

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 071180

Please Read Application And Notes, If Any, Attached

This is to certify that DARLING DAVID / Patco Construction

has permission to 8225 sf Pre-Engineered build

AT 49 BLUEBERRY RD

238 A002001

PERMIT ISSUED
JAN 4 2008
CITY OF PORTLAND

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.

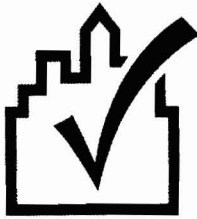
Notification of inspection must be given and written permission procured before this building or part thereof is occupied or enclosed-in. **HEAVY NOTICE IS REQUIRED.**

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

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

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



COMcheck Software Version 3.5.1 Envelope Compliance Certificate

2003 IECC

Report Date: 11/06/07

Data filename: C:\Program Files\Check\COMcheck\Camp Bow Wow.cck

Section 1: Project Information

Project Title: Camp Bow Wow

Construction Site:
49 Blueberry Road
Portland, ME

Owner/Agent:
Gary & Jill Mansir
Mansir LLC
40 Mercier Way
Gorham, ME 04038

Designer/Contractor:
Patco Construction
1293 Main Street
Sanford, ME 04073
207-324-5574

Section 2: General Information

Building Location (for weather data): **Portland, Maine**
Climate Zone: **15**
Heating Degree Days (base 65 degrees F): **7378**
Cooling Degree Days (base 65 degrees F): **268**
Project Type: **New Construction**
Vertical Glazing / Wall Area Pct.: **2%**

Building Type	Floor Area
Other	8225

Section 3: Requirements Checklist

Envelope PASSES: Design 32% better than code.

Climate-Specific Requirements:

Component Name/Description	Gross Area or Perimeter	Cavity R-Value	Cont. R-Value	Proposed U-Factor	Budget U-Factor
Roof 1: Metal Roof without Thermal Blocks	8338	0.0	19.0	0.051	0.053
Exterior Wall 1: Metal Wall without Thermal Blocks	5618	0.0	13.0	0.072	0.075
Window 1: Vinyl Frame:Double Pane with Low-E, Clear, SHGC 0.60	32	---	---	0.470	0.526
Window 2: Vinyl Frame:Double Pane with Low-E, Clear, SHGC 0.60	60	---	---	0.470	0.526
Window 3: Vinyl Frame:Double Pane with Low-E, Clear, SHGC 0.60	24	---	---	0.470	0.526
Door 1: Air Lock Entry	42	---	---	0.570	0.122
Door 2: Overhead	192	---	---	0.060	0.122
Door 3: Solid	189	---	---	0.130	0.122
Interior Wall 1: Wood Frame, Any Spacing	3056	0.0	13.0	0.062	0.122

(a) Budget U-factors are used for software baseline calculations ONLY, and are not code requirements.

Air Leakage, Component Certification, and Vapor Retarder Requirements:

- 1. All joints and penetrations are caulked, gasketed or covered with a moisture vapor-permeable wrapping material installed in accordance with the manufacturer's installation instructions.
- 2. Windows, doors, and skylights certified as meeting leakage requirements.
- 3. Component R-values & U-factors labeled as certified.
- 4. Insulation installed according to manufacturer's instructions, in substantial contact with the surface being insulated, and in a manner that achieves the rated R-value without compressing the insulation.



COMcheck Software Version 3.5.1 Lighting Compliance Certificate

2003 IECC

Report Date: 11/06/07

Data filename: C:\Program Files\Check\COMcheck\Camp Bow Wow.cck

Section 1: Project Information

Project Title: Camp Bow Wow

Construction Site:
49 Blueberry Road
Portland, ME

Owner/Agent:
Gary & Jill Mansir
Mansir LLC
40 Mercier Way
Gorham, ME 04038

Designer/Contractor:
Patco Construction
1293 Main Street
Sanford, ME 04073
207-324-5574

Section 2: General Information

Building Use Description by:
Project Type: **New Construction**

<u>Building Type</u>	<u>Floor Area</u>
Other	8225

Section 3: Requirements Checklist

Interior Lighting:

1. Total proposed watts must be less than or equal to total allowed watts.

<u>Allowed Watts</u>	<u>Proposed Watts</u>	<u>Complies</u>
4935	2090	YES

2. Exit signs 5 Watts or less per side.

Exterior Lighting:

3. Efficacy greater than 45 lumens/W.

Exceptions:

Specialized lighting highlighting features of historic buildings; signage; safety or security lighting; low-voltage landscape lighting.

Controls, Switching, and Wiring:

4. Independent controls for each space (switch/occupancy sensor).

Exceptions:

Areas designated as security or emergency areas that must be continuously illuminated.

Lighting in stairways or corridors that are elements of the means of egress.

5. Master switch at entry to hotel/motel guest room.
 6. Individual dwelling units separately metered.
 7. Each space provided with a manual control to provide uniform light reduction by at least 50%.

Exceptions:

Only one luminaire in space;

An occupant-sensing device controls the area;

The area is a corridor, storeroom, restroom, public lobby or guest room;

Areas that use less than 0.6 Watts/sq.ft.

8. Automatic lighting shutoff control in buildings larger than 5,000 sq.ft.

Exceptions:

Areas with only one luminaire, corridors, storerooms, restrooms, or public lobbies.

9. Photocell/astronomical time switch on exterior lights.

Exceptions:

Lighting intended for 24 hour use.

10. Tandem wired one-lamp and three-lamp ballasted luminaires (No single-lamp ballasts).

Exceptions:

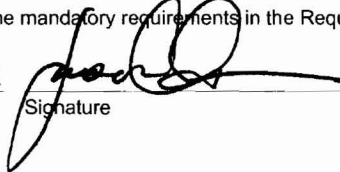
Electronic high-frequency ballasts; Luminaires on emergency circuits or with no available pair.

Section 4: Compliance Statement

Compliance Statement: The proposed lighting design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed lighting system has been designed to meet the 2003 IECC, Chapter 8, requirements in COMcheck Version 3.5.1 and to comply with the mandatory requirements in the Requirements Checklist.

JASON GARDNER / PRODUCTION MANAGER

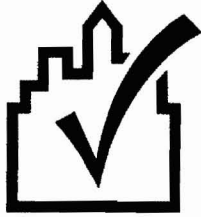
Name - Title



Signature

11/6/07

Date



Lighting Application Worksheet

2003 IECC

Report Date:

Data filename: C:\Program Files\Check\COMcheck\Camp Bow Wow.ckk

Section 1: Allowed Lighting Power Calculation

A	B Floor Area	C Allowed Watts / ft ²	D Allowed Watts
Other	8225	0.6	4935
Total Allowed Watts =			4935

Section 2: Proposed Lighting Power Calculation

A Fixture ID : Description / Lamp / Wattage Per Lamp / Ballast	B Lamps/ Fixture	C # of Fixtures	D Fixture Watt.	E (C X D)
Other (8225 sq.ft.)				
Linear Fluorescent 1: 48" T8 32W / Electronic	3	40	32	1280
Linear Fluorescent 2: 46" T5 54W / Hybrid	6	15	54	810
Total Proposed Watts =				2090

Section 3: Compliance Calculation

If the Total Allowed Watts minus the Total Proposed Watts is greater than or equal to zero, the building complies.

Total Allowed Watts = 4935
Total Proposed Watts = 2090
Project Compliance = 2845

Lighting PASSES. Design 58% better than code.



