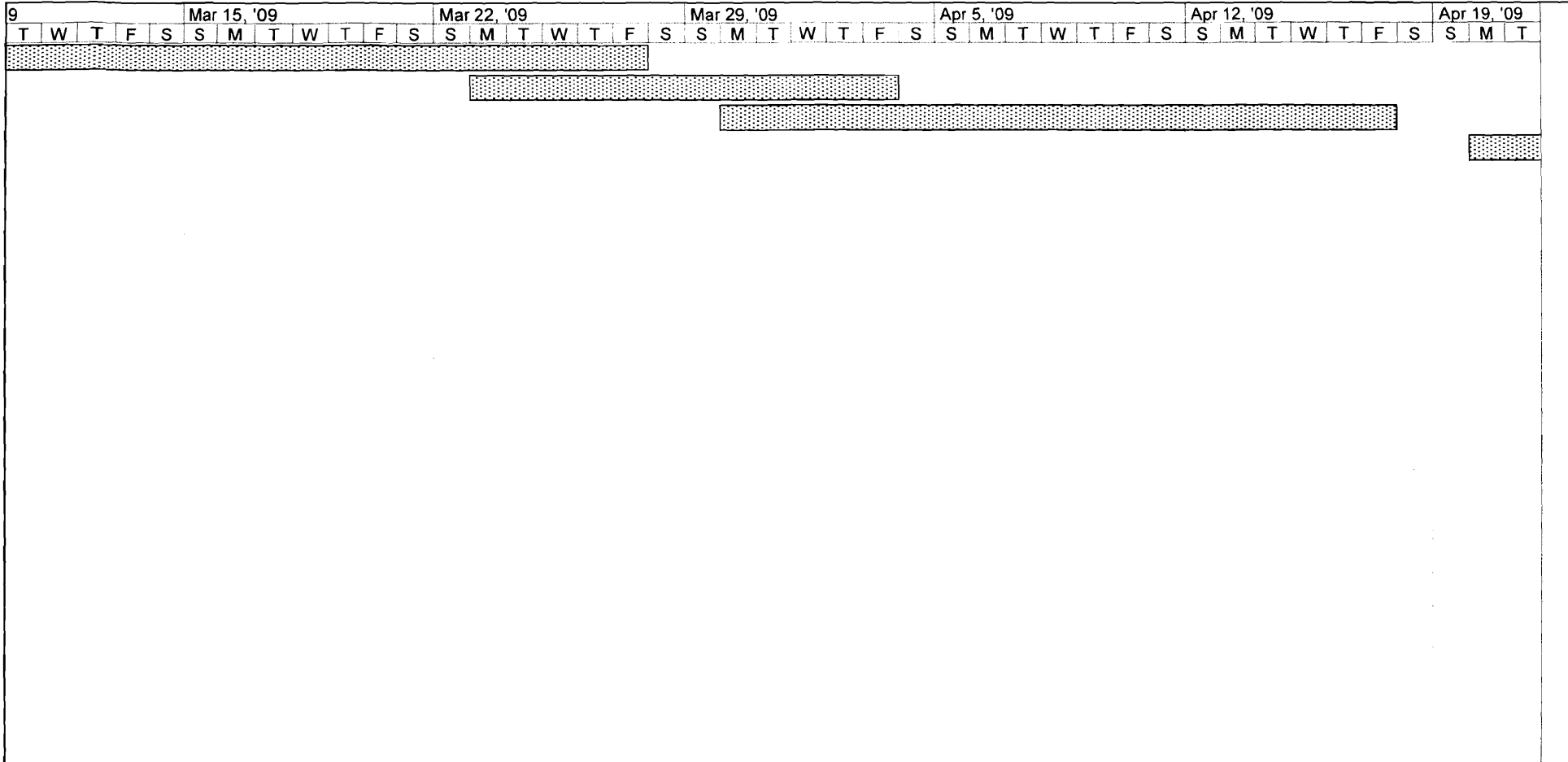
ID	Task Name	Duration	Start	Finish	15, '09							Feb 22, '09							Mar 1, '09							Mar 8, '09		
					M	T	W	T	F	S	S	M	T	W	T	F	S	S	M	T	W	T	F	S	S	M		
1	Demolition	30 days?	Mon 2/16/09	Fri 3/27/09																								
2	Foundation	10 days	Mon 3/23/09	Fri 4/3/09																								
3	Structural Masonry	15 days	Mon 3/30/09	Fri 4/17/09																								
4	Steel joists/deck	7 days	Mon 4/20/09	Tue 4/28/09																								
5	EPDM Roofing	6 days	Wed 4/29/09	Wed 5/6/09																								
6	Underslab Interior Grading	10 days	Mon 5/11/09	Fri 5/22/09																								
7	Fine grade slab	3 days	Mon 5/25/09	Wed 5/27/09																								
8	Interior slab	4 days	Thu 5/28/09	Tue 6/2/09																								
9	Block/brick veneer	20 days	Mon 4/27/09	Fri 5/22/09																								
10	Interior framing	15 days	Thu 6/4/09	Wed 6/24/09																								
11	SS Canopies	15 days	Mon 5/25/09	Fri 6/12/09																								
12	Mech/Elec rough-ins	20 days	Mon 7/6/09	Fri 7/31/09																								
13	Store front/Auto Door	5 days	Mon 6/22/09	Fri 6/26/09																								
14	Building watertight	1 day?	Fri 6/19/09	Fri 6/19/09																								
15	Drywall	15 days	Mon 6/15/09	Fri 7/3/09																								
16	Exterior walks	10 days	Mon 7/6/09	Fri 7/17/09																								
17	Dumpster Enclosure	4 days	Mon 7/20/09	Thu 7/23/09																								
18	Mech/Elect Finishes	20 days	Mon 6/29/09	Fri 7/24/09																								
19	Coolers/Freezers	4 days	Mon 8/24/09	Thu 8/27/09																								
20	Painting	15 days	Mon 7/6/09	Fri 7/24/09																								
21	Acoustical	6 days	Mon 8/3/09	Mon 8/10/09																								
22	Flooring	9 days	Mon 8/10/09	Thu 8/20/09																								
23	Certificate of Occupancy	2 days	Thu 8/27/09	Fri 8/28/09																								
24	Punch list	24 days	Fri 8/28/09	Wed 9/30/09																								

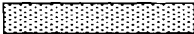








NOTES: 3/9/09 Pre-Const.

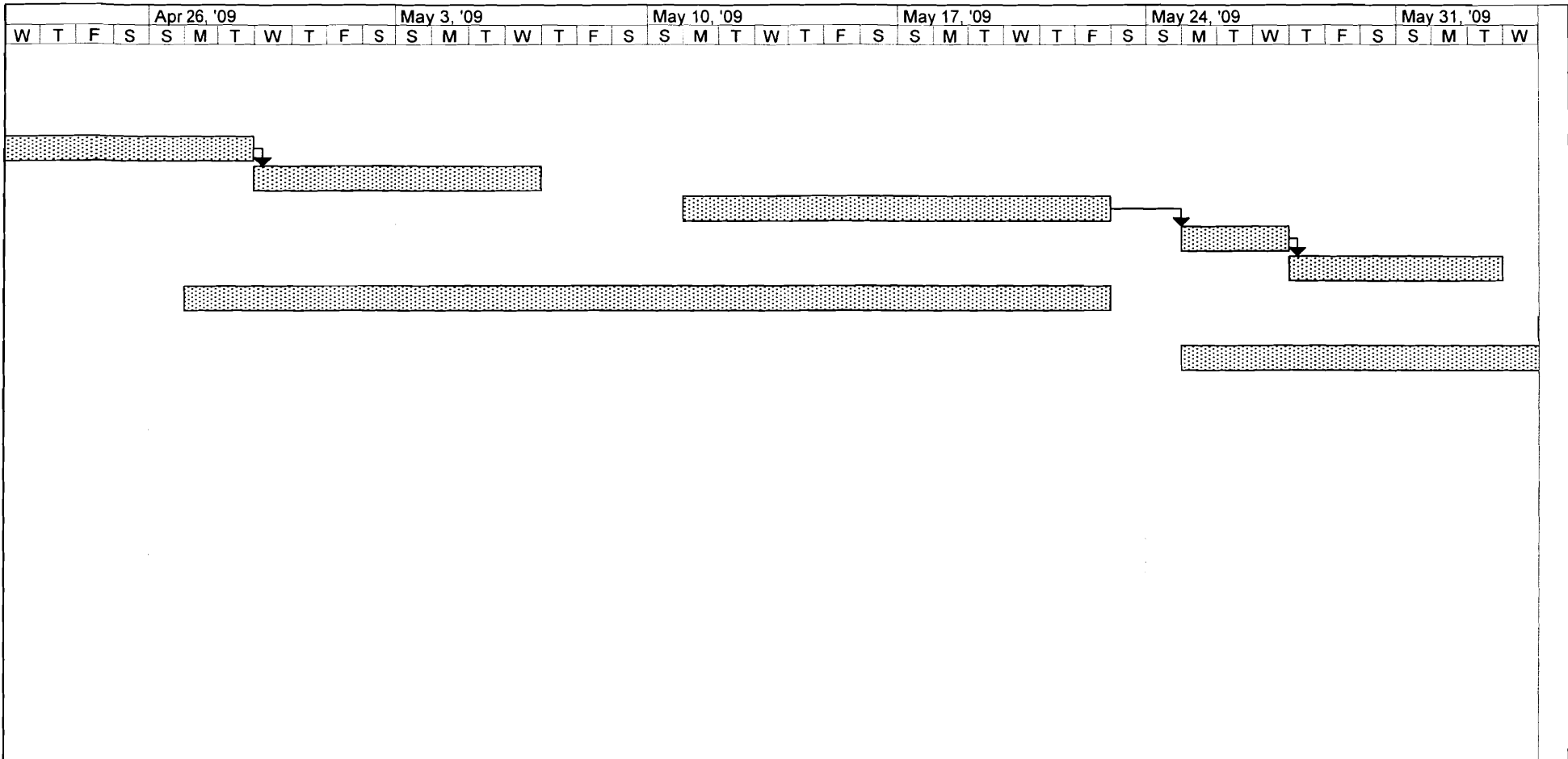
Sidewalk-Closing for Demo - \$10 per day per
 - Parking Spaces - 20' space - \$20 per day
 - Elect - R.A.W - must be encased in concrete
 - Sewers capped in basement



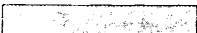
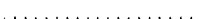





* [Inspection of Shoring + bracing
by Eng. and City of Port. Ind.]
 Demo - Mat. to River side
 Prior to Earthwork - Erosion Control
Insp.

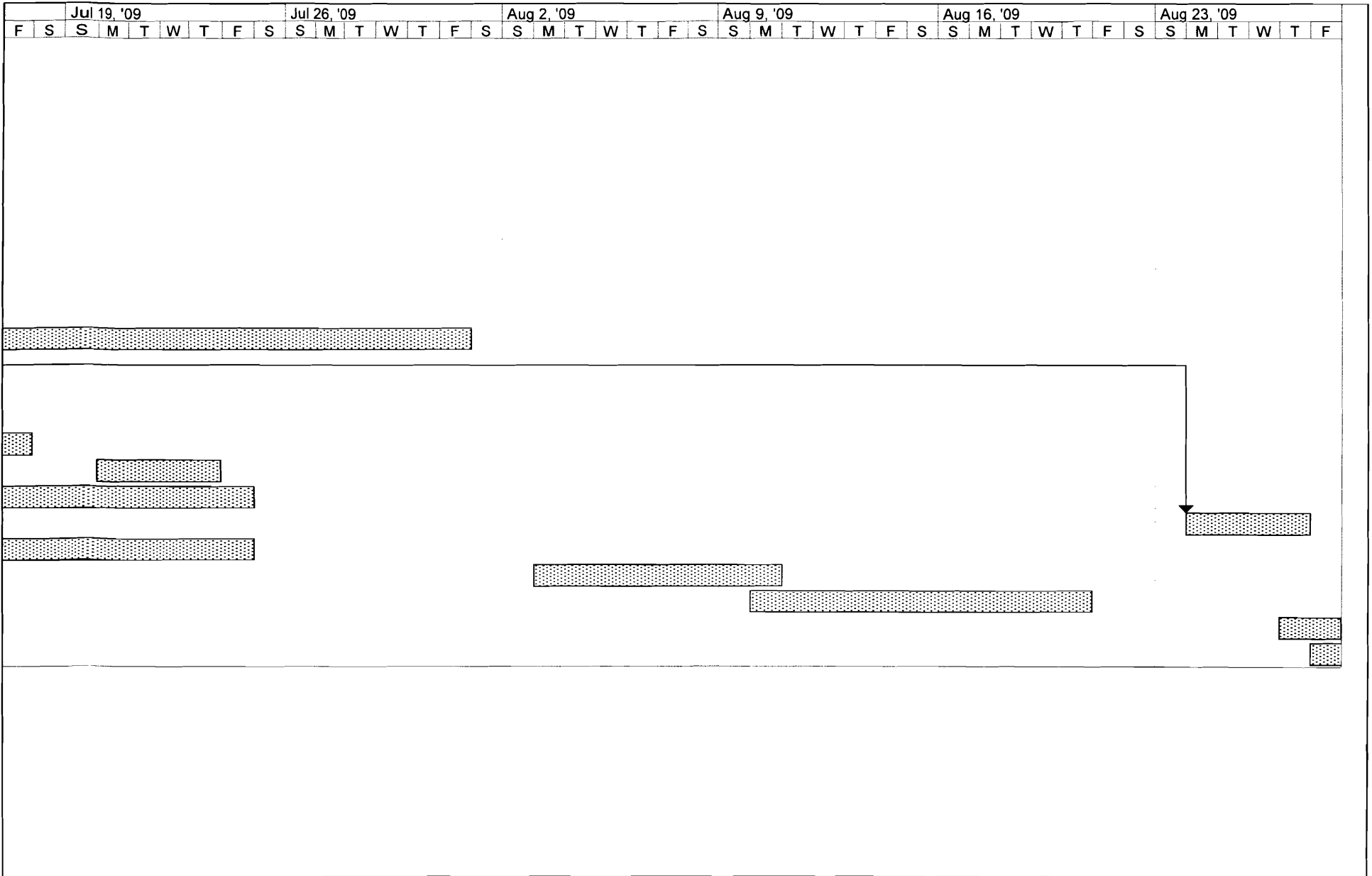
Project: Walgreen's Forest Ave Portia Date: Fri 3/6/09	Task 	Milestone 	External Tasks 	
	Split 	Summary 	External Milestone 	Deadline
	Progress 	Project Summary 		