COMcheck Software Version 3.5.1

Mechanical Compliance Certificate

2003 IECC

Report Date: 11/06/07

Data filename: C:\Program Files\Check\COMcheck\Camp Bow Wow.cck

Section 1: Project Information

Project Title: Camp Bow Wow

Construction Site:

49 Blueberry Road
Portland, ME

Owner/Agent:

Gary & Jill Mansir
Mansir LLC
40 Mercier Way
Gorham, ME 04038

Designer/Contractor:

Patco Construction
1293 Main Street
Sanford, ME 04073
207-324-5574

Section 2: General Information

Building Location (for weather data): **Portland, Maine**
Climate Zone: **15**
Heating Degree Days (base 65 degrees F): **7378**
Cooling Degree Days (base 65 degrees F): **268**
Project Type: **New Construction**

Section 3: Mechanical Systems List

Quantity System Type & Description

- | | |
|---|---|
| 5 | HVAC System 1: Cooling: Split System, Capacity >=90 - <135 kBtu/h, Evaporatively Cooled Condenser / Single Zone |
| 1 | Storage Water Heater 2: Service Water Heater |

Section 4: Requirements Checklist

Requirements Specific To: HVAC System 1 :

- 1. Equipment minimum efficiency: Split System: 11.5 EER
- 2. Integrated air economizer required
 - Exception: Air/evap condenser serving space with open-case refrigeration

Requirements Specific To: Storage Water Heater 2 :

- 1. Heat traps in inlet/outlet fittings
- 2. 1/2-in. insulation on 8 ft of inlet/outlet piping if no integral heat traps
- 3. Gas Storage Water Heater efficiency >= 0.54 EF

Generic Requirements: Must be met by all systems to which the requirement is applicable:

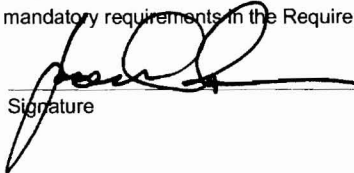
- 1. Load calculations per 2001 ASHRAE Fundamentals
- 2. Plant equipment and system capacity no greater than needed to meet loads
 - Exception: Standby equipment automatically off when primary system is operating
 - Exception: Multiple units controlled to sequence operation as a function of load
- 3. Minimum one temperature control device per system
- 4. Minimum one humidity control device per installed humidification/dehumidification system
- 5. Automatic Controls: Setback to 55 degrees F (heat) and 85 degrees F (cool); 7-day clock, 2-hour occupant override, 10-hour backup
 - Exception: Continuously operating zones

- Exception: 2 kW demand or less, submit calculations
- 6. Automatic shut-off dampers on exhaust systems and supply systems with airflow >3,000 cfm
 - 7. Outside-air source for ventilation; system capable of reducing OSA to required minimum
 - 8. R-5 supply and return air duct insulation in unconditioned spaces R-8 supply and return air duct insulation outside the building R-8 insulation between ducts and the building exterior when ducts are part of a building assembly
 - Exception: Ducts located within equipment
 - Exception: Ducts with interior and exterior temperature difference not exceeding 15 degrees F.
 - 9. Ducts sealed - longitudinal seams on rigid ducts; transverse seams on all ducts; UL 181A or 181B tapes and mastics
 - Exception: Continuously welded and locking-type longitudinal joints and seams on ducts operating at static pressures less than 2 inches w.g. pressure classification
 - 10. Mechanical fasteners and sealants used to connect ducts and air distribution equipment
 - 11. Hot water pipe insulation: 1 in. for pipes <=1.5 in. and 2 in. for pipes >1.5 in. Chilled water/refrigerant/brine pipe insulation: 1 in. for pipes <=1.5 in. and 1.5 in. for pipes >1.5 in. Steam pipe insulation: 1.5 in. for pipes <=1.5 in. and 3 in. for pipes >1.5 in.
 - Exception: Piping within HVAC equipment
 - Exception: Fluid temperatures between 55 and 105 degrees F
 - Exception: Fluid not heated or cooled
 - Exception: Runouts <4 ft in length
 - 12. Operation and maintenance manual provided to building owner
 - 13. Balancing devices provided in accordance with IMC 603.15
 - 14. Newly purchased service water heating equipment meets the efficiency requirements
 - 15. Water heater temperature controls: 110 degrees F for dwelling units or 90 degrees F for other occupancies
 - 16. Stair and elevator shaft vents are equipped with motorized dampers

Section 5: Compliance Statement

Compliance Statement: The proposed mechanical design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed mechanical systems have been designed to meet the 2003 IECC requirements in COMcheck Version 3.5.1 and to comply with the mandatory requirements in the Requirements Checklist.

JOHN GARDNER / PRODUCTION MANAGER
Name - Title


Signature

11/6/07
Date



COMcheck Software Version 3.5.1

Mechanical Requirements Description

2003 IECC

Report Date:

Data filename: C:\Program Files\Check\COMcheck\Camp Bow Wow.ck

The following list provides more detailed descriptions of the requirements in Section 4 of the Mechanical Compliance Certificate.

Requirements Specific To: HVAC System 1 :

1. The specified heating and/or cooling equipment is covered by ASHRAE 90.1 Code and must meet the following minimum efficiency: Split System: 11.5 EER
2. An integrated air economizer is required for individual cooling systems over 65 kBtu/h in the selected climate. An integrated economizer allows simultaneous operation of outdoor-air and mechanical cooling.
 - Exception: An economizer is not required for systems having air or evaporatively cooled condensers that serve spaces with open-case refrigeration.

Requirements Specific To: Storage Water Heater 2 :

1. Heat traps are required on noncirculating water heating systems on both inlet and outlet connections. Heat traps may be purchased or field-fabricated by creating a loop or inverted U-shaped arrangement on the inlet and outlet pipes.
2. Pipe insulation for the specified noncirculating service hot water system is required for all piping in the following categories:a) the first 8 ft of outlet piping from any constant-temperature, noncirculating storage systemb) the inlet piping between the storage tank and a heat trap in a noncirculating storage systemPipe insulation must be at least 1/2 in. and have a conductivity no >0.28 Btu-in/(h-ft²-degrees F).
3. Service water heating equipment used solely for heating potable water, pool heaters, and hot water storage tanks must meet the following minimum efficiency: Gas Storage Water Heater efficiency >= 0.54 EF

Generic Requirements: Must be met by all systems to which the requirement is applicable:

1. Design heating and cooling loads for the building must be determined using procedures in the ASHRAE Handbook of Fundamentals or an approved equivalent calculation procedure.
2. All equipment and systems must be sized to be no greater than needed to meet calculated loads. A single piece of equipment providing both heating and cooling must satisfy this provision for one function with the capacity for the other function as small as possible, within available equipment options.
 - Exception: The equipment and/or system capacity may be greater than calculated loads for standby purposes. Standby equipment must be automatically controlled to be off when the primary equipment and/or system is operating.
 - Exception: Multiple units of the same equipment type whose combined capacities exceed the calculated load are allowed if they are provided with controls to sequence operation of the units as the load increases or decreases.
3. Each heating or cooling system serving a single zone must have its own temperature control device.
4. Each humidification system must have its own humidity control device.
5. The system or zone control must be a programmable thermostat or other automatic control meeting the following criteria:a) capable of setting back temperature to 55 degrees F during heating and setting up to 85 degrees F during coolingb) capable of automatically setting back or shutting down systems during unoccupied hours using 7 different day schedulesc) have an accessible 2-hour occupant overridden) have a battery back-up capable of maintaining programmed settings for at least 10 hours without power.
 - Exception: A setback or shutoff control is not required on thermostats that control systems serving areas that operate continuously.
 - Exception: A setback or shutoff control is not required on systems with total energy demand of 2 kW (6,826 Btu/h) or less.
6. Outdoor-air supply systems with design airflow rates >3,000 cfm of outdoor air and all exhaust systems must have dampers that are automatically closed while the equipment is not operating.
7. The system must supply outside ventilation air as required by Chapter 4 of the International Mechanical Code. If the ventilation system is designed to supply outdoor-air quantities exceeding minimum required levels, the system must be capable of reducing outdoor-air flow to the minimum required levels.
8. Air ducts must be insulated to the following levels:a) Supply and return air ducts for conditioned air located in unconditioned spaces (spaces neither heated nor cooled) must be insulated with a minimum of R-5. Unconditioned spaces include attics, crawl spaces, unheated basements, and unheated garages.b) Supply and return air ducts and plenums must be insulated to a minimum of R-8 when located outside the building.c) When ducts are located within exterior components (e.g., floors or roofs), minimum R-8 insulation is required only between the duct and the building exterior.

- Exception: Duct insulation is not required on ducts located within equipment.
 - Exception: Duct insulation is not required when the design temperature difference between the interior and exterior of the duct or plenum does not exceed 15 degrees F.
9. All joints, longitudinal and transverse seams, and connections in ductwork must be securely sealed using weldments; mechanical fasteners with seals, gaskets, or mastics; mesh and mastic sealing systems; or tapes. Tapes and mastics must be listed and labeled in accordance with UL 181A or UL 181B.
 - Exception: Continuously welded and locking-type longitudinal joints and seams on ducts operating at static pressures less than 2 inches w.g. pressure classification.
 10. Mechanical fasteners and seals, mastics, or gaskets must be used when connecting ducts to fans and other air distribution equipment, including multiple-zone terminal units.
 11. All pipes serving space-conditioning systems must be insulated as follows: Hot water piping for heating systems: 1 in. for pipes <=1 1/2-in. nominal diameter 2 in. for pipes >1 1/2-in. nominal diameter. Chilled water, refrigerant, and brine piping systems: 1 in. insulation for pipes <=1 1/2-in. nominal diameter 1 1/2 in. insulation for pipes >1 1/2-in. nominal diameter. Steam piping: 1 1/2 in. insulation for pipes <=1 1/2-in. nominal diameter 3 in. insulation for pipes >1 1/2-in. nominal diameter.
 - Exception: Pipe insulation is not required for factory-installed piping within HVAC equipment.
 - Exception: Pipe insulation is not required for piping that conveys fluids having a design operating temperature range between 55 degrees F and 105 degrees F.
 - Exception: Pipe insulation is not required for piping that conveys fluids that have not been heated or cooled through the use of fossil fuels or electric power.
 - Exception: Pipe insulation is not required for runout piping not exceeding 4 ft in length and 1 in. in diameter between the control valve and HVAC coil.
 12. Operation and maintenance documentation must be provided to the owner that includes at least the following information: a) equipment capacity (input and output) and required maintenance actions b) equipment operation and maintenance manuals c) HVAC system control maintenance and calibration information, including wiring diagrams, schematics, and control sequence descriptions; desired or field-determined set points must be permanently recorded on control drawings, at control devices, or, for digital control systems, in programming comments d) complete narrative of how each system is intended to operate.
 13. Each supply air outlet or diffuser and each zone terminal device (such as VAV or mixing box) must have its own balancing device. Acceptable balancing devices include adjustable dampers located within the ductwork, terminal devices, and supply air diffusers.
 14. Service water heating equipment must meet minimum Federal efficiency requirements included in the National Appliance Energy Conservation Act and the Energy Policy Act of 1992, which meet or exceed ASHRAE 90.1 Code. New service water heating equipment can be assumed to meet these requirements.
 15. Water-heating equipment must be provided with controls that allow the user to set the water temperature to 110 degrees F for dwelling units and 90 degrees F for other occupancies. Controls must limit output temperatures of lavatories in public facility restrooms to 110 degrees F.
 16. Stair and elevator shaft vents must be equipped with motorized dampers capable of being automatically closed during normal building operation and interlocked to open as required by fire and smoke detection systems. All gravity outdoor air supply and exhaust hoods, vents, and ventilators must be equipped with motorized dampers that will automatically shut when the spaces served are not in use. Exceptions: - Gravity (non-motorized) dampers are acceptable in buildings less than three stories in height above grade. - Ventilation systems serving unconditioned spaces.

August 20, 2007
07301

Jean Fraser, Planner
City of Portland
389 Congress Street
Portland, ME 04101-3509

Minor Site Plan Review

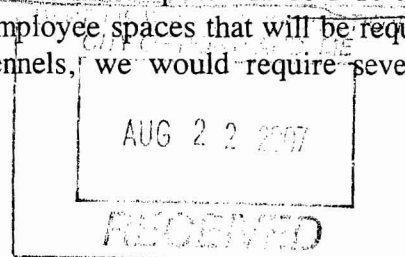
Camp Bow Wow - 49-63 Blueberry Road

Application ID # 2007-0122; CBL #237 A002001

Dear Ms. Fraser: 208

This letter, the enclosed plans, and associated materials are provided in response to the review comments regarding the above referenced project as contained in your letter dated July 27, 2007. The following numbered responses correspond to the numbered comments within the letter:

1. Enclosed please find a copy of the approved subdivision plan for Stroudwater Estates Phase I. The project site is shown on this plan as Lot 1. This plan is stamped and signed by a Registered Land Surveyor, approved by the Portland Planning Board, and recorded in the Registry of Deeds. Also enclosed is an Existing Conditions Plan from Sebago Technics in which the benchmark is shown tied into NGVD 1929 with three corners depicting coordinate pairs tied into the Maine State Plane Coordinate System. This plan is also signed and stamped by a registered surveyor.
2. Enclosed please find a copy of the recorded plan of Stroudwater Estates - Phase I and a copy of the original site location order. Please note that the only conditions contained within the order are the standard conditions of approval. We have enclosed a copy of the Permit-by-Rule Form for disturbance within 75 feet of the small intermittent stream. Based upon our review of the site order and a discussion with Marybeth Richardson, this is the only submission required to MDEP.
3. We anticipate that the patrons who will utilize our service to leave their vehicle at our facility and use our "Bark 'N' Ride" shuttle service to the airport will be 5-10 at any one point in time. If we calculate the number of employee spaces that will be required, one employee for every 10 kennels, with 62 kennels, we would require seven (7) parking spaces.



For daycare patrons, pick-up and drop-off would take only a couple of minutes because of the repetitive nature of the service and the technology that will be used to process the check-in, check-out traffic. Also, the arrival/departure times will vary due to half-day and full day programs being offered. This normal daily traffic should not require more than 5-6 spaces at any given time. The parking lot is planned with a separate entrance and exit to direct the flow of traffic so that it is safe for the patrons, dogs and neighboring traffic. The traffic typically flows evenly as patrons drop off and pick up at varied times throughout the day.

4. Enclosed please find a copy of the deed to the property including the restrictions. Also included please find the easement deeds to the oil and gas companies.
5.
 - a. Enclosed please find a calculation of the anticipated traffic to be generated by the facility.
 - b. The point of the two (2) curb cuts is to allow for the ease of traffic to enter the site via the southerly driveway and to exit the site via the northerly drive.
6. The driveway has been designed in accordance with Section III.2.A of the Technical Design Standards for 24 foot wide driveway with adequate radii (minimum of 20 feet).
7. While the dogs will be allowed to spend time inside or out, an employee will accompany them at all times. In traditional kennels, many times the dogs are barking for attention because of their lack of contact with humans and other dogs. At Camp Bow Wow, the environment allows for socialization and eliminates the dogs' need to stand and bark for attention. The staff, trained in dog behavior and control, will address excessive barking by individual dogs as it occurs to minimize the noise. The hours of operation will mean that there will not be any dogs outside before 7:00 AM or after 7:00 PM. Camp Bow Wow has an excellent track record across the country in controlling noise at their facilities.

Sound control within the building will be addressed in a similar manner to outside fenced areas. Constant supervision of the dogs by trained staff, interactions with other dogs/humans, and redirecting undesired behaviors while at play will be employed. For the dogs that are "overnight campers," the activity and interaction during the day, followed by supplying a bedtime treat and soft classical music, allows the dogs to sleep comfortably and quietly in comfortable cots raised off the floor with a soft blanket through the night in a secure, climate controlled environment.

Regarding the concern of odors, this has not been an issue at any of their sister facilities around the country as they will constantly clean and disinfect the facility with the same cleaner utilized at child care facilities, hospitals and veterinary clinics. Solid waste generated by the dogs is cleaned up quickly and placed inside plastic trash bags inside metal trash containers that are removed on a regular basis and placed in the dumpster for regular trash removal.

There is no need for special ventilation equipment as the cleaning procedures described above eliminate the need for any such apparatus.