Project: Walgreen's Forest Ave Portla Date: Fri 3/6/09	Task 	Milestone 	External Tasks 
	Split 	Summary 	External Milestone 
	Progress 	Project Summary 	Deadline 



Project: Walgreen's Forest Ave Portla Date: Fri 3/6/09	Task		Milestone		External Tasks	
	Split		Summary		External Milestone	
	Progress		Project Summary		Deadline	



Project: Walgreen's Forest Ave Portla
 Date: Fri 3/6/09

Task		Milestone		External Tasks	
Split		Summary		External Milestone	
Progress		Project Summary		Deadline	

From: Molly Casto
To: ddatulip@aol.com
Date: 3/4/2009 9:39:20 AM
Subject: Re: Portland, ME

Hello, David: Your contractor, Mike DeMatteo has been working with Phil DiPierro to arrange the required pre-construction meeting on the Walgreen's site. This is a requirement for all site plan approvals and was listed in your May 13, 2008 approval letter. This meeting is arranged through Phil and must take place prior to any continued demolition or construction on the site. This is where Mike, Phil, Public Services Engineers and the site owner meet on site prior to construction to review the construction schedule and go over critical aspects of the site work. I apologize if this wasn't clearly conveyed in discussions with Phil or I. My understanding is that Mike DeMatteo is aware of the requirement and has been in communication with Phil to arrange a meeting time, if it hasn't been arranged already. I followed up with Public Services this morning and they are not willing to allow demolition or construction activity to proceed on the Walgreen's project until a pre-construction meeting has been held. Phil is out sick today but should be back in the office tomorrow. I have attached the letter you requested documenting the status of your Planning Board conditions of approval and submitted performance guarantee. It addresses the preconstruction meeting requirement and includes a copy of your approval letter as a reference. Please feel free to contact me if you have any additional questions. Molly

Molly P. Casto, Senior Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov

>>> <ddatulip@aol.com> 03/03 5:21 PM >>>

Molly,

Can you inform Chris and Phil that Planning is all set so that the project can get back started. We still have not recieved the green light.

Thanks for the assistance.

David Latulippe
The Richmond Company, Inc.
23 Concord Street
Wilmington, MA
978-988-3900

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

From: Molly Casto <MPC@portlandmaine.gov>
To: ddatulip@aol.com
Sent: Tue, 3 Mar 2009 2:13 pm
Subject: Re: Fwd: Portland, ME

Hello, David.

Sure. I'll put a letter in the mail and also forward it as a pdf to your AOL email address.

Thanks
Molly

Molly P. Casto, Senior Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov

>>> <ddatulip@aol.com> 03/03 10:56 AM >>>

Molly,

Can you get us a letter stating the all conditions have been met and the performance guarantee has been satisfied.

Thanks

David Latulippe
The Richmond Company, Inc.
23 Concord Street
Wilmington, MA
978-988-3900

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

From: Elisa Demelo <edemelo@richmondco.com>
To: ddlalulip@aol.com
Cc: Kathryn Fossa <kfossa@richmondco.com>
Sent: Tue, 3 Mar 2009 10:52 am
Subject: Portland, ME

@#AOLMsgPart_3_d9d28d22-c311-4eff-85f2-a69573cc0f0f #AOLMsgPart_4_3515c825-9c7a-4c95-9d6f-8b77677110df font-face {font-family:CityBlueprint; panose-1:0 0 4 0 0 0 0 0 0;} #AOLMsgPart_3_d9d28d22-c311-4eff-85f2-a69573cc0f0f #AOLMsgPart_4_3515c825-9c7a-4c95-9d6f-8b77677110df p.MsoNormal,#AOLMsgPart_3_d9d28d22-c311-4eff-85f2-a69573cc0f0f #AOLMsgPart_4_3515c825-9c7a-4c95-9d6f-8b77677110df li.MsoNormal,#AOLMsgPart_3_d9d28d22-c311-4eff-85f2-a69573cc0f0f #AOLMsgPart_4_3515c825-9c7a-4c95-9d6f-8b77677110df div.MsoNormal {margin:0in; margin-bottom:.0001pt; font-size:12.0pt; font-family:"Times New Roman";}#AOLMsgPart_3_d9d28d22-c311-4eff-85f2-a69573cc0f0f #AOLMsgPart_4_3515c825-9c7a-4c95-9d6f-8b77677110df a:link,#AOLMsgPart_3_d9d28d22-c311-4eff-85f2-a69573cc0f0f #AOLMsgPart_4_3515c825-9c7a-4c95-9d6f-8b77677110df span.MsoHyperlink {color:blue; text-decoration:underline;}#AOLMsgPart_3_d9d28d22-c311-4eff-85f2-a69573cc0f0f #AOLMsgPart_4_3515c825-9c7a-4c95-9d6f-8b77677110df a:visited,#AOLMsgPart_3_d9d28d22-c311-4eff-85f2-a69573cc0f0f #AOLMsgPart_4_3515c825-9c7a-4c95-9d6f-8b77677110df span.MsoHyperlinkFollowed {color:purple; text-decoration:underline;}#AOLMsgPart_3_d9d28d22-c311-4eff-85f2-a69573cc0f0f #AOLMsgPart_4_3515c825-9c7a-4c95-9d6f-8b77677110df span.EmailStyle17 {mso-style-type:personal-compose; font-family:Arial; color:windowtext;}@#AOLMsgPart_3_d9d28d22-c311-4eff-85f2-a69573cc0f0f #AOLMsgPart_4_3515c825-9c7a-4c95-9d6f-8b77677110df page Section1 {size:8.5in 11.0in; margin:1.0in 1.25in 1.0in 1.25in;}#AOLMsgPart_3_d9d28d22-c311-4eff-85f2-a69573cc0f0f #AOLMsgPart_4_3515c825-9c7a-4c95-9d6f-8b77677110df div.Section1 {page:Section1;}Dave:

Kathryn asked me to email you this attachment.

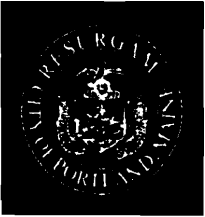
Elisa M. de Melo

23 Concord Street
Wilmington, MA 01887
978-988-3900
978-988-3944 fax

A Good Credit Score is 700 or Above. See yours in just 2 easy steps!

A Good Credit Score is 700 or Above. See yours in just 2 easy steps!

CC: Chris Hanson; Philip DiPierro



Strengthening a Remarkable City. Building a Community for Life www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

Planning Division
Alexander Jaegerman, Director

March 3, 2009

David Latulippe
The Richmond Company
23 Concord Street
Wilmington, MA 01887

RE: 606 and 616 Forest Avenue. Walgreens Pharmacy
Application # 2007-0188

Dear Mr. Latulippe:

On April 29, 2008 the Portland Planning Board voted to approve a proposal to develop a Walgreen's Pharmacy with drive-thru service at 606-616 Forest Avenue, subject to the conditions of approval listed in the attached approval letter, dated May, 13, 2008. At this time, the Richmond Company, applicant has successfully met all conditions of approval that were identified as preconditions for the release of a building permit. The May 13, 2009 approval letter also lists applicable provisions and requirements for all site plan approvals prior to the release of a building permit. At this time, the applicant has successfully complied with all applicable provisions and requirements, with the exception of the required pre-construction meeting. It is my understanding that your contractor is in the process of arranging a mutually agreeable time for the pre-construction meeting.

The City of Portland has accepted the applicant's performance guarantee, as submitted on March 2, 2009, and has approved the seven (7) final sets of plans submitted to the Planning Division on February 26, 2008.

If you have any questions, please feel free to contact me at (207) 272-0802 or by email at mpe@portlandmaine.gov.

Sincerely,

Molly P. Casto
Senior Planner

cc: Barbara Barhydt, Development Review Services Manager
Phil DiPierro, Development Review Coordinator
Chris Hanson, Inspections Division

Attachment May 18, 2008 Approval letter for Application # 2007-0188

CITY OF PORTLAND, MAINE
PLANNING BOARD

Michael Patterson, Chair
Janice L. Levonian, Vice Chair
Bill Hall
Lee Lowry III
Shalom Odokara
David Silk

May 13, 2008

David Latulippe
The Richmond Company
23 Concord Street
Wilmington, MA 01887

Maureen M. McGlone
Gorrill-Palmer Consulting Engineers
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

**RE: 606 and 616 Forest Avenue. Walgreens Pharmacy
Application # 2007-0188**

Dear Mr. Latulippe and Ms. McGlone:

On April 29, 2008 the Portland Planning Board voted unanimously on the following motions to approve the proposal to develop a 13,700 sq. ft Walgreen's Pharmacy with drive-thru service at 606-616 Forest Avenue:

1. CONDITIONAL USE

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 18-08, relevant to Portland's Conditional Use Standards and other regulations, and the testimony presented at the Planning Board hearing:

The Planning Board voted unanimously (5-0, Odokara and Lewis absent) to find that the proposed conditional use for a drive-through adjacent to a residential use or zone does meet the standards of Section 14-474 and the standards of Section 14-182 for the B2-b zone.

2. WAIVERS

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 18-08 relevant to the Portland Technical and Design Standards and Guidelines and other regulations and the testimony presented at the Planning Board hearing:

The Planning Board voted unanimously (5-0, Odokara and Lewis absent) to waive City Technical Standard, Section III(3)(A) requiring that parking spaces be 9 feet wide by 19 feet long.

The Planning Board voted unanimously (5-0, Odokara and Lewis absent) to waive City Technical Standard, Section III(2)(c)(3) pertaining to the minimum separation between public arterial and collector streets and two-way driveways for the Forest Avenue and Deering Avenue driveways as depicted on the approved site plan. This waiver is contingent on the Forest Avenue driveway being reconfigured as a right-in/right out only access drive on the approved plan (*see condition of approval (1), below*).

3. SITE PLAN

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contains in Planning Board Report # 18-08, relevant to the site plan Ordinance and

other regulations and the testimony presented at the Planning Board hearing, the Planning Board finds that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions of approval:

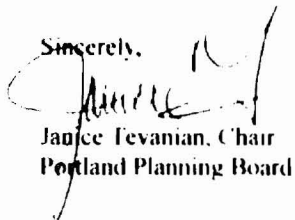
1. The applicant shall restrict the Forest Avenue driveway to right turn entry/exit movements only and shall revise the driveway configuration to minimize illegal left-turn maneuvers prior to the issuance of a building permit.
2. The applicant shall furnish a copy of a signed cross access easement between Church Corporation of 630 Forest Avenue and the applicant pertaining to the cross-access driveway and four parking spaces, and with a site plan that includes the layout of the adjacent parking lot on the Church Corporation property at 630 Forest Avenue for review and approval by Corporation Counsel and the Planning Authority prior to the issuance of a Building Permit.
3. Deliveries to the site and trash removal shall be restricted to between the hours of 8am and 8pm.
4. The applicant shall contribute \$5,000.00 towards future infrastructure improvements at the Woodfords Corner intersection. All financial contributions shall be paid to the City of Portland prior to the issuance of a Building Permit.
5. If requested by the City, the applicant shall conduct traffic monitoring at the site after the pharmacy is open. The monitoring results shall be submitted to the City Transportation Engineer for review. If the City determines that off-premises traffic is using the cross-access driveway as a cut-through for access to Revere Street, then the applicant shall install signage approved by the City Transportation Engineer and shall take any other steps as may be recommended by the City Transportation Engineer to discourage cut-through traffic.
6. A letter of sewer capacity must be submitted by the applicant for review and approval by the Planning Authority, prior to the issuance of a Building Permit.
7. The applicant shall arrange for Central Maine Power (CMP) to remove the two existing spotlights on Lincoln Street and Deering Avenue prior to the issuance of a Certificate of Occupancy.
8. Double wooden guardrails shall be added to the two areas on either side of the Lincoln Street driveway to provide adequate edge treatment. A revised landscape plan that includes these guardrails shall be submitted for review and approval by the City Arborist prior to the issuance of a Building Permit.
9. The applicant shall provide a pre-development assessment of noise levels at the property line along with a prediction of decibel levels at the property line for the proposed rooftop mechanical units from the manufacturer for review and approval by the Planning Authority prior to the issuance of a building permit. Post-development noise levels shall be submitted to the Planning Authority and if it is determined that the levels exceed the standards of Section 14-187, the applicant shall install noise mitigation measure for the rooftop mechanicals prior to the release of the performance guarantee.

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

- a. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

- b. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans
- c. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
- d. 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 period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
- e. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
- f. Prior to construction, a pre-construction 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 representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
- g. 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.)