8. The dumpster is located to provide access to the kennel area. Access to the dumpster will occur via a driveway to the parking lot which will be striped to prohibit parking in this area. It is anticipated that the dumpster will be emptied prior to normal business hours.
9. The guardrail has been extended along the entire length of the slope as requested. A geotechnical review of the slope is being performed regarding stability and will be provided upon receipt.
10. We have reviewed the waiver requirements for sidewalk and curbing. Our reluctance to construct a curb and sidewalk is specific to the existing drainage infrastructure along Blueberry Road and the complete lack of any existing sidewalk on the roadway. The drainage from Blueberry Road currently sheets off the roadway into roadside drainage swales and existing drainage courses. Due to the fact that the property along Blueberry Road is currently almost totally developed without curbing and sidewalks, no other drainage infrastructure exists, except for driveway culverts. Upon the installation of the curb and sidewalk, the existing roadside swale will be eliminated, requiring the installation of a drainage system to intercept and transport runoff along Blueberry Road. This drainage system will have to cross both the existing gas and oil pipelines creating major concerns. Finally, as all of the other properties have been previously developed along Blueberry Road without sidewalk, the proposed sidewalk will not connect to any other sidewalk, and the prospect for additional sidewalks along Blueberry Road in the future is remote.
11. The lighting plan has been forwarded to a lighting consultant to obtain a photometric plan. The lighting will be designed in accordance with the City's lighting requirements.
12. The site has been previously cut as depicted on the Existing Conditions Plan. Only those areas required for the building construction and infrastructure installation will be disturbed. The Landscaping Plan proposes the revegetation of disturbed areas. The planting of trees within the easements to the gas and oil companies is not proposed. Upon review of the proposed plan by the City Arborist, we will gladly include any suggestions to the landscaping plan.
13. Enclosed please find the letter to the Fire Department providing the requested information.
14. Building materials consist of a metal frame building with a vinyl and stone front façade.
15.
 - a. The culvert at the south entrance has been shifted out of the right-of-way.
 - b. The parking lot detail has been revised to show 12" of aggregate subbase.
 - c. A Casco Trap detail has been added to the Detail Sheet.

August 20, 2007

- d. The 24" culvert is modeled in both the pre- and post-development conditions. The stormwater calculations demonstrate that the culvert has the capacity to handle the increased flows.

16. We are aware of the requirement for a sign permit in the IM Zone.

We are hopeful that we have addressed all outstanding issues for this project. If you should have any questions or comments while reviewing this project, please call. Thank you for your consideration.

Sincerely,

SEBAGO TECHNICS, INC.



Shawn M. Frank, P.E.
Senior Project Manager

SMF/RLS:rls/jc
Enc.

cc: Mansir, LLC
Patco Construction, Inc.



24481

STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
AUGUSTA, MAINE 04330

341

STAFF ORDER

GEORGE HUTCHINS & HARRY HARMON
Portland, Maine, Cumberland County
STROUDWATER ESTATES
#39-3190-05170

} Site Location Order

} FINDINGS OF FACT AND ORDER

After reviewing the project file which includes the application with its supportive data, agency review comments, staff summary and other related materials on file with regard to the above noted project, under provisions of Title 38, M.R.S.A. Sec. 483, the Department finds the following facts:

1. Applicant seeks approval of Phase I of Stroudwater Estates an industrial park in Portland. Involved in Phase I are Lots 1 through 8 and the City of Portland's lot as designated on a plan entitled Stroudwater Estates, dated 8/3/76 done by Philip Snow Associates.
2. The applicant has provided adequate evidence of financial capacity and technical ability to meet air and water pollution control standards.
3. The applicant has made adequate provision for solid waste disposal, the control of offensive odors, and the securing and maintenance of sufficient and healthful water supplies.
4. The applicant has made adequate provision for traffic movement of all types out of or into the development area provided Lots 4 and 5 have access off of and onto District Drive when complete.
5. The applicant has made adequate provision for fitting the development harmoniously into the existing natural environment and the development will not adversely affect existing uses, scenic character or natural resources in the municipality or in neighboring municipalities.
6. The proposed development will be built on soil types which are suitable to the nature of the undertaking.

THEREFORE, the Department approves the application of Hutchins and Harmons to develop Phase I of Stroudwater Estates subject to the following terms and conditions:

1. The Standard Conditions of Approval, a copy attached.
2. The Standard Conditions of Approval for Industrial Parks, a copy attached.
3. Lots 4 and 5 shall enter and exit onto District Drive when it is complete.

DONE AND DATED AT AUGUSTA, MAINE, THIS 30TH DAY OF JULY, 1979.

DEPARTMENT OF ENVIRONMENTAL PROTECTION
BY: Henry E. Warren
Henry E. Warren, Commissioner

<p>A TRUE COPY ATTEST: <u>Hollis A. McGlauffin</u> Hollis A. McGlauffin, Director Bureau of Land Quality Control</p>
--

PLEASE NOTE ATTACHED SHEET FOR APPEAL PROCEDURES...

STANDARD CONDITIONS

STRICT CONFORMANCE WITH THE STANDARD AND SPECIAL CONDITIONS OF THIS APPROVAL IS NECESSARY FOR THE PROJECT TO MEET THE STATUTORY CRITERIA FOR APPROVAL.

1. This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans and proposals contained in said documents not approved by this order is subject to the review and approval of the Board prior to implementation. Further subdivision of proposed lots by the applicant or future owners is specifically prohibited, without prior approval by the Board of Environmental Protection, and the applicant shall include deed restrictions to this effect.
2. The applicant shall secure and comply with all applicable Federal, State and local licenses, permits, authorizations, conditions, agreements, and orders, prior to or during construction and operation as appropriate. In the case of housing and related projects, the applicant shall receive approval from the appropriate municipality under the provisions of The Municipal Subdivision Law, Title 30, Sec. 4956, of the Maine Revised Statutes.
3. The applicant shall submit all reports and information requested by the Board or the Commissioner demonstrating that the applicant has complied or will comply with all conditions of this approval.
4. Advertising relating to matters included in this application shall refer to this approval only if it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of those conditions may be obtained.
5. Unless otherwise provided in this approval, the applicant shall not sell, lease, assign or otherwise transfer the development or any portion thereof without prior written approval of the Board where the purpose or consequence of the transfer is to substitute the transferee for the applicant as the developer of all or any portion of the development which has received the certificate of approval. Such approval shall be granted only if the applicant or transferee demonstrates to the Board that the transferee has the technical capacity and financial ability to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant. (This provision (5) does not apply to transfer of single lots in an approved subdivision where the transferee intends to develop such lots for his personal use.)
6. The applicant shall exercise his best efforts to enforce restrictive deed conditions specified in the conditions of this approval or in the application and supporting documents submitted by the applicant whenever he becomes aware of violations or whenever such violations are reported to the applicant by this Department.
7. In addition to any specific erosion control requirements set forth in the order, the applicant shall take all necessary measures to ensure that his activities or those of his agents do not result in noticeable erosion of soils on the site during the construction and operation of the project covered by this approval.
8. Should the project be found, at any time, not to be in compliance with any of the conditions of this approval, or should the applicant construct or operate this development in any way other than specified in the application or supporting documents, as modified by the conditions of this approval, then the terms of this approval shall be considered null and void.

243

Special Conditions for Industrial Park Approvals pursuant to the Site Location of Development Act (38 M.R.S.A. Sec. 483).

Development of individual lots within industrial parks which have received Board/Department of Environmental Protection approval pursuant to the Site Location of Development Act do not require further Board/Department approval providing the project meets all the following criteria:

1. The individual lot development by itself does not require Site review because it does not fall within the definitions of a structure as noted in 38 M.R.S.A. Sec. 482 Paragraph 6.
2. The discharge to sanitary sewer contains only sanitary waste of less than 5000 gallons per day or where the developer has certification from the Bureau of Water Quality Control that the municipal sewer treatment system is sufficient to treat and dispose of the wastewater generated by the project.
3. The discharge of sanitary wastes to a subsurface disposal system has received approval pursuant to the "State of Maine Plumbing Code, Part II."
4. All disturbed areas not paved, used for building space or delineated gravel parking and walkways are seeded prior to September 15 with a grass mixture tolerant of Maine climate or mulched with a binder prior to snow. The mulch shall be applied at the rate of 150 lbs. per 1000 square feet.
5. A vegetative or architectural screen is developed to separate individual lots having significantly different uses. (i.e. office vs. warehousing; commercial vs. industrial)
6. All surface drainage systems from individual facilities are constructed in accordance with the overall park drainage system and do not cause water flow in excess of that for which the park drainage system has been designed or do not cause water to flow outside prescribed drainage easements.
7. Solid waste from individual facilities is transported to a site or sites which are in conformance with State of Maine Solid Waste Management Regulations.
8. Traffic associated with individual facilities does not require relocation or modification of the originally approved park road system or existing roads.
9. Any discharge to the atmosphere other than heating units of less than 10 million b.t.u. input is licensed by the Bureau of Air Quality Control or certification from the Air Bureau that the discharge does not require a discharge license.
10. The applicant shall forward to the Department a description of the lot usage and plot plan of individual lots to insure that the Department maintains up to date industrial park records.

SEP 11 1979

REGISTRY OF DEEDS CUMBERLAND COUNTY, MAINE
Received at 8 H 30 AM, and recorded in
BOOK 4491 PAGE 341 *Leah S. Dobbins* Deputy Register



DEPARTMENT OF ENVIRONMENTAL PROTECTION
 STATE HOUSE STATION 17 AUGUSTA, MAINE 04402

DEPARTMENT ORDER
 23415
 IN THE MATTER OF

STROUDWATER ESTATES) SITE LOCATION ORDER
 Portland, Maine)
 STROUDWATER ESTATES PHASE II)
 WL-010223-39-A-A (CORRECTED 6/28/84)) FINDINGS OF FACT AND ORDER

Pursuant to the provision of Title 38, M.R.S.A., Section 483, the Department of Environmental Protection has considered the application of STROUDWATER ESTATES with its supportive data, staff summary, agency review comments, and other related materials on file and finds the following facts:

1. The applicant proposes to expand an existing Board Approved industrial subdivision. The proposed expansion will consist of 12 more lots with an interior road for access.

Access to the site is via Congress Street, City owned and maintained.

Sewer and water service will be provided by the City of Portland.

Solid Waste generated by the new expansion will be collected and disposed of at the Portland Regional Waste Disposal Facility.

BASED on the above findings of fact, the Department makes the following conclusions,

- A. The applicant has provided adequate evidence of financial capacity and technical ability to meet air and water pollution control standards.
- B. The applicant has made adequate provision for solid waste disposal, the control of offensive odors, and the securing and maintenance of sufficient and healthful water supplies.
- C. The applicant has made adequate provision for traffic movement of all types into, out of or within the development area.
- D. The applicant has made adequate provision for fitting the development harmoniously into the existing natural environment and the development will not adversely affect existing uses, scenic character or natural resources in the municipality or in neighboring municipalities provided surface water runoff is controlled.
- E. The proposed development will be built on soil types which are suitable to the nature of the undertaking.
- F. The proposed development will not pose an unreasonable risk that a discharge to a significant ground water aquifer will occur.

THEREFORE, the Department APPROVES WITH THE ATTACHED CONDITIONS the application of STROUDWATER ESTATES to expand the existing approved subdivision to include lots 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, and 20, in Portland, Maine, in accordance with the following conditions:

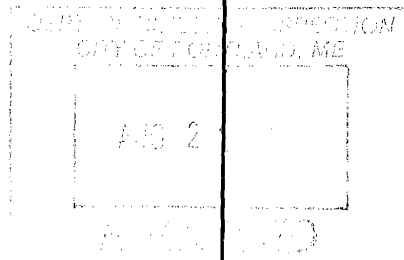
STANDARD CONDITIONS

STRICT CONFORMANCE WITH THE STANDARD AND SPECIAL CONDITIONS OF THIS APPROVAL IS NECESSARY FOR THE PROJECT TO MEET THE STATUTORY CRITERIA FOR APPROVAL.

1. This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals and supporting documents is subject to the review and approval of the Board prior to implementation. Further subdivision of proposed lots by the applicant or future owners is specifically prohibited, without prior approval by the Board of Environmental Protection, and the applicant shall include deed restrictions to this effect.
2. The applicant shall secure and comply with all applicable Federal, State and local licenses, permits, authorizations, conditions, agreements, and orders, prior to or during construction and operation as appropriate.
3. The applicant shall submit all reports and information requested by the Board or Department demonstrating that the applicant has complied or will comply with all conditions of this approval. All preconstruction terms and conditions must be met before construction begins.
4. Advertising relating to matters included in this application shall refer to this approval only if it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of those conditions may be obtained.
5. Unless otherwise provided in this approval, the applicant shall not sell, lease, assign or otherwise transfer the development or any portion thereof without prior written approval of the Board where the purpose or consequence of the transfer is to transfer any of the obligations of the developer as incorporated in this approval. Such approval shall be granted only if the applicant or transferee demonstrates to the Board that the transferee has the technical capacity and financial ability to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant.
6. If the construction or operation of the activity is not begun within two years, this approval shall lapse and the applicant shall reapply to the Board for a new approval. The applicant may not begin construction or operation of the development until a new approval is granted. Reapplications for approval shall state the reasons why the development was not begun within two years from the granting of the initial approval and the reasons why the applicant will be able to begin the activity within two years from the granting of a new approval, if granted. Reapplications for approval may include information submitted in the initial application by reference.
7. If the approved development is not completed within five years from the date of the granting of approval, the Board may reexamine its approval and impose additional terms or conditions or prescribe other necessary corrective action to respond to significant changes in circumstances which may have occurred during the five-year period.
8. A copy of this approval must be included in or attached to all contract bid specifications for the development.
9. Work done by a contractor pursuant to this approval shall not begin before the contractor has been shown by the developer a copy of this approval.

(2/81)

Revised November 1, 1979



Special Conditions for Industrial Park Approvals pursuant to the Site Location of Development Act (38 M.R.S.A. Sec. 483).

Development of individual lots within industrial parks which have received Board/Department of Environmental Protection approval pursuant to the Site Location of Development Act do not require further Board/Department approval providing the project meets all the following criteria:

1. The individual lot development by itself does not require Site review because it does not fall within the definitions of a structure as noted in 38 M.R.S.A. Sec. 482 Paragraph 6.
2. The discharge to sanitary sewer contains only sanitary waste of less than 5000 gallons per day or where the developer has certification from the Bureau of Water Quality Control that the municipal sewer treatment system is sufficient to treat and dispose of the wastewater generated by the project.
3. The discharge of sanitary wastes to a subsurface disposal system has received approval pursuant to the "State of Maine Plumbing Code, Part II."
4. All disturbed areas not paved, used for building space or delineated gravel parking and walkways are seeded prior to September 15 with a grass mixture tolerant of Maine climate or mulched with a binder prior to snow. The mulch shall be applied at the rate of 150 lbs. per 1000 square feet.
5. A vegetative or architectural screen is developed to separate individual lots having significantly different uses. (i.e. office vs. warehousing; commercial vs. industrial)
6. All surface drainage systems from individual facilities are constructed in accordance with the overall park drainage system and do not cause water flow in excess of that for which the park drainage system has been designed or do not cause water to flow outside prescribed drainage easements.
7. Solid waste from individual facilities is transported to a site or sites which are in conformance with State of Maine Solid Waste Management Regulations.
8. Traffic associated with individual facilities does not require relocation or modification of the originally approved park road system or existing roads.
9. Any discharge to the atmosphere other than heating units of less than 10 million b.t.u. input is licensed by the Bureau of Air Quality Control or certification from the Air Bureau that the discharge does not require a discharge license.
10. The applicant shall forward to the Department a description of the lot usage and plot plan of individual lots to insure that the Department maintains up to date industrial park records.