Sincerely,



Janice Tevanian, Chair
Portland Planning Board

cc Lee D Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Molly Casto, Planner
Phil DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jeanie Bourke, Director of Inspections
Inspections Division
Michael Bobinsky, Public Works Director
Mike Farmer, Project Engineer
Jim Carmody, City Transportation Engineer
Jeff Earling, City Arborist
Penny Littell, Associate Corporation Counsel
Captain Greg Cass, Fire Prevention, Fire Department

Assessor's Office
Approval Letter File

Attachment: Planning Board Report #18-08

MOESER & ASSOCIATES

206 AYER ROAD - SUITE 2
HARVARD, MA 01451
978-456-6905 OFFICE
978-456-9153 FAX

STEVEN A. MOESER
ARCHITECT

DATE: January 20, 2009

TO: Chris Hanson
Portland Code Enforcement Officer
389 Congress Street
Portland, ME 04101

FROM: Laura Fleury

RE: **PROPOSED WALGREENS
616 FOREST AVENUE
PORTLAND, ME**

Enclosed please find the following bond print that was missing from the set you received for review and approval regarding the above referenced location, as discussed:

- (1) Bond print of: A1.1 (signed & sealed)
- (1) Walgreens Specification Booklet (*PM Construction said they plan to provide this to you*)

Please feel free to call if you have any questions, or require additional information.

Encl.

Cc:

File: D-08074

Jan 20 2009

206 AYER ROAD – SUITE 2
HARVARD, MA 01451
(978) 456-6905 OFFICE
(978) 456-9153 FAX

Moeser & Associates

Fax

To: Chris Hanson – Portland Code Enf. **From:** Laura Fleury

Fax: 207-874-8716 **Pages:** 2

Phone: **Date:** 1/22/2009

Re: Walgreens – Portland, ME **CC:** M. DiMatteo w/ PM Construction

616 Forest Avenue

Urgent **For Review** **Please Comment** **Please Reply** **Please Recycle**

● **Comments:**

Dear Chris:

Please find the attached letter you requested regarding the above referenced location.

Please feel free to call me should you have any questions, or require additional information to complete this process.

Laura Fleury
Moeser & Associates
978-456-6905 Office
978-456-9153 Fax

FAX



To: Mike Dimatteo

Fax Number: 207-283-4549

From: Chris Hanson

Fax Number: 207-874-8716

Date: 2/4/09

Regarding: Walgreen's 606 Forest Ave.

Total Number Of Pages Including Cover: 9

Phone Number For Follow-Up: 874-8696

Comments: Demo Application per
Request -

City Of Portland, Maine
Inspections Division Services
389 Congress St Room 315 Portland Me 04101-3509
Phone: (207) 874-8703 or (207)874-8693
Fax: (207) 874-8716
<http://www.portlandmaine.gov/>

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

15 Submittal

Zoning Copy

1/27/08

2007-0188

Application I. D. Number

10/23/2007

Application Date

Walgreens Pharmacy

Project Name/Description

The Richmond Company

Applicant

23 Concord Street, Wilmington, MA 01887

Applicant's Mailing Address

606 - 616 Forest Ave, Portland, Maine

Address of Proposed Site

125 L006001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (978) 988-3900 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

Proposed Building square Feet or # of Units

Acreage of Site

B2b

Zoning

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Other _____
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$500.00 Subdivision _____ Engineer Review _____ Date 10/24/2007

Zoning Approval Status:

Reviewer _____

- Approved** **Approved w/Conditions** **Denied**
- See Attached

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 Issue	_____		
	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		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
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007
City of Portland
389 Congress St.
Portland, Maine
04101

From: Marge Schmuckal
To: Molly Casto
Date: 12/30/2008 3:50:34 PM
Subject: 606-616 Forest Ave - Walgreens

We just received a permit application for this Walgreens. Can I get a stamped approved site plan? Can we issue the permit?
Marge

From: Marge Schmuckal
To: Barbara Barhydt ; Molly Casto
Date: 12/30/2008 4:34:04 PM
Subject: Forest Ave Walgreens

I just spoke with David Latulip about the "demo" of this structure. He said that they were NOT going to demo the building. There is more internal demo and two walls for the small addition. So apparently the guy who came in with the permit application doesn't really know what is going on. We will sort it out.

Marge

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0188

Date: 4/9/2008

The additional information received 3/24/08 has been reviewed by zoning. A 15'x50' loading area is being shown. It meets the loading bay requirements.

Bicycle racks are being shown on the plans. Planning staff will review the bicycle standards as required under site plan standards.

The phasing information is very helpful and addresses my original concerns.

For a further review of parking and the specific number of spaces required, the zoning office would require dimensioned floor plans showing floor layouts and areas of "bulk storage".

Marge Schmuckal
Zoning Administrator

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2007-0188

Date: 3/4/2008

I have reviewed this application for compliance with the B-2b requirements. This change of use for a drive-thru retail/pharmacy does require a conditional use Planning Board approval for the drive-thru use.

This review is based upon an existing building and not a complete reworking of the site. The existing building will be converted from a two story medical building to a 1 story building with additions. I have concerns as to the mechanics of how this would be done. How will this be phased? What is the condition of the existing building?

All the B-2b requirements are being met except for the required loading bay of 14'x50'. This may be a loading/unloading location on the ground near the building. The area would need to be appropriately depicted on the site plan.

The submitted noise information shows that the restricted noise levels can be met and reduced if need be.

Information on a proposed free-standing sign was submitted. All signage would require a separate permit, review and approvals. The submitted information shows that the freestanding sign could meet the requirements of table 2.6 of the sign ordinance. I believe that the sign can also meet the requirements of corner clearance, section 14-434. It is cautioned that the electronic signage proposed can not (by State Law) change copy more than once every 20 minutes. Both the State and the City enforces these guidelines.

It is also noted that the boundary and existing site plan prepare by Titcomb Associates is inaccurate in it's length along Forest Ave. It is showing 315.43 feet instead of 215.33 feet. The site plan should be revised. The inaccuracy has been carried thru to all other plans.

In light of the revised ordinances concerning minimum off-street bicycle parking requirements, 10 bicycle parking spaces shall be provided.

Marge Schmuckal
Zoning Administrator

structures. The parking requirement shall be determined based upon a parking analysis submitted by the applicant, which shall be reviewed by the city traffic engineer, and upon the recommendation of the city traffic engineer.

- c. The site plan shall provide adequate bicycle parking with suitable racks and conveniently located to meet the expected demand and to encourage bicycle use by employees, customers, residents and users of the proposed development, meeting the requirements as follows:
1. *Residential structures:* Two (2) bicycle parking spaces for every five (5) dwelling units.
 2. *Non-residential structures:* The greater of a minimum of two (2) spaces, or two (2) bicycle parking spaces for every ten (10) motor vehicle parking spaces for the first one hundred (100) required motor vehicle parking spaces, plus one (1) bicycle parking space for every twenty (20) motor vehicle parking space over one hundred (100).
 3. *Location:* Bicycle parking shall be located in a convenient location, proximate to the entry or entries of the building(s), either immediately adjacent to or no further than the associated motor vehicle parking, as specified in the Technical and Design Standards and Guidelines Manual. Bicycle parking for commercial development shall be visible from the street or provided with prominent directional signage visible from the street.
 4. *Bicycle Racks:* Bicycle parking required by this ordinance shall be provided with durable racks that enable secure bicycle storage on site, as detailed in the requirements contained in the Technical and Design Standards and Guidelines Manual.
 5. *Reduction in Required Bicycle Parking:* The Planning Board may reduce the required number of bicycle parking spaces upon review of evidence

WALGREENS
→

2/108

E. F. BAVIS AND ASSOCIATES, INC.

M E M O R A N D U M

DATE: March 3, 2008
TO: Steve Moeser
FROM: Margie Stacy
RE: DRIVE-THRU EQUIPMENT NOISE LEVEL

Measurements of noise level for our audio system follow. In order to simulate a worst case configuration, all lane volume pots were set to the maximum levels and the person talking into the microphone stayed within 1" of the microphone. Normally, the lane volume pots are adjusted on a per site basis to allow for normal ambient noise levels. Normal procedure also calls for the person speaking to be within 3" of the microphone.

During our testing we found that the ambient level = 60db

14-187 external effects
7:00AM - 9:00PM 60dBA
9:00PM - 7:00AM 55dBA
RT lot boundaries

Db	Distance from unit (feet)
74	3
70	10
61	20
At this distance, could not detect audio level over ambient	30

14-183 noise restrictions
for drive-thru
with 55dBA measurement
to the property line

Please note that these are maximum values and that our system is completely adjustable down to zero output. Note also that these measurements were taken with no vehicle present which will block a significant portion of the audio when present.

If you have other questions, please don't hesitate to call Mike Brown, (513) 677-0500, Ext. 113.

From: Molly Casto
To: Marge Schmuckal
Date: 3/4/2008 8:37:43 AM
Subject: drive-thru noise info (walgreens)

Marge-

Attached is information submitted for Walgreens at 606 Forest Ave (CBL: 125 L006001) re: noise output from the proposed drive-thru.

-Molly

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov

>>> "Maureen McGlone" <mmcglone@gorrillpalmer.com> 3/3/2008 5:06:42 PM >>>
Molly,

Here is some information regarding the drive-thru noise. I hope you find this acceptable. Please let me know if you need anything else

Thanks,

Maureen

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

From: mailbox@gorrillpalmer.com [<mailto:mailbox@gorrillpalmer.com>]
Sent: Monday, March 03, 2008 6:04 PM
To: Maureen McGlone
Subject: Scanned image from MX-3501N

Reply to: mailbox@gorrillpalmer.com <mailbox@gorrillpalmer.com> Device
Name: Not Set Device Model: MX-3501N
Location: Not Set

File Format: PDF MMR(G4)
Resolution: 200dpi x 200dpi

Attached file is scanned image in PDF format.

Use Acrobat(R)Reader4.0 or later version, or Adobe(R)Reader(TM) of Adobe Systems Incorporated to view the document.

Acrobat(R)Reader4.0 or later version, or Adobe(R)Reader(TM) can be downloaded from the following URL:

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<http://www.adobe.com/>

January 22, 2008

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

Dear Barbara,

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for a proposed 13,700 +/- square-foot Walgreens pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by a two-story medical office building and formerly by a retail pharmacy.

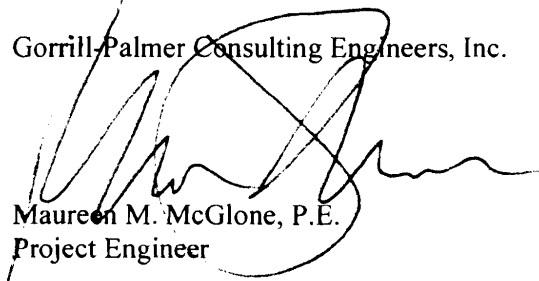
A Site Plan Application for Major Development was submitted on October 23, 2007. In a letter dated December 18, 2007, we informed the City that the proposed project now involves expanding the building to the south and west. The proposed addition to the building will be approximately 5,600 +/- square feet. Per the City of Portland's Code of Ordinances, the proposed site now falls under the definition of Minor Development. A revised set of plans has been included with this letter.

The proposed redevelopment does involve a drive-through window. The applicant intends on submitting a conditional use request to the City of Portland in the near future.

Please contact me if you have any questions relative to this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Maureen M. McGlone, P.E.
Project Engineer

Copy: David Latulippe, The Richmond Company

2/27/07

Memorandum
Department of Planning and Development
Planning Division



To: Dan Goyette, Consulting Engineer for Public Works
Tom Errico, Consulting Traffic Engineer
Marge Schmuckal, Zoning Administrator
Capt. Greg Cass, Fire Department
Mike Farmer, Public Works (copy for Public Works Department)

From: Molly Casto, Planner

Date: February 27, 2008

Re: Walgreens- 606 Forest Ave
CBLE 125 L006001

Attached are additional plans requested for Walgreens Pharmacy at 606 Forest Avenue –
Dated February 22, 2008.

These include:

- Cover Sheet (AO.1)
- Site Layout Plan (C1.1)
- Drainage and Erosion Control Plan (9C2.1)
- Utility Plan (C3.1)
- Site Details (C4.1) and (C4.2)
- Utility Details (C4.3)
- Erosion Control Notes and Details (C4.4)
- Trash Enclosure Details (C4.5)
- WB-50 Truck Turning Path (C4.6)
- Freestanding Signage (D5.1)

The applicant also submitted:

- Response letter addressing comments from Traffic, Planning, Woodard and Curran
- Stormwater mgmt. Plan
- Written request for waiver to reduce size of parking spaces (***requires written approval from Public Works**)
- Trip assignments
- Letter re: solid waste management
- Bike rack info

This item has a Planning Board Workshop scheduled for March 11th. Please provide written comments no later than Monday March 3rd.

Memorandum
Department of Planning and Development
Planning Division



To: Tom Errico, Consulting Traffic Engineer
Jeff Tarling, Parks and Recreation
Marge Schmuckal, Zoning Administrator

From: Molly Casto, Planner

Date: February 7, 2008

Re: **Walgreens- 606 Forest Ave**
Revised Plans and requested materials

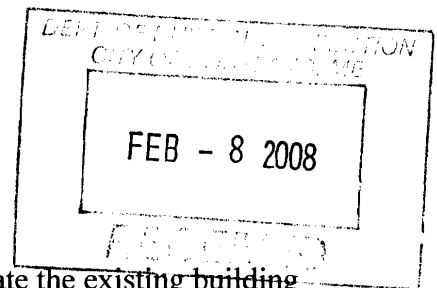
Attached are additional plans requested for Walgreens Pharmacy at 606 Forest Avenue

These include:

- Elevation Drawings
- Photometric Plans
- Landscape and Irrigation Plan

The applicant also submitted:

- Updated project description to reflect their plans to renovate the existing building
- Catalogue cuts
- Solid waste proposal
- Trip generation information
- Capacity letters



Please add these items to the submitted site plans, grading plans, utility plans, and detail drawings that were distributed a few weeks ago.