RECEIVED

1984 JUL -6 PM 1:43

RECORDED REGISTRY OF DEEDS
CUMBERLAND COUNTY

James J. Walsh



STATE OF MAINE
DEPARTMENT OF ENVIRONMENTAL PROTECTION
STATE HOUSE STATION 17 41878 AUGUSTA, MAINE 04333

DEPARTMENT ORDER
IN THE MATTER OF

GEORGE M. HUTCHINS
Portland, Maine
STROUDWATER ESTATES
#L-010223-39-B-M

} SITE LOCATION ORDER
Request for Transfer
}
} FINDINGS OF FACT AND ORDER

After reviewing the project file and related materials submitted with regard to the above noted application, under provisions of Title 38, M.R.S.A., Section 483, the Department finds the following facts:

1. The application involves the transfer of Board Order #L-010223-39-B-M from Stroudwater Estates to George M. Hutchins.
2. The applicant has submitted the following evidence in support of his request: A transfer application dated 10/30/84 signed by George M. Hutchins and a letter from the City of Portland indicating the \$300,000 project will be funded through U.D.A.G. grants.

The applicant is also requesting a minor modification to phase II. The modifications include a slight change in lot layout and renumbering of the lots in phase II. The following lot numbers are now part of phase II: 9, 10, 11, 12a, 12b, 13, 14, 15, 16, 17, 18, 19, and 20.

3. The applicant has adequate financial and technical capacity to meet air and water pollution control standards.
- THREFORE, the Department APPROVES the transfer to GEORGE M. HUTCHINS of Board Order #L-010223-39-B-M and the modification to the lot numbers and layout subject to the following terms and conditions:

1. The Standard Conditions of Approval, a copy attached.

DONE AND DATED AT AUGUSTA, MAINE, THIS 31ST DAY OF OCTOBER, 1984.

DEPARTMENT OF ENVIRONMENTAL PROTECTION

BY: Henry E. Warren
Henry E. Warren, Commissioner

PLEASE NOTE ATTACHED SHEET FOR APPEAL PROCEDURES....

A TRUE COPY
ATTEST: Hollis A. McGlauffin
Hollis A. McGlauffin, Director
Bureau of Land Quality Control

STANDARD CONDITIONS

STRICT CONFORMANCE WITH THE STANDARD AND SPECIAL CONDITIONS OF THIS APPROVAL IS NECESSARY FOR THE PROJECT TO MEET THE STATUTORY CRITERIA FOR APPROVAL.

1. This approval is dependent upon and limited to the proposals and plans contained in the application and supporting documents submitted and affirmed to by the applicant. Any variation from the plans, proposals and supporting documents is subject to the review and approval of the Board prior to implementation. Further subdivision of proposed lots by the applicant or future owners is specifically prohibited, without prior approval by the Board of Environmental Protection, and the applicant shall include deed restrictions to this effect.
2. The applicant shall secure and comply with all applicable Federal, State and local licenses, permits, authorizations, conditions, agreements, and orders, prior to or during construction and operation as appropriate.
3. The applicant shall submit all reports and information requested by the Board or Department demonstrating that the applicant has complied or will comply with all conditions of this approval. All preconstruction terms and conditions must be met before construction begins.
4. Advertising relating to matters included in this application shall refer to this approval only if it notes that the approval has been granted WITH CONDITIONS, and indicates where copies of those conditions may be obtained.
5. Unless otherwise provided in this approval, the applicant shall not sell, lease, assign or otherwise transfer the development or any portion thereof without prior written approval of the Board where the purpose or consequence of the transfer is to transfer any of the obligations of the developer as incorporated in this approval. Such approval shall be granted only if the applicant or transferee demonstrates to the Board that the transferee has the technical capacity and financial ability to comply with conditions of this approval and the proposals and plans contained in the application and supporting documents submitted by the applicant.
6. If the construction or operation of the activity is not begun within two years, this approval shall lapse and the applicant shall reapply to the Board for a new approval. The applicant may not begin construction or operation of the development until a new approval is granted. Reapplications for approval shall state the reasons why the development was not begun within two years from the granting of the initial approval and the reasons why the applicant will be able to begin the activity within two years from the granting of a new approval, if granted. Reapplications for approval may include information submitted in the initial application by reference.
7. If the approved development is not completed within five years from the date of the granting of approval, the Board may reexamine its approval and impose additional terms or conditions or prescribe other necessary corrective action to respond to significant changes in circumstances which may have occurred during the five-year period.
8. A copy of this approval must be included in or attached to all contract bid specifications for the development.
9. Work done by a contractor pursuant to this approval shall not begin before the contractor has been shown by the developer a copy of this approval.

(2/81)
Revised November 1, 1979

James J. Walsh

RECEIVED
1984 NOV -7 AM 9:51
RECORDED REGISTRY OF DEEDS
CUMBERLAND COUNTY

10437
KNOW ALL MEN BY THESE PRESENTS,

THAT we, HARRY A. HARMON of Portland and GEORGE M. HUTCHINS of Falmouth, both in the County of Cumberland and State of Maine, hereinafter called the Grantor, in consideration of One Dollar (\$1.00) and other valuable consideration, paid by NORTHERN UTILITIES, INC., a Corporation organized and existing under the laws of the State of Maine and having a place of business at Portland in the County of Cumberland and State of Maine, the receipt whereof we do hereby acknowledge, do hereby GIVE, GRANT, BARGAIN, SELL AND CONVEY unto the said Northern Utilities, Inc., its successors and assigns forever, hereinafter described, the perpetual right and easement to enter upon our land, hereinafter described, with men, vehicles and mechanical appliances, to construct and install over, under or upon the same, maintain, operate, alter, repair, rebuild, inspect, replace, in the same or different size, operate, patrol and remove a main or mains, conduit or conduits, or pipe line or pipe lines for the purpose of transporting and to transport natural and artificial gas, together with all necessary fixtures and equipment and appurtenances, over and across our said land hereinafter described:

1. A strip of land located in the City of South Portland in said County and State, adjacent to and westerly of land of Maine Turnpike Authority forty (40) feet in width and extending from line of land conveyed to City of Portland by deed of Edward S. Finks et al dated February 13, 1959 and recorded in the Cumberland County Registry of Deeds in Book 2457, Page 262, northerly a distance of three hundred ninety-six (396) feet to the Portland City line; but subject to the Airport Approach Lighting System across a strip sixty (60) feet in width beginning at the southerly property line.

2. A strip of land located in Portland in said County and State adjacent to and westerly of Maine Turnpike Authority forty (40) feet in width and extending from the South Portland City line northerly a distance of twelve hundred twelve (1212) feet, to other land of Maine Turnpike Authority about one hundred (100) feet southerly of Congress Street.

225

3. A strip of land located in said Portland forty (40) feet in width adjacent to and westerly of Maine Turnpike and beginning at the northerly end of a fifty (50) foot strip of land owned by Maine Turnpike Authority, over which it has granted easements for passage, at a point four hundred forty-five and twenty-six hundredths (445.26) feet northerly of the northerly side line of Congress Street as shown on plans of Maine Turnpike Authority recorded in the Cumberland County Registry of Deeds in Plan Book 41, Pages 66 and 67; thence northerly one hundred thirty-nine (139) feet, more or less, to a line forty (40) feet southerly of the existing Mobil Oil Company pipe line.

All measurements of land adjacent to Maine Turnpike are made along the westerly boundary thereof as shown on recorded plans.

4. A strip of land located in said Portland twenty (20) feet in width, the southerly and southwesterly side of which begins at the northerly end of the strip (3) above described at line of Maine Turnpike Authority, which point is distant forty (40) feet southerly of the center line of the said existing Mobil pipe line, the northerly and northeasterly boundary of which begins twenty (20) feet southerly of said Mobil pipe line;

thence parallel to said existing Mobil pipe line said strip runs westerly two hundred ninety-one (291) feet, more or less, to an angle;

thence northwesterly twenty-one hundred fifty-two (2152) feet, more or less, to line of Susie Mitchell land at the Stroudwater River.

Together with the right, subject to rights previously conveyed to the owner of said Mobil pipe line, to use during the period of construction, maintenance and repair, for purposes appurtenant thereto, the strip of land between said Mobil pipe line and the easement strip (4) above described.