February 6, 2008

Ms. Molly Casto
Development Review Services Manager
City of Portland
Planning & Development Department
389 Congress Street
Portland, Maine 04101

027 - 1 - 2008

Re: Letter of Correspondence #1

Dear Molly:

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for a proposed 13,700 +/- square-foot Walgreens pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by a two-story medical office building.

Figure 1 is a map showing the project location. The developer is currently seeking Site Plan Approval from the City of Portland.

Description of Development Site

The development site includes Lots L6 and L7 of Portland Assessor's Map 125, totaling approximately 1.16 acres. Both parcels are currently developed with a mix of uses and intensity of development.

It is GPCEI's understanding that the Richmond Company intends to expand the existing building instead of demolishing and constructing a new building. The existing parking field is proposed to be reconstructed to accommodate 56 parking spaces. The site is proposed to be accessed through three primary curb cuts on Forest Avenue, Lincoln Street, and Deering Avenue. The proposed project involves expanding the building to the south and west. The existing building will be converted from a 17,800 square foot two-story building into a 13,700 square foot single story building. The building, as proposed, will be expanded south towards Lincoln Street and west towards Deering Avenue. The eastern building wall along Forest Avenue and the northern building wall are proposed to remain. The existing basement under the front half of the current building along with the roof structure will also remain. The proposed addition is approximately 5,600 +/- square feet. The estimated cost of the project, including all building and site work, is estimated to be \$1,500,000.

Following the City of Portland's Code of Ordinances, the proposed site falls under the definition of Minor Development. Section 14-552. Definitions of the City of Portland Code of Ordinances requires that "building additions having a total floor area of up to ten thousand (10,000) square feet" reviewed as a Minor development by Staff Review only.

Ms. Molly Casto
February 6, 2008
Page 2 of 5

The proposed redevelopment does involve a drive-through window. The applicant has submitted a conditional use request to the City of Portland Planning Board.

Proposed Changes

It is expected that the proposed pharmacy development will meet and or exceed the required site plan requirements, and performance standards in accordance with the City of Portland's Land Use Ordinance.

Zoning

Based on the City of Portland zoning map, the property is zoned Community Business Zone (B-2b) which provides neighborhood/community business style zoning with minimal lot line setbacks and considerations for abutting residential zoning.

As shown on the Site Layout Plan, the proposed development conforms to the zoning standards for the B-2b Zone.

Utilities

At this time, it is proposed that water service for the proposed development be provided through connection to an existing waterline on-site. Attached to this letter is a copy of a response letter from the Portland Water District indicating they have sufficient water capacity to serve the proposed development.

It is currently proposed that sewer on site be separated from the storm drain system. The sewer will be reconnected to the combined system once it is within the City right-of-way, allowing for future alterations once sewer and storm drain have been separated within the right-of-way. A response letter has not yet been received from the Portland Department of Public Works indicating their ability to serve this project. When received, a copy of the letter will be forwarded to the City.

Solid Waste

It is currently proposed that solid waste be transported from the site by Pine Tree Waste. A letter requesting their ability to serve this project is attached to this letter. Anticipated quantities of solid waste associated with this project are included in the letter.

The trash enclosure that is shown on the plan set includes a 2 cubic yard container for recyclable materials, and a 2 cubic yard container for non-recyclable materials.

Lighting

A lighting plan showing the location and intensity of the proposed lighting for this development has been attached to this letter. Lighting cut sheets have also been included.

Ms. Molly Casto
February 6, 2008
Page 3 of 5

Building Architecture

Building architecture is proposed to conform to the City of Portland standards. Building elevations have been attached to this letter.

Landscape and Buffering

Landscaping areas will be provided along Deering Avenue, Forest Avenue, and Lincoln Street as well as landscaped areas within the parking areas. A detailed landscape plan which complies with the City of Portland standards has been attached to this letter.

Parking and Circulation

The proposed development's parking areas have been designed to meet the Portland Land Use Ordinance. The stalls are designed to be 9-ft x 18-ft 90-degree spaces with 24-ft wide drive aisles. Total parking for the site is 56 spaces, which exceeds the required 46 spaces. Of those spaces provided, 4 are proposed to be ADA accessible.

Hours of Operation

As proposed, the pharmacy's hours of operation will be from 8AM to 11PM Monday through Sunday.

Stormwater Management

There will be minimal, if any, additional impervious area added to the site. The existing area to become the proposed building is currently impervious pavement or roof surface. This area will become impervious roof surface and pavement area resulting in little effect on stormwater runoff.

Natural Resources

There are no known impacts to any natural resources.

Fire Department Checklist

A separate package is being prepared, as requested, for the Fire Department. A copy will be forwarded to City Staff when completed.

Financial Capacity

The applicant, Richmond Company, Inc., has adequate financial resources to complete the proposed development. Attached to this letter is a list of projects the Richmond Company, Inc. has recently completed or is actively in the process of developing.

Ms. Molly Casto
February 6, 2008
Page 4 of 5

Traffic

Trip Generation

The proposed Walgreens will occupy an existing developed site and therefore the need for a MaineDOT traffic movement permit will be determined based on the net difference in trip generation based on the prior use as a medical office building and the proposed use. If the project generates a net increase of more than 99 trip ends, then a MaineDOT traffic movement permit will be required. The City of Portland has delegated review authority for these permits.

Gorrill-Palmer Consulting Engineers Inc. has estimated the trips generated by the prior uses using the 7th Edition of the Institute of Transportation Engineers publication, Trip Generation. A summary of the prior uses and the resulting trip generation estimate is presented below. The trip generation calculations are included in the Appendix to this letter.

Use	Size (sf)	Estimated PM Peak Hour Trip Ends
Medical Office Building LUC 720	17,856	66
Pharmacy with Drive-Thru Window LUC 881	13,700	118

Based on this information, the proposed Walgreens will result in a net traffic increase of 52 trip ends which is well below the 100 trip threshold for triggering a traffic movement permit from the MaineDOT.

Proposed Access

Three curb cuts are planned for the site; one on Forest Avenue, one on Lincoln, and one on Deering Avenue. All driveways will be unrestricted except the Forest Avenue driveway from which left turns out will not be allowed.

Traffic Impact Assessment

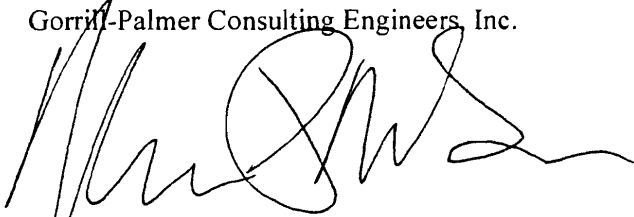
While this project will not require a traffic movement permit from the MaineDOT, Gorrill-Palmer Consulting Engineers Inc. will complete a traffic impact analysis of the project on the existing street system. This study will include an operational evaluation of each of the proposed driveways and recommendations as may be appropriate as well as an assessment of the impact of the project on the intersection of Forest Avenue and Revere Street. This impact assessment will be included in the site plan submission following the meeting to discuss the sketch plan with the planning board.

Ms. Molly Casto
February 6, 2008
Page 5 of 5

Please contact me if you have any questions relative to this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.



Maureen M. McGlone, P.E.
Project Engineer

Attachments

- Letter from Portland Water District, dated November 1, 2007.
- Letter to the Portland Department of Public Works, dated October 22, 2007.
- Letter to Pine Tree Waste, dated October 22, 2007.
- Photometrics Plan
- Lighting Cut Sheets
- Building Elevations
- Landscape Plan
- Financial Capacity – Recent Developments
- Trip Generation Calculations

Enclosure

Copy: David Latulippe, The Richmond Company

MPM/jjm/JN1348/barhydt_revision_02-06-08



Portland Water District

FROM SEBAGO LAKE TO CASCO BAY

November 1, 2007

Gorrill-Palmer Consulting Engineers, Inc.
P.O. Box 1237
15 Shaker Road
Gray, ME 04039

Attn: Joseph Marden, E.I.
Re: Walgreen's Pharmacy – Forest Avenue, Portland
Ability to serve with PWD water

Dear Mr. Marden:

This letter is to confirm that there should be an adequate supply of clean and healthful water to serve the needs of the proposed Walgreen's Pharmacy on Forest Avenue in Portland. According to District records, there is a 12-inch cast iron water main on the northeast side of Forest Avenue, a 16-inch cast iron water main on the west side of Deering Avenue, and a 6-inch cast iron water main on the south side of Lincoln Street that could serve your needs. We recommend reusing the existing fire and domestic services that currently take from Lincoln Street to serve the Mercy Hospital Building. Please reference the attached service records. If you choose not to reuse those services you will be responsible to shut and cut them at the main. There are two hydrants located within 75' of the property.

The current data from the nearest hydrant indicates there should be adequate capacity of water to serve the needs of your proposed project.

Hydrant Location: Corner of Deering Ave. and Revere St.
Hydrant Number: POD-HYD01101
Static Pressure: 70 psi
Flow: 1244 gpm
Last Tested: 8/9/1993

Please notify your mechanical engineer of these results so that they can design your system to best fit the noted conditions. If the District can be of further assistance in this matter, please let us know.

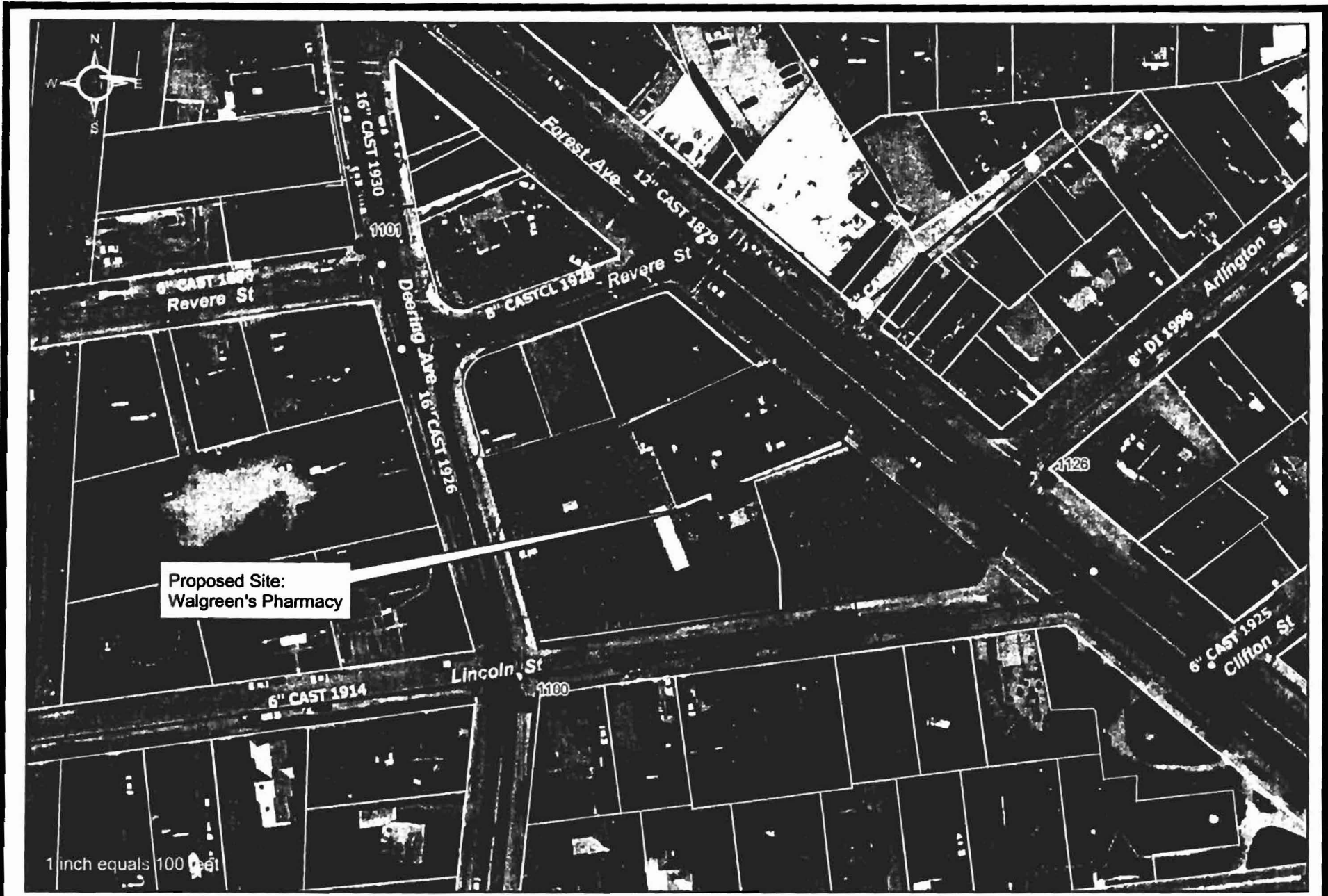
Sincerely,
Portland Water District

Rico Spugnardi, P.E.
Business Development Engineer
rspugnardi@pwd.org

PO-Adequacy-Walgreens Pharmacy Forest Ave-Gorrill Palmer 07

225 DOUGLASS STREET P.O. BOX 3553 PORTLAND, MAINE 04104-3553
PHONE: 207.774.5961 FAX: 207.761.8307 WEB: WWW.PWD.ORG





Proposed Site:
Walgreen's Pharmacy

1 inch equals 100 feet



PORTLAND WATER DISTRICT
225 Douglass Street
Portland, ME 04104

Drawn By: JCP
Date: 11/1/2007

Scale: As Noted

Forest Avenue

Portland

This map is suitable for preliminary study and analysis pending review of additional information. The data shown are only as accurate as the original data source(s) from which they were developed, resulting in inconsistencies and data "mis-matching" may be evident.

Prepared for:
Gorrill-Palmer Consulting Engineers, Inc.

Sheet No. 1 of 1

Memorandum
Department of Planning and Development
Planning Division



To: Dan Goyette, Consulting Engineer for Public Works
Tom Errico, Consulting Traffic Engineer
Marge Schmuckal, Zoning Administrator
Jeff Tarling, Parks and Recreation

From: Molly Casto, Planner

Date: March 24, 2008

Re: **Walgreens- 606 Forest Ave**
#2007-0188
CBL: 125-L-6

Attached are revised plans and submittals addressing comments from the Planning Board, Public Works, Zoning, Planning, and City Traffic Engineers. – Dated March 21, 2008.

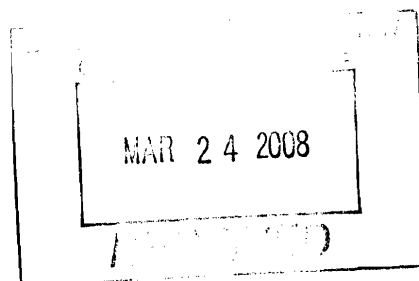
These include:

- Revised Stormwater Report
- Details for Filterra Bioretention Filtration System
- Revised Lighting Plan
- Revised Landscaping Plan
- Revised Drawings

The applicant also submitted:

- Response letter addressing comments from Traffic, Planning, Woodard and Curran & Zoning

This item has a second Planning Board Workshop scheduled for April 8, 2008. Please provide updated written review comments no later than **Tuesday April 1st**.



MEMORANDUM

To: FILE
From: Marge Schmuckal **Dept:** Zoning
Subject: Application ID: 2007-0188
Date: 3/4/2008

I have reviewed this application for compliance with the B-2b requirements. This change of use for a drive-thru retail/pharmacy does require a conditional use Planning Board approval for the drive-thru use.

This review is based upon an existing building and not a complete reworking of the site. The existing building will be converted from a two story medical building to a 1 story building with additions. I have concerns as to the mechanics of how this would be done. How will this be phased? What is the condition of the existing building?

I'm ok with this

All the B-2b requirements are being met except for the required loading bay of 14'x50'. This may be a loading/unloading location on the ground near the building. The area would need to be appropriately depicted on the site plan. *15x50 show*

The submitted noise information shows that the restricted noise levels can be met and reduced if need be.

Information on a proposed free-standing sign was submitted. All signage would require a separate permit, review and approvals. The submitted information shows that the freestanding sign could meet the requirements of table 2.6 of the sign ordinance. I believe that the sign can also meet the requirements of corner clearance, section 14-434. It is cautioned that the electronic signage proposed can not (by State Law) change copy more than once every 20 minutes. Both the State and the City enforces these guidelines.

It is also noted that the boundary and existing site plan prepare by Titcomb Associates is inaccurate in it's length along Forest Ave. It is showing 315.43 feet instead of 215.33 feet. The site plan should be revised. The inaccuracy has been carried thru to all other plans.

In light of the revised ordinances concerning minimum off-street bicycle parking requirements, 10 bicycle parking spaces shall be provided. *ok same show*

Marge Schmuckal
Zoning Administrator

From: Molly Casto
To: Marge Schmuckal
Date: 4/7/2008 10:46:10 AM
Subject: Fwd: Portland, ME - Forest Ave.

Hi Marge-

Attached is a memo from the architect for Walgreens (application # 2007-0188 CBL: 125-L006001) concerning the sequencing of construction. They are hoping that this will serve as an adequate response to questions raised in your 3/4 memo without having to submit construction plans prior to Planning Board approval. Could you take a look at this and let me know, in UI, whether this is adequate?

Thanks!
Mol

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov ly

>>> <ddlatulip@aol.com> 04/07 10:33 AM >>>

Attached is the memo from the Architect regarding the demolition sequencing that Marge had requested.

David Latulippe
The Richmond Company, Inc.
Get the MapQuest Toolbar, Maps, Traffic, Directions & More!

MOESER & ASSOCIATES

206 Ayer Road – Suite 2
Harvard, MA 01451
(978) 456-6905 Office
(978) 456-9153 Fax

Steven A. Moeser
Architect

DATE: April 1, 2008

TO: Dave Latulippe
The Richmond Company, Inc..
FROM: Steve Moeser

RE: Proposed Walgreens
Forest Ave.
Portland, ME

David,

As per your request, please find a brief outline of the demolition sequence and the new work phase for the above clinic remodel / conversion

Existing Conditions

1. The existing 2-story building contains approximately 17,000 square feet on 2 levels. This area calculation does not include a partial basement of approximately 2,300 square feet.
2. The existing building is block bearing with steel floor and roof joists. The foundation walls are poured concrete. The roof is made up of composite roof panels and the second floor is poured concrete on metal deck.

Demolition

1. Remove the 2 existing stair and elevator projecting towers.
2. Remove all interior partitions. There are no interior bearing partitions.
3. Partially remove approximately 75% of the deck, slab and joist system of the second floor. The remaining floor system to provide temporary lateral stability until new steel is added.
4. Temporary brace and support the roof joists currently bearing on the Lincoln St. and Deering Ave. exterior walls. Remove the existing block bearing walls in those areas.
5. Install new structural steel support for the permanent support of the existing roof joists.

New Construction

1. Construct approximately 5,000 square feet of new ground floor pharmacy space.
2. Provide new steel for the bracing and lateral support of the existing walls and support system.
3. The walls of the new addition will be load bearing brick and block on poured concrete foundations. The roof framing system to be steel joist and metal deck.
4. The use of the basement is undecided at this time. This area may be filled in and not used.

I hope this brief explanation provides you with a general idea and scope of the proposed work. A more detailed description of the work will be found in the completed engineered structural drawings once they are completed.

From: Molly Casto
To: Marge Schmuckal
Date: 3/28/2008 10:37:16 AM
Subject: walgreens phasing

Hi Marge-

In the response submitted by Gorrill Palmer (for Walgreens) on March 21, 2008, they state that information pertaining to the phasing of construction will be provided to the City when they apply for their building permit.

You had requested these materials as part of your review because you had concerns over the mechanics of how the renovation would be done (phasing, existing condition of building, etc).

What do you want to see from them to satisfy your concerns. Is it a detailed phasing plan? construction drawings? Let me know or you can simply include it in your review comments.

thanks!
Molly

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov

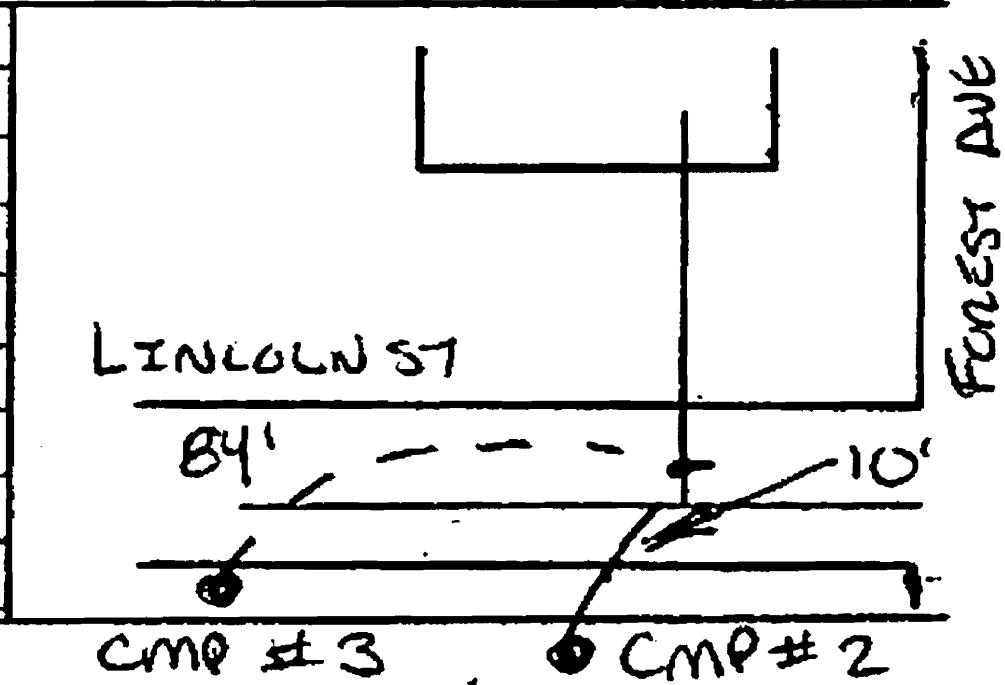
NO. 6016 FOREST AVE
 REG. NO. SU27102171
 Name MERCY HOSPITAL
 Name _____
 Name _____

ST. DIVISION PORT **SERVICE RECORD**
 Code No. _____
 Name _____
 Name _____

SERVICE DATA

MEASURES

Size of Pipe 6"
 Kind of Pipe DI
 Main to Stop 1'
 Stop to St. Line 26'
 Date 7-13-99
 Mat. on Private _____
 Depth/Main _____
 Depth/Private _____
 Shut at Corp. _____



NO. ⁶¹⁶ ~~620~~ Forest Ave.

ST. DIVISION Deer

REG. NO. 9870

CODE NO. D6-24A

NAME ~~F.W. Cunningham Co. Contractor~~

NAME ~~5th Street Co~~ Woodford's Medical Trust

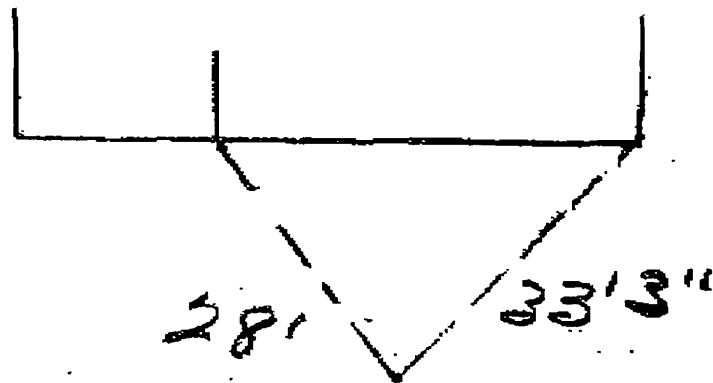
NAME Art Max Raddy Jr. plumber

SERVICE RECORD

MEASURES

SIZE OF PIPE 2"
KIND OF PIPE cop'
MAIN TO STOP 36'
STOP TO ST. LINE 10'
ST. LINE TO BLDG. 6'
DATE 8/7/63
DEPTH OF MAIN 5'
SIZE OF TAP 2-1" Corp
DEPTH ON PRIVATE 5'
SHUT AT CORP.

REMARKS (SEE REVERSE) 5M 1-60 E.P.



October 22, 2007

Mr. Frank Brancely
Department of Public Works
55 Portland Street
Portland, Maine 04101

Subject: Request for the Ability to Serve
Proposed Walgreen's Pharmacy
Forest Avenue-Portland, Maine

Dear Frank,

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for a proposed 13,700 +/- square-foot pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by a two-story medical office building. As required by the reviewing authorities, we are writing to request a letter indicating the ability of the City of Portland's Department of Public Works to serve this project.

Site Description

The development site includes Lots L6 and L7 of Portland Assessor's Map 125, totaling approximately 1.16 acres. Both parcels are currently developed with a mix of uses and intensity of development.

Proposed Development

It is GPCEI's understanding that the Richmond Company intends to demolish the existing buildings and construct a 13,700 +/- square foot Walgreen's. The proposed project anticipates a drive-thru facility on site. The existing parking field is proposed to be reconstructed to accommodate 59 parking spaces. The site is proposed to be accessed through three primary curb cuts on Forest Avenue, Lincoln Street, and Deering Avenue.

Existing Service

It appears that an existing sewer main is located within Lincoln Street. At this time, it is proposed that this project connects to the existing sewer service within Lincoln Street to provide service to the proposed site. Gorrill-Palmer requests a recommendation from the City of Portland for the most feasible location to connect to existing services.

Anticipated Flows

The anticipated peak wastewater generation for the development was computed using the Maine Subsurface Waste Water Disposal Rules, Table 501.2, assuming a shopping center use.

Mr. Frank Brancely
October 22, 2007
Page 2 of 2

It is anticipated that the peak daily wastewater generation for the entire facility would be approximately **1750 gpd**.

$$(10 \text{ employees} \times 15 \text{ gpd}) + (400 \text{ gpd} \times 4 \text{ water closets}) = 1750 \text{ gpd}$$

Based on the publication Water Supply and Pollution Control, Third Edition, by Clark, Viessman and Hammer, Chapter 4, Section 5; the maximum daily use can be considered to about 180% of the average daily use. Therefore the average daily generation is approximated to be:

$$1750 \text{ gpd} / 180\% = \mathbf{975 \text{ gpd}}$$

Ability to Serve

On behalf of The Richmond Company, Gorrill-Palmer Consulting Engineers, Inc. respectfully requests information relative to the City of Portland's capacity to serve the proposed development, including the following information:

- ◆ Any improvements that the City of Portland would require and/or undertake to provide adequate service to the development.
- ◆ Any estimates or quotes for connection fees, rate schedules, impact fees, and/or utility incentives.
- ◆ Information as to any easements that the City may require on-site.
- ◆ Metering requirements.
- ◆ Specifications for construction.
- ◆ Any other information that you believe would be useful as this project proceeds.