This conveyance is made subject to rights heretofore conveyed for passage of aircraft over land lying southerly of Congress Street.

The Grantor reserves, subject to the rights, privileges and authority herein granted and confirmed, the right to use the said premises for planting and cultivation of crops, as a means of access, ingress and egress to and from the land adjoining, to build cross fences, to maintain and use roads,

driveways, sewers, drains, waterlines, gas lines, telephone and telegraph lines and electric light and power lines across said easement, subject, however, to the conditions that no building or other structure shall be erected above ground level contrary to any statute, law, ordinance or governmental safety regulation on said easement by the Grantor and further provided that rights reserved to the Grantor shall not be used or exercised in any manner which will interfere with the rights, privileges and authority herein granted and confirmed to the Grantee and further provided, however, that the Grantee shall have the right from time to time to cut and remove and keep removed by such means as the Grantee may select all trees, undergrowth and all other obstructions that may injure, endanger or interfere with the laying, relaying, constructing, maintaining, operating altering, repairing, removing, relocating, changing the size of and replacing said pipe lines or fittings and appliances appurtenant to said lines.

Notwithstanding anything to the contrary hereinbefore should more than one pipe line, conduit or main be constructed, installed or placed under the premises at any time by the grantee then in that event additional compensation for the disturbance of the soil shall be paid to the said grantors, their heirs or assigns at a price per foot then and there negotiated between the parties and if not mutually agreed upon to be ascertained and determined by three disinterested persons, one named by the grantors, their heirs and assigns, one named by the grantee, its successors or assigns and the third by the two so appointed and the written award of such three persons shall be final and conclusive as to the amount of such damage.

The word "Grantor" as herein used shall refer to and mean the Grantor, his heirs, executors, administrators, successors or assigns, and the word "Grantee" shall refer to and mean the Grantee, its successors or assigns.

TO HAVE AND TO HOLD the aforegranted and bargained premises with all the privileges and appurtenances thereof, to the said Northern Utilities, Inc., its successors and assigns, to its and their use and behoof forever.

AND we do COVENANT with the said Grantee, its successors and assigns, that we are lawfully seized in fee of the premises, that they are free of all incumbrances; except as aforesaid, that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will WARRANT AND DEFEND the same to the said Grantee, its successors and assigns forever, against the lawful claims and demands of all persons, except as aforesaid.

IN WITNESS WHEREOF, the said Grantors and DOROTHY F. HARMON, wife of said HARRY A. HARMON and RUTH E. HUTCHINS, wife of said GEORGE M. HUTCHINS, joining in this deed as Grantor, and relinquishing and conveying all our right by descent and all other rights in the above described premises, have hereunto set our hands and ⁱⁿ this 31st day of July in the year of our Lord one thousand nine hundred and sixty-eight.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

David W. Harmon
David W. Harmon
David W. Harmon
David W. Harmon

Harry A. Harmon
Dorothy F. Harmon
George M. Hutchins
Ruth E. Hutchins

STATE OF MAINE
CUMBERLAND, SS.

July 31/1968.

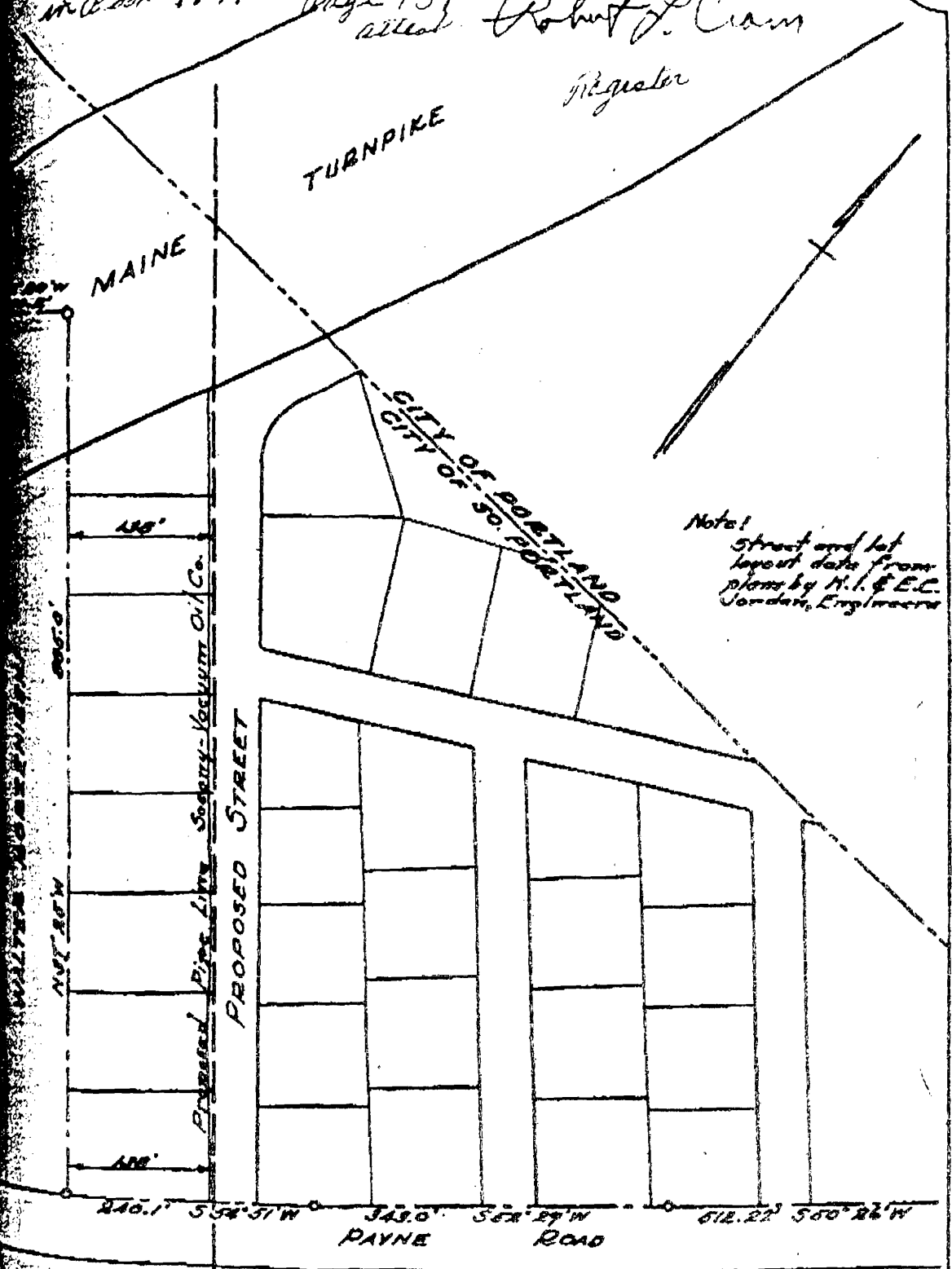
Personally appeared the above named Harry A. Harmon and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Samuel A. Leitch
Justice of the Peace
Notary Public

SEP 9 1968
REGISTRY OF DEEDS, CUMBERLAND COUNTY, MAINE
Received at 11 H 41 NCM, and recorded in
BOOK 3056 PAGE 224 Samuel P. Lefebvre Register

State of Maine, Cumberland in Registry of Deeds
 Received Dec 19, 1947 at 2 h. 20 m P.M. and recorded
 in Book 1891 Page 131
 attested Robert J. Cross
 Register



SOGONY-VACUUM OIL CO. INC.
 PROPOSED PIPE LINE
 CROSSING A PORTION OF THE PROPOSED DEVELOPMENT OF
 FRANK P. CUMMINGS AND LEON F. CUMMINGS ESTATE
 CITY OF SO. PORTLAND
 DR. BY J. R. L. TR. BY G. J. H. APPROVED BY *[Signature]*
 SCALE 1" = 100' DATE 7/11/47 DR. NO. P-A-B-A

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 07-1180	Issue Date:	CBL: 238 A002001
------------------------------	--------------------	----------------------------