We appreciate your assistance on this project. Please contact our office if you have any questions relative to this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.

Joseph Marden, E.I.
Design Engineer

Enclosures

Copy: David Latulippe, The Richmond Company

MPM/jjm/JN1348/wastewater_10-16-07

October 22, 2007

Mr. Bill Bennett
Pine Tree Waste
87 Pleasant Hill Road
Scarborough, ME 04074

Subject: Request for the Ability to Serve
Proposed Walgreen's Pharmacy
Forest Portland, Maine

Dear Bill:

The Richmond Company has retained Gorrill-Palmer Consulting Engineers, Inc. to prepare development plans and permit applications for a proposed 13,700 +/- square-foot pharmacy with drive-up service. The pharmacy will be located within the Forest Avenue, Lincoln Street, Deering Avenue, and Revere Street block in Portland, Maine. The existing site is currently occupied by several operating businesses. It is GPCEI's understanding that the Richmond Company intends to demolish an existing 2-story building with approximately 9,000 s.f. of area per floor. The existing parking field is proposed to be reconstructed to accommodate 59 parking spaces. The site is proposed to be accessed through three primary curb cuts on Forest Avenue, Lincoln Street, and Deering Avenue.

As required by the reviewing authorities, we are writing to request a letter indicating the ability of Pine Tree Waste to serve this project. Using typical solid waste generation rates, it is anticipated that the construction of the new facility could result in the following quantities:

- Demolition Debris – Approximately 180 c.y.
- Construction Waste – Approximately 97 c.y.
- Commercial Solid Waste, Non-Recyclable – 8 c.y. per month
- Commercial Solid Waste, Recyclable – 10 c.y. per month

Based on information provided by your company in the past, construction waste can be handled by Pine Tree Waste and would be transported to the Pine Tree Landfill facility in Hampden. This facility is licensed by the MDEP to accept construction debris. It is our understanding that Pine Tree Waste would be able to provide the necessary containers for use on-site to collect the construction debris and can also transport the waste to Hampden.

According to our calculations, the facility would be producing an average of 8 c.y. per month of commercial non-recyclable solid waste and 10 c.y. of commercial recyclable solid waste, as shown above. We are writing to request the ability of Pine Tree Waste to serve this project for the collection and transport of the solid waste to an approved location.

Mr. Bill Bennett
October 22, 2007
Page 2 of 2

If you have any questions, please contact this office. An acknowledgement statement is presented below for your signature. Gorrill-Palmer Consulting Engineers, Inc. looks forward to your response on this matter.

Sincerely,

Gorrill-Palmer Consulting Engineers, Inc.

Joseph Marden, E.I.
Design Engineer

I have reviewed the contents of this letter and find that the representations made regarding Pine Tree Waste are accurate, and that Pine Tree Waste can provide services relative to transport and disposal of generated wastes from the proposed development to the facilities outlined above.

Bill Bennett, Pine Tree Waste

Date

MPM/jjm/JN1348/bennett_solid waste_10-16-07

FEATURES & SPECIFICATIONS

INTENDED USE — Streets, walkways, parking lots and surrounding areas.

CONSTRUCTION — Rugged, die-cast, single-piece aluminum housing with nominal wall thickness of 1/8". Die-cast door frame has impact-resistant, tempered, glass lens (3/16" thick). Door frame is fully gasketed with one-piece tubular silicone and has tool-less entry and resealing. US. Patent No. D447,590. Canada Patent No. 94324.

FINISH — Standard finish is dark bronze (DDB) polyester powder finish, with other architectural colors available.

OPTICAL SYSTEM — Anodized segmented reflectors for superior uniformity and control. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Five full cutoff distributions available: Type II (roadway), Type III (asymmetric), Type IV (forward throw), Type IV (wide, forward throw) and Type V (symmetric square).

ELECTRICAL SYSTEM — Ballast is constant-wattage autotransformer ballast standard. 200W, 320W and 350W require Super CWA Pulse Start ballast (must order SCWA option). All ballasts are mounted on a removable power tray with tool-less latch and have positive locking disconnect plugs. Ballasts are copper-wound and 100% factory-tested. Porcelain, mogul-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed.

INSTALLATION — Integral arm for pole or wall mounting. Optional mountings available.

LISTING — UL Listed (standard). UL listed suitable for wet locations (damp location listed in lens-up orientation).

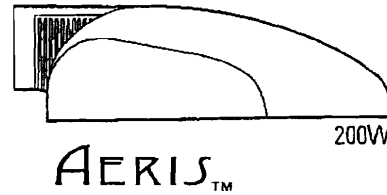
Catalog Number	
Notes	Type

Architectural Area & Roadway Luminaires

AS2

METAL HALIDE

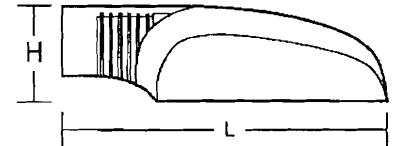
200W, 250W, 320W, 350W, 400W
10' to 35' Mounting



AERIS™

Specifications

EPA: 1.2 ft²
Length: 28.0 (71.0 cm)
Width: 16.5 (41.9 cm)
Depth: 8.3 (21.0 cm)
Weight: 45 lbs (20.4 kg)



All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog number.

Example: **AS2 250M SR4SC 120 SPA SF DNA LPI**

Series	Voltage	Mounting	Options	
AS2 200M	120	SPA Square pole mounting (std)	Shipped Installed	Architectural Colors⁷
AS2 250M	208 ²	RPA Round pole mounting	SF Single fuse (120, 277, 347, n/a TB)	Standard Colors
AS2 320M	240 ²	WBA Wall bracket (up or down) ⁴	DF Double fuse (208, 240, 480V, n/a TB)	DDB Dark bronze (standard)
AS2 350M ¹	277	ASKMA2 Mast arm adapter ⁵	PER NEMA twist-lock receptacle only (no photocontrol)	DWH White
AS2 400M ¹	347	DSAS2 Decorative straight arm, square pole only ⁵	CR Enhanced corrosion resistance	DBL Black
	480 ²	DSAS2R Decorative straight arm, round pole only ⁵	QRS Quartz restrika system (250W maximum, lamp not included)	Textured Colors
	TB ³	DCAS2 Decorative curved arm, square pole only ⁵	HS Houseside shield (SR2, SR3, SR4W)	DSPD Dark gray
		DCAS2R Decorative curved arm, round pole only ⁵	EC Emergency circuit	DSPJ Light gray
			TP Tamper proof	DBLB Black
			SCWA Super CWA Pulse Start ballast	DWHG White
			LPI Lamp included as standard	DBNH Dark bronze
			L/LP Less lamp	DSPE Green
			Shipped Separately⁶	DSPG Dark red
			PE1 NEMA twist-lock PE (120, 208, 240V)	DSPF Red
			PE3 NEMA twist-lock PE (347V)	
			PE4 NEMA twist-lock PE (480V)	
			PE7 NEMA twist-lock PE (277V)	
			AS2VG Vandal guard	
			SC Shorting Cap for PER option	

Note: Aeris™ has a unique drilling template that requires an Aeris drilling pattern to be specified when ordering poles. See example below.
Example: SSA204CDM19ASDDB
Aeris Drilling Pattern
DM19AS 1 at 90 degrees
DM28AS 2 at 180 degrees
DM29AS 2 at 90 degrees
DM39AS 3 at 90 degrees
DM49AS 4 at 90 degrees
DM32AS 3 at 120 degrees (round poles only)

- NOTES:
1 Must use reduced jacket lamp ED28.
2 Consult factory for availability in Canada.
3 Optional multi-tap ballast (120, 208, 240, 277V) (120, 277, 347V in Canada).
4 Mounted in lens-up orientation, fixture is damp location listed.
5 Shipped separately.
6 May be ordered as an accessory.
7 Additional architectural colors available; see www.lithonia.com for more information.

Accessories: Tenon Mounting Slipfitter

Order as separate catalog number. Only available with RPA option.

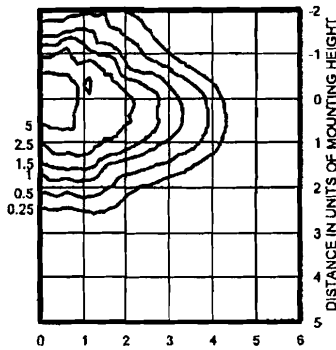
Tenon O.D.	One	Two@180°	Two@90°	Three@120°	Three@90°	Four@90°
2-3/8"	AST20-190	AST20-280	n/a	AST20-320	n/a	n/a
2-7/8"	AST25-190	AST25-280	AST25-290	AST25-320	AST25-390	AST25-490
4"	AST35-190	AST35-280	AST35-290	AST35-320	AST35-390	AST35-490

AS2 Metal Halide Area Lighting

Coefficient of Utilization Initial Footcandles

AS2 400M SR2

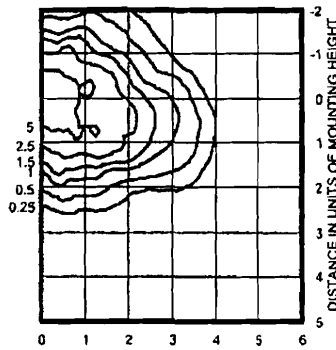
TEST NO: LTL10098



W lamp, rated 32000 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Medium, Full Cutoff

AS2 400M SR3

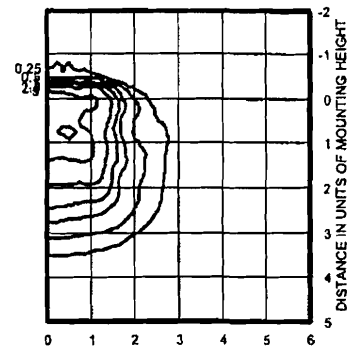
TEST NO: LTL10099



W lamp, rated 32000 lumens. Footcandle values based on 20' mounting height.
Classification: Type III, Medium, Full Cutoff

AS2 400M SR4SC

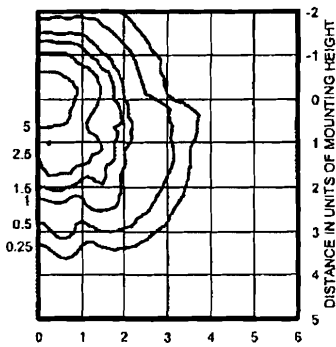
TEST NO: LTL10100



W lamp, rated 32000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type IV, Very Short), Full Cutoff

AS2 400M SR4W

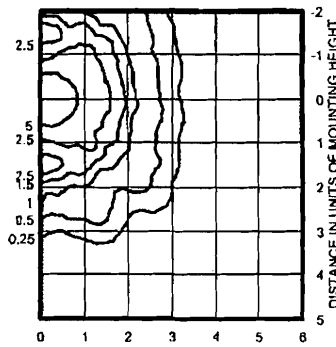
TEST NO: LTL10101



W lamp, rated 32000 lumens. Footcandle values based on 20' mounting height.
Classification: Type IV, Short, Full Cutoff

AS2 400M SR5S

TEST NO: LTL10102



W lamp, rated 32000 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type V), Full Cutoff

NOTES:

- 1 Photometric data for other distributions can be accessed at www.lithonia.com.
- 2 For electrical characteristics consult technical data tab.
- 3 Tested to current IESNA and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current data and are subject to change.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

10 ft. = 12.25

15 ft. = 5.4

30 ft. = 1.36

40ft. = 0.77

$$\frac{\text{Existing Mounting Height}^2}{\text{New Mounting Height}^2} = \text{Correction Factor}$$



Lithonia Lighting
Acuity Lighting Group, Inc.
Outdoor Lighting
One Lithonia Way, Conyers, GA 30012
Phone: 770-922-9000 Fax: 770-918-1209
In Canada: 160 avenue Labrosse, Point-Claire, P.Q., H9R 1A1
www.lithonia.com

FEATURES & SPECIFICATIONS

CONSTRUCTION

Weldable-grade, hot-rolled, commercial-quality carbon steel tubing with a minimum yield of 55,000 psi (11-gauge), 50,000 psi (7-gauge). Uniform wall thickness of .125" or .188". Shafts are one-piece with a longitudinal electric resistance weld. Uniformly square in cross-section with flat sides, small corner radii and excellent torsion. Available shaft widths are 4", 5" and 6".

Anchor base is fabricated from hot-rolled carbon steel plate that meets or exceeds a minimum yield strength of 36,000 psi. The anchor base is provided with slotted holes. Base cover is finished to match pole.

A handhole having nominal dimensions of 3" x 5" for all shafts. Included is a cover with attachment screws.

Top cap provided with all drill-mount poles.

Fasteners are high-strength galvanized zinc-plated or stainless steel.

FINISH — Dark bronze (DDB) polyester powder standard. Other architectural colors available.

GROUNDING — A nut holder located immediately inside the handhole rim is provided with a 1/2" - 13 UNC ground bolt and nut.

ANCHOR BOLTS — Top portion of anchor bolt is galvanized per ASTM A-153. Made of steel rod having a minimum yield strength of 55,000 psi.

Catalog Number	
Notes	Type



Anchor Base Poles

SSS

SQUARE STRAIGHT STEEL

ORDERING INFORMATION

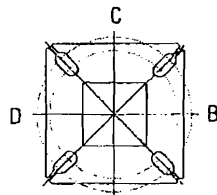
Example: SSS 20 5C DM19 DDB

Choose the boldface catalog nomenclature that best suits your needs and write it in the appropriate blank.

SSS

Shaft type	Nominal shaft length	Nominal shaft base size/wall thickness	Mounting ¹	Options	
SSS	10 - 39 feet (See back page.)	(See back page.)	Tenon Mounting PT Open top T20 2-3/8" O.D. (2" NPS) T25 2-7/8" O.D. (2-1/2" NPS) T30 ² 3-1/2" O.D. (3" NPS) T35 ² 4" O.D. (3-1/2" NPS) Drill Mounting³ DM19 1 at 90° DM28 2 at 180° DM28PL 2 at 180° with one side plugged DM29 2 at 90° DM39 3 at 90° DM49 4 at 90° Aeris Drill Mounting ³ DM19AS 1 at 90° DM28AS 2 at 180° DM29AS 2 at 90° DM39AS 3 at 90° DM49AS 4 at 90°	Shipped Installed L/AB Less Anchor Bolts VD Vibration Damper TP Tamper Proof Hxx ^{4,5} Horizontal Arm Bracket (1 fixture) FDLxx ⁴ Festoon Outletless electrical FGLxx ⁴ Festoon GFI Outlet less electrical 12CPxx ⁴ 1/2" Coupling 34CPxx ⁴ 3/4" Coupling 1CPxx ⁴ 1" Coupling 12NPxx ⁴ 1/2" Threaded Nipple 34NPxx ⁴ 3/4" Threaded Nipple 1NPxx ⁴ 1" Threaded Nipple HHxx ^{4,6} Extra Handhole	Architectural Colors (powder finish)⁷ Standard Colors DDB Dark bronze DWH White DBL Black Classic Colors DMB Medium bronze DNA Natural aluminum DSS Sandstone DGC Charcoal gray DTG Tennis green DBR Bright red DSB Steel blue GALV Galvanized finish

HANDHOLE ORIENTATION



Handhole

NOTES:

- When ordering tenon mounting and drill mounting for the same pole, follow this example: DM28/T20. The combination requires an extra handhole.
- 3-1/2" and 4" tenons available on 5" and 6" shafts only.
- The drilling template to be used for a particular luminaire depends on the luminaire that is used. Refer to the Technical Data Section of the Outdoor Binder for Drilling Templates.
- Specify location and orientation when ordering option.
 For 1st "x": Specify the height in feet above base of pole.
Example: 5ft = 5 and 20ft = 20
 For 2nd "x": Specify orientation from handhole (A,B,C,D)
 Refer to the Handhole Orientation diagram on this page.
- Horizontal arm is 18" x 2-3/8" O.D. tenon standard.
- Combination of tenon-top and drill mount requires extra handhole.
- Additional colors available; see Architectural Colors brochure, form no. 794.3.

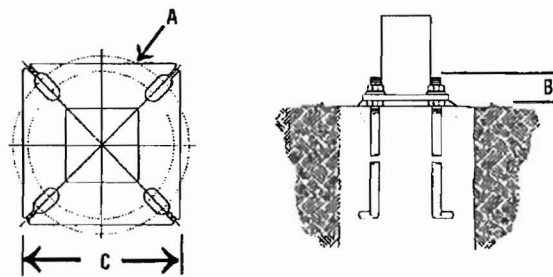
IMPORTANT INSTALLATION NOTES:

- Do not erect poles without having fixtures installed.
- Factory-supplied templates must be used when setting anchor bolts. Lithonia will not accept claim for incorrect anchorage placement due to failure to use factory template.
- If poles are stored outside, all protective wrapping must be removed immediately to prevent finish damage.
- Lithonia is not responsible for the foundation design.
- Installation requires grout to be packed under base to ensure full contact with foundation.

SSS Square Straight Steel Poles

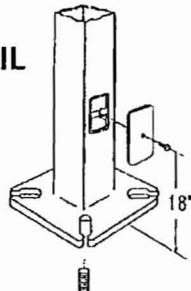
TECHNICAL INFORMATION

Catalog Number	Nominal shaft length (feet)	Pole Shaft Size (in x in x ft)	Wall Thickness (inches)	Gauge	EPA (ft²) with 1.3 gust						Bolt Circle (inches)	Bolt Size (in. x in. x in.)	Approximate ship weight (pounds)
					80 mph	Max. weight	90 mph	Max. weight	100 mph	Max. weight			
SSS 10 4C	10	4.0 x 10.0	0.125	11	30.6	765	23.8	595	18.9	473	8--9	3/4 x 18 x 3	75
SSS 12 4C	12	4.0 x 12.0	0.125	11	24.4	610	18.8	470	14.8	370	8--9	3/4 x 18 x 3	90
SSS 14 4C	14	4.0 x 14.0	0.125	11	19.9	498	15.1	378	11.7	293	8--9	3/4 x 18 x 3	100
SSS 16 4C	16	4.0 x 16.0	0.125	11	15.9	398	11.8	295	8.9	223	8--9	3/4 x 18 x 3	115
SSS 18 4C	18	4.0 x 18.0	0.125	11	12.6	315	9.2	230	6.7	168	8--9	3/4 x 18 x 3	125
SSS 20 4C	20	4.0 x 20.0	0.125	11	9.6	240	6.7	167	4.5	150	8--9	3/4 x 18 x 3	140
SSS 20 4G	20	4.0 x 20.0	0.188	7	16.5	415	12.25	310	9.3	240	8--9	3/4 x 30 x 3	198
SSS 20 5C	20	5.0 x 20.0	0.125	11	17.7	443	12.7	343	9.4	235	10--12	1 x 36 x 4	185
SSS 20 5G	20	5.0 x 20.0	0.188	7	28.1	703	21.4	535	16.2	405	10--12	1 x 36 x 4	265
SSS 25 4C	25	4.0 x 25.0	0.125	11	4.8	150	2.6	100	1.0	50	8--9	3/4 x 18 x 3	170
SSS 25 4G	25	4.0 x 25.0	0.188	7	10.8	270	7.7	188	5.4	135	8--9	3/4 x 30 x 3	245
SSS 25 5C	25	5.0 x 25.0	0.125	11	9.8	245	6.3	157	3.7	150	10--12	1 x 36 x 4	225
SSS 25 5G	25	5.0 x 25.0	0.188	7	18.0	350	12.6	350	9.0	250	10--12	1 x 36 x 4	320
SSS 30 4G	30	4.0 x 30.0	0.188	7	6.4	160	4.0	100	2.3	58	8--9	3/4 x 30 x 3	295
SSS 30 5C	30	5.0 x 30.0	0.125	11	4.7	150	2.0	50	--	--	10--12	1 x 36 x 4	265
SSS 30 5G	30	5.0 x 30.0	0.188	7	10.7	267	6.7	167	3.9	100	10--12	1 x 36 x 4	380
SSS 30 6G	30	6.0 x 30.0	0.188	7	15.7	392	10.2	257	6.4	160	11--13	1 x 36 x 4	520
SSS 35 5G	35	5.0 x 35.0	0.188	7	5.9	150	2.5	100	--	--	10--12	1 x 36 x 4	440
SSS 35 6G	35	6.0 x 35.0	0.188	7	9.5	237	5.0	150	1.8	50	11--13	1 x 36 x 4	540
SSS 39 6G	39	6.0 x 39.0	0.188	7	5.1	128	1.3	33	--	--	11--13	1 x 36 x 4	605



Shaft Base Size	Bolt Circle A	Bolt Projection B	Base Square C	Anchor Description	Warehouse Anchor Description	Template Bolt Number
4"C	8-1/2"	2-3/4"-4"	8"	ABSSS-4C	AB18-0	PJ50004
4"G	8-1/2"	2-3/4"-4"	8"	ABSSS-4G	AB30-0	PJ50004
5"	10"-12"	3-3/8"-4"	11"	ABSSS-5	AB36-0	PJ50010
6"	11"-13"	3-3/8"-4"	12-1/2"	ABSSS-6	AB36-0	PJ50011

BASE DETAIL



IMPORTANT:

• These specifications are intended for general purposes only. Lithonia reserves the right to change material or design, without prior notice, in a continuing effort to upgrade its products.



Lithonia Lighting

Acuity Lighting Group, Inc.
Outdoor Lighting
One Lithonia Way, Conyers, GA 30012
Phone: 770-922-9000 Fax: 770-918-1209
In Canada: 1100 50th Ave., Lachine, Quebec H8T 2V3
www.lithonia.com



FEATURES & SPECIFICATIONS

INTENDED USE

For entrances, stairwells, corridors and other pedestrian areas.

CONSTRUCTION

Rear housing is rugged, corrosion-resistant, die-cast aluminum. Front cover is one-piece UV-resistant injection molded polycarbonate, internally painted. Captive external hardware is specially treated for corrosion resistance and includes slotted hex-head and tamperproof fasteners.

FINISH

Dark bronze (DDB) corrosion-resistant polyester powder.

OPTICAL SYSTEM

One-piece die-formed reflector is diffused aluminum. Refractor is clear UV stabilized polycarbonate, providing IES cutoff distribution and maximum lateral light output. Front cover is sealed and gasketed to inhibit the entrance of outside contaminants.

ELECTRICAL SYSTEM

Metal halide ballasts are high reactance, high power factor. HPS ballasts are reactor normal power factor. All HID ballasts are copper wound, 100% factory tested and UL listed. Porcelain, horizontally oriented medium-base socket with copper alloy, nickel-plated screw shell and center contact. UL listed 660W, 600V and 4kV pulse rated.

Compact fluorescent ballasts are multi-volt (120-277) electronic high power factor (26DTT, 26TRT, 32TRT and 42TRT) (Requires 4-pin lamp). UL Listed. Four-pin (26DTT, 26TRT, 32TRT and 42TRT) positive latching thermoplastic socket.

All components are heat-sunked directly to the cast housing for maximum heat dissipation (For 50 hertz availability, consult factory).

INSTALLATION

Mount to any vertical surface or to a 4" round square outlet box. Back access through gasketed slot. Top wiring access through 1/2" threaded conduit entry. (Through-wiring requires use of a conduit tee). Photocells are field-installable.

LISTING

UL listed for wet locations. IP65 rated. UL Listed to US and Canadian safety standards (see Options). NOM Certified.

Catalog Number	
Notes	Type

Cutoff Mini Wall-Packs

TWAC

METAL HALIDE

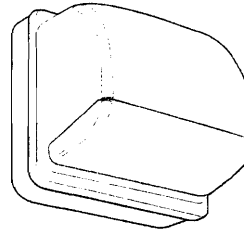
50-100W

HIGH PRESSURE SODIUM

35-100W

COMPACT FLUORESCENT

26- 42TRT



Specifications

Height:	10" (25.4cm)
Width:	11-1/2" (29.2cm)
Depth:	8-15/16" (22.7cm)
Weight:	10 lbs. (4.53kg)

ORDERING INFORMATION

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line. Order accessories as separate catalog numbers (shipped separately).

Example: TWAC 50M 120 LPI

TWAC

Series	Wattage	Voltage	Options	Lamp
TWAC	Metal halide 50M 70M 100M	120 208 ² 240 ²	Shipped installed in fixture SF Single fuse (120, 277, 347V) ⁶ DF Double fuse (208, 240V) ⁶ GMF Internal slow-blow fusing ⁴ XHP High power factor ballast ⁴ EC Emergency circuit ^{7,8} DC12 Emergency circuit 12 volt (35W lamp included std.) ⁹ DC2012 Emergency circuit 12 volt (20W lamp included) ⁹ 2DC12 Emergency circuit 12 volt (2 35W lamps included std.) ⁹ 2DC2012 Emergency circuit 12 volt (2 20W lamps included) ⁹ QRS Quartz restrike system ^{1,8}	LPI Lamp included (standard) L/LP Less lamp
	High pressure sodium 35S 70S 50S 100S	277 347	CR Enhanced corrosion-resistance CRT Non-stick protective coating ¹⁰ CSA Listed and labeled to comply with Canadian Standards NOM NOM Certified (consult factory) PE Photocell Architectural colors (optional) DNA Natural aluminum DBL Black DMB Medium bronze DWH White DSS Sandstone	
	Compact fluorescent¹ 26DTT 26TRT 32TRT 42TRT	MVOLT ⁵		

NOTES:

- 1 Compact fluorescent sources only available with 120, 277 or MVOLT
- 2 Consult factory for availability in Canada
- 3 Optional multi-tap ballast (120,208,240,277V) In Canada 120, 277, 347V, ships as 120/347
- 4 Only available with HID sources.
- 5 Only available with compact fluorescent sources.
- 6 Not available with multi-tap ballast or compact fluorescent sources
- 7 Lamp not included.
- 8 Quartz lamp wattage not to exceed ballast wattage rating.
- 9 Not available with QRS, EC or NOM.
- 10 Black finish on housing only.

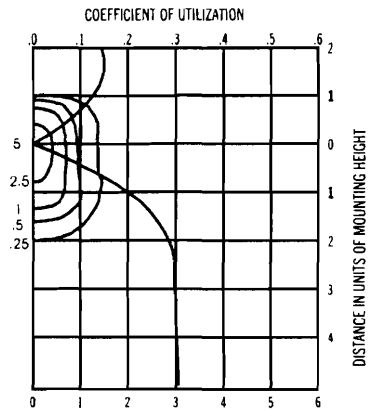
Accessories

Order as separate catalog number

RK1 PEB1	Photocell kit (120V only)
RK1 PEB1 CSA	Photocell kit (120V only)
RK1 PEB2	Photocell kit (208, 240 or 277V)
RK1 PEB3 CSA	Photocell kit (347V)
TWAWG	Wireguard

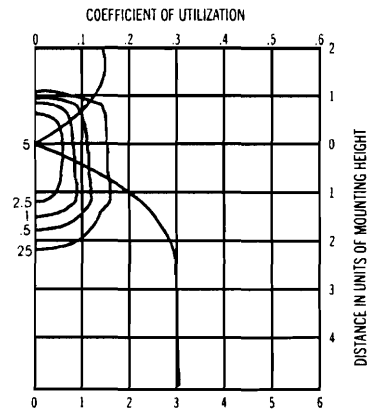
TWAC Cutoff Wall-Pack

TWAC 50M Test No. LTL8360



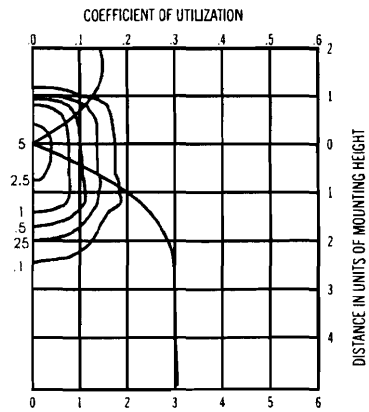
50W Metal Halide lamp, 8500 rated lumens. Footcandle values based on 20' mounting height, Distribution , cutoff.

TWAC 70M Test No. LTL8338



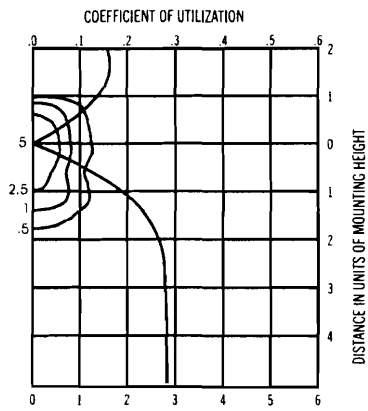
70W Metal Halide lamp, 5200 rated lumens. Footcandle values based on 20' mounting height, Distribution , cutoff.

TWAC 100M Test No. LTL8359



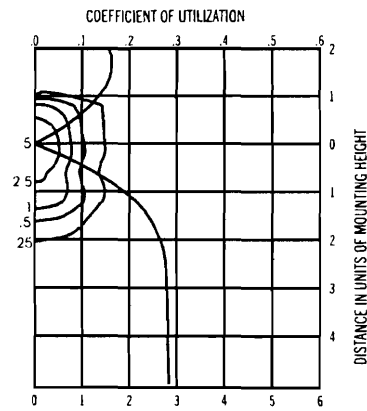
100W Metal Halide lamp, 8500 rated lumens. Footcandle values based on 20' mounting height, Distribution , cutoff.

TWAC 35S Test No. LTL8358



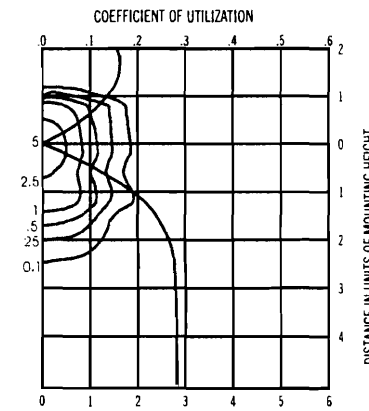
35W High Pressure Sodium lamp, 4000 rated lumens. Footcandle values based on 20' mounting height, Distribution , cutoff.

TWAC 50S Test No. LTL8357



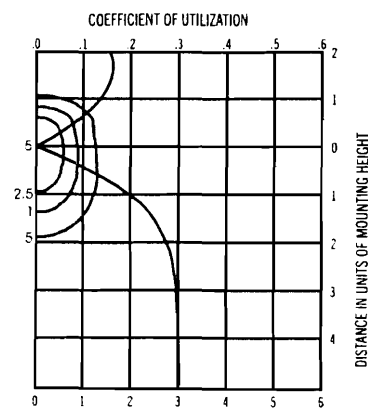
50W High Pressure Sodium lamp, 6300 rated lumens. Footcandle values based on 20' mounting height, Distribution , cutoff.

TWAC 100S Test No. LTL8337



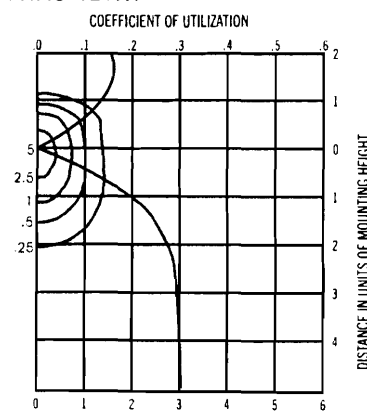
100W High Pressure Sodium lamp, 9500 rated lumens. Footcandle values based on 20' mounting height, Distribution , cutoff.

TWAC 32TRT Test No. LTL8361



32W Compact Fluorescent lamp, 3200 rated lumens. Footcandle values based on 20' mounting height, Distribution , cutoff.

TWAC 42TRT Test No. LTL8339



42W Compact Fluorescent lamp, 5200 rated lumens. Footcandle values based on 20' mounting height, Distribution , cutoff.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

8 ft. = 6.25

10 ft. = 4.00

12 ft. = 2.78

15 ft. = 1.78



An AcuityBrands Company

RECENT DEVELOPMENTS
SPRING 2005

The Richmond Company, Inc. has recently completed or is actively in the process of developing the following:

I.) Super Market Program

- Super Stop & Shop 80,000 s.f. Somerville, Massachusetts (currently permitting)
- Super Stop & Shop 70,000 s.f. Gloucester, Massachusetts (currently under construction)
(expansion/renovation)
- Super Stop & Shop 78,000 s.f. Lynn, Massachusetts (free standing)
- Super Stop & Shop 65,000 s.f. Agawam, Massachusetts (free standing)
- Super Stop & Shop 79,000 s.f. Revere, Massachusetts (free standing)
- Super Stop & Shop 80,000 s.f. Chelsea/Everett, Massachusetts (free standing)
- Super Stop & Shop 63,000 s.f. Belchertown, Massachusetts (shopping center)
- Super Stop & Shop 188,000s.f. Manchester, New Hampshire (currently under construction)
- Super Stop & Shop 95,765s.f. Miller Place, New York (shopping center)
- Super Stop & Shop 65,000s.f. Peterborough, New Hampshire (free standing/currently permitting)
- Super Stop & Shop 65,000s.f. Exeter, New Hampshire (currently under construction)
- Super Stop & Shop 65,000s.f. Hampton Bays-Long Island, NY (free standing/currently permitting)
- Super Stop & Shop 65,000s.f. Riverhead, NY (free standing/currently permitting)

II.) Drug Store Program

- CVS Pharmacy 10,000 s.f. Dedham, Massachusetts (free standing)
- CVS Pharmacy 11,000 s.f. Lynn, Massachusetts (strip center)
- CVS Pharmacy 8,500 s.f. Amesbury, Massachusetts (free standing)
- CVS Pharmacy 12,000 s.f. Bedford, Massachusetts (free standing)
- CVS Pharmacy 11,000 s.f. Shrewsbury, Massachusetts (free standing)
- CVS Pharmacy 10,125 s.f. Franklin, Massachusetts (free standing)
- CVS Pharmacy 10,125 s.f. Willimantic, Connecticut (free standing)
- CVS Pharmacy 10,125 s.f. Leominster, Massachusetts (free standing)
- CVS Pharmacy 12,150 s.f. Framingham, Massachusetts (free standing)

- Walgreens Pharmacy 13,000 s.f. Holyoke, Massachusetts (free standing)
- Walgreens Pharmacy 15,500 s.f. Holbrook, Massachusetts (free standing)
- Walgreens Pharmacy 15,500 s.f. Weymouth, Massachusetts (free standing)
- Walgreens Pharmacy 15,500 s.f. Dartmouth, Massachusetts (free standing)
- Walgreens Pharmacy 16,200 s.f. New Bedford, Massachusetts (free standing)
- Walgreens Pharmacy 13,560 s.f. Willimantic, Connecticut (free standing)
- Walgreens Pharmacy 13,650 s.f. Rockland, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Cheshire, Connecticut (free standing)
- Walgreens Pharmacy 13,650 s.f. North Attleboro, Massachusetts (free standing)

- Walgreens Pharmacy 13,650 s.f. Attleboro, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Shrewsbury, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Brockton, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Marlborough, Massachusetts (free standing)
- Walgreens Pharmacy 13,650 s.f. Guilford, Connecticut (free standing)
- Walgreens Pharmacy 14,500 s.f. Easton, Massachusetts (free standing)
- Walgreens Pharmacy 13,560 s.f. Somerset, Massachusetts (free standing)
- Walgreens Pharmacy 13,560 s.f. Norton, Massachusetts (free standing)
- Walgreens Pharmacy 14,500 s.f. Windham, Maine (free standing)
- Walgreens Pharmacy 14,500 s.f. Bath, Maine (free standing/under construction)
- Walgreens Pharmacy 15,500 s.f. Bangor, Maine (free standing/permitting)

III.) Strip Center Program

- Christmas Tree Shops Plaza South Portland, Maine 74,000 s.f. shopping center anchored by Christmas Tree Shops and Michaels Arts & Crafts
- Miller Place, New York 100,000 s.f. shopping center anchored by Stop & Shop Supermarket
- Indian Brook Commons Dover, New Hampshire 126,000 s.f. shopping center. Currently tenants include Staples Office Supply Superstore, Pizzeria Uno's, Applebee's
- Milford Commons Milford, New Hampshire 70,000 s.f. shopping center anchored by Stop & Shop Supermarket
- Lebanon, New Hampshire 70,000 s.f. shopping center

IV.) Gas Program

- Marlborough, Massachusetts 1.9±acres For a full service Exxon station
- Salem, Massachusetts 1.2±acres For a full service Irving Oil station

V.) Residential

- Milestone, Nantucket, MA 42 acres 14 lots Single Family Subdivision
- Seikinnow Woods, Nantucket, MA 10 acres 19 lots Single Family Subdivision
- Wrights Landing, Nantucket 31½ acres 11 lots Residential Subdivision
- Berthold Farms, Saugus, MA 12.5 acres 33 lots Single Family Subdivision
- Middleton, MA 20 acres 16 lots Single Family Subdivision

VI.) Investments

- Briarwood Apartments 56 Units Windham, Connecticut

VII.) Miscellaneous

- 2 Pad Leases
- 99 Restaurant, Ground Lease

Newington, New Hampshire
Dover, New Hampshire

JN:1348
 Project Description: Richmond Co
 Project Location: Portland
 Date: 11-5-07

Gorrill-Palmer Consulting Engineers, Inc.
 P.O. Box 1237
 15 Shaker Road
 Gray, Maine 04039

**Pharmacy/Drugstore with Drive-Through Window
 Land Use Code (LUC) 881**

Gross Floor Area (ft²): 13,700

Average Rate

Time Period	ITE Trip Rate (Average Rate)	Trip Ends	Directional Split *		Directional Distribution	
			IN	OUT	IN	OUT
Weekday	T = 88.16 (X)	1208	50%	50%	604	604
AM Peak Hour of Adj. Street Traffic	T = 2.66 (X)	36	55%	45%	20	16
PM Peak Hour of Adj. Street Traffic	T = 8.62 (X)	118	50%	50%	59	59
AM Peak Hour of Generator	T = 7.87 (X)	108	50%	50%	54	54
PM Peak Hour of Generator	T = 9.51 (X)	130	50%	50%	65	65
Saturday Peak Hour of Generator	T = 7.85 (X)	108	50%	50%	54	54

* Percentages rounded to nearest 5%

JN: 1348
 Project Description: Richmond Co
 Project Location: Portland
 Date: 5-Nov-07

Gorrill-Palmer Consulting Engineers, Inc.
 P.O. Box 1237
 15 Shaker Road
 Gray, Maine 04039

**Medical/Dental Office Building
 Land Use Code (LUC) 720**

Gross Floor Area (ft²): 17,856

Fitted Curve:

Time Period	ITE Trip Rate	Trip Ends	Directional Split*		Directional Distribution		Sample Size
			IN	OUT	IN	OUT	
Weekday	$T = 40.89 (X) - 214.97$	515	50%	50%	258	257	10
AM Peak Adjacent Street	Not given	-	80%	20%	-	-	21
PM Peak Adjacent Street	$\ln(T) = 0.93 \ln(X) + 1.47$	63	25%	75%	16	47	41
AM Peak of Generator	$T = 3.49 (X) + 5.25$	68	65%	35%	44	24	16
PM Peak of Generator	$T = 4.43 (X) + 0.48$	80	40%	60%	32	48	21
Saturday	Not given	-	50%	50%	-	-	5
Saturday Peak of Generator	Not given	-	60%	40%	-	-	3

* Percentages rounded to nearest 5%

Average Rate:

Time Period	ITE Trip Rate	Trip Ends	Directional Split*		Directional Distribution		Sample Size
			IN	OUT	IN	OUT	
Weekday	$T = 36.13 (X)$	645	50%	50%	323	322	10
AM Peak Adjacent Street	$T = 2.48 (X)$	44	80%	20%	35	9	21
PM Peak Adjacent Street	$T = 3.72 (X)$	66	25%	75%	17	49	41
AM Peak of Generator	$T = 3.62 (X)$	65	65%	35%	42	23	16
PM Peak of Generator	$T = 4.45 (X)$	79	40%	60%	32	47	21
Saturday	$T = 8.96 (X)$	160	50%	50%	80	80	5
Saturday Peak of Generator	$T = 3.63 (X)$	65	60%	40%	39	26	3

* Percentages rounded to nearest 5%