Location of Construction: 49 BLUEBERRY RD	Owner Name: DARLING DAVID	Owner Address: PO BOX 7229	Phone:
Business Name:	Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford	Phone: 2073245574
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: I-M

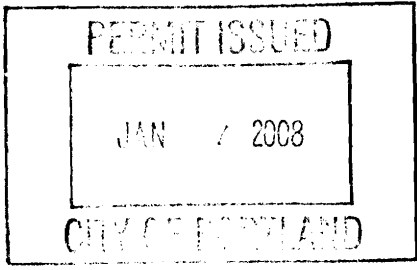
Past Use: Vacant Land	Proposed Use: Vacant Land 8225 sf Pre-Engineered building for Camp Bow Wow a doggy day care and boarding	Permit Fee: \$6,220.00	Cost of Work: \$620,000.00	CEO District: 3
---------------------------------	--	----------------------------------	--------------------------------------	---------------------------

Proposed Project Description: 8225 sf Pre-Engineered building for Camp Bow Wow	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>50</i> <i>11/26/07</i>
	Signature: <i>Greg G...</i>	Signature: <i>[Signature]</i>

Permit Taken By: dmartin	Date Applied For: 09/21/2007	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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 12 Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2007-0122</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>1/4/08</i>	<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	<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 <i>S</i> Date:



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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1180	Date Applied For: 09/21/2007	CBL: 238 A002001
------------------------------	--	----------------------------

Location of Construction: 49 BLUEBERRY RD	Owner Name: DARLING DAVID	Owner Address: PO BOX 7229	Phone:
Business Name:	Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford	Phone: (207) 324-5574
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Vacant Land 8225 sf Pre-Engineered building for Camp Bow Wow a doggy day care and boarding	Proposed Project Description: 8225 sf Pre-Engineered building for Camp Bow Wow
--	--

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 01/04/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) The planning condition for concerning noise/post-operational noise studies shall be submitted asap after occupancy.			
2) Separate permits shall be required for any new signage.			
3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 01/04/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Stamped HVAC, Electrical and Plumbing plans must be submitted prior to installation			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 10/31/2007
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Doors # 25 and 30 need to swing in the direction of egress travel.			
2) Fire extinguishers are required per NFPA 10			
3) Need to add an emergency light in the corridor at the play area.			
4) Dead-end corridors shall not exceed 20'			
5) Need a code summary of exit through the storage area at loading dock.			

Dept: Public Works	Status: Approved	Reviewer: Jean Fraser	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Dept: Parks	Status: Approved with Conditions	Reviewer: Jeff Tarling	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Dept: Fire	Status: Approved	Reviewer: Greg Cass	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>

Location of Construction: 49 BLUEBERRY RD	Owner Name: DARLING DAVID	Owner Address: PO BOX 7229	Phone:
Business Name:	Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford	Phone (207) 324-5574
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Dept: DRC **Status:** Approved **Reviewer:** Philip DiPierro **Approval Date:** 01/04/2008
Note: **Ok to Issue:**

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Jean Fraser **Approval Date:** 10/03/2007
Note: **Ok to Issue:**

- 1) i. The applicant shall submit all required permits from the MDEP prior to the issuance of a building permit; and
- ii. The applicant shall conduct and submit to the City: (1) a 24 hour ambient noise study (at all boundaries of the site and in accordance with Section 14-267 (b)) prior to the commencement of development; and (2) a comparable 24 hour noise study four months from the commencement of operations and every four months during the first 12 months (the monitoring period), and record the number of dogs at the facility for each noise measurement. If during the monitoring period the noise studies, substantiated complaints or other evidence indicate that the noise levels exceed the City standards, the applicant shall be required to modify the improvements as soon as any excessive noise is identified. The design of the modifications shall be submitted to and approved by the City and may be subject to further monitoring if deemed necessary by the City; and
- iii. The applicant shall contribute \$10,000 to the City in lieu of constructing the required 5 foot wide bituminous asphalt sidewalk and granite curbing on the proposal site. The contribution shall be made prior to the issuance of a building permit, and be used by the City to construct sidewalk/curbing along Congress Street in the vicinity of the project; and
- iv. That the applicant shall contribute \$2500 to an account that would be used to fund traffic improvements to the intersection at Hutchins Drive / Congress Street. The contribution shall be made prior to the issuance of a building permit. If part or all of the contribution remains unused, or is determined not to be required, within ten years after the issuance of the Certificate of Occupancy, the unexpended portion of the contribution funds shall be returned to the applicant; and
- v. That the applicant shall submit revised proposals for signs at the drive entrances/exits that: (1) accord with MDOT regulations where they face Blueberry Road; and (2) include double-sided one-way arrow signs (also to MDOT requirements) perpendicular to Blueberry Road, all for review and approval of the Planning Authority prior to the issuance of the building permit; and
- vi. That the applicant shall prepare and submit a revised Landscape Plan to show the treatment of the island adjacent to the handicapped parking space, for the review and approval by the City Arborist prior to the issuance of a building permit; and
- vii. The approval is subject to a traffic monitoring period, six months from the issuance of a certificate of occupancy, to ensure the effective operation of all traffic improvements. If during that time, the City determines the improvements are not working as intended, the applicant shall be required to modify the improvements as directed by the City.

Comments:
10/29/2007-Idobson: John,
I have commenced the review of the above project and have the following questions/comments or require the following information:
(I noticed that Fire has not reviewed this, so I'll bring it back to them for review while I await your responses)

- 1) On the Seismic Load Section there is a comment that states that the system is "Not detailed for seismic" Please explain.
- 2) Please provide a COMcheck package for this building and it's components.
- 3) In the geotechnical report (see page 3) The Code cited is the 2006 IBC and the Soil profile is an "E" Please have this revisited to cite the correct code (2003 IBC) and have the structural person revisit their calcs as the building design is based on a soil profile of "D".
- 4) The foundation plans are based on a different Geotechnical report (July 7, 2002) than the report submitted (September 10, 2007) Please have SRG review the report and revise his plans accordingly.

Location of Construction: 49 BLUEBERRY RD	Owner Name: DARLING DAVID	Owner Address: PO BOX 7229	Phone:
Business Name:	Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford	Phone (207) 324-5574
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

5) Please provide stamped Plumbing, Mechanical and Electrical plans.

6) The VP plans are not completely stamped (just the first three pages)

7) Please provide complete stair and guard details. The current guards do not appear to be code complaint on page A2.

8) Please provide information about the partitioning in the kennel area, gate hardware etc. particularly where it accesses egress routes. It appears that some of the gates swing against the direction of egress travel.

9) Please review the State of Maine Plumbing Code (based on the 2000 UPC) and provide a code justification for the number of plumbing fixtures provided (see table 4-1)

10) Please provide a detail for the retaining wall guard system, and confirmation that the wall design and construction will comply with Section 1806 of the code.

11) How will the interior of the exterior walls in the kennel area be finished?

Thanks,

Mike Nugent
Consulting Plans Examiner
City of Portland

Location of Construction: 49 BLUEBERRY RD	Owner Name: DARLING DAVID	Owner Address: PO BOX 7229	Phone:
Business Name:	Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford	Phone (207) 324-5574
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

11/14/2007-ldobson: I have not received follow up info on these items, so I'm returning it to City Hall

>>> Mike Nugent 10/30/07 7:28 PM >>>
yes sorry

>>> Jeanie Bourke 10/30/07 11:53 AM >>>
Is this is the doggie project?

Jeanie Bourke
Inspection Services Division Director

City of Portland
Planning & Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

>>> Mike Nugent 10/29 9:32 PM >>>

John,
I have commenced the review of the above project and have the following questions/comments or require the following information:

(I noticed that Fire has not reviewed this, so I'll bring it back to them for review while I await your responses)

- 1) On the Seismic Load Section there is a comment that states that the system is "Not detailed for seismic" Please explain.
- 2) Please provide a COMcheck package for this building and it's components.
- 3) In the geotechnical report (see page 3) The Code cited is the 2006 IBC and the Soil profile is an "E" Please have this revisited to cite the correct code (2003 IBC) and have the structural person revisit their calcs as the building design is based on a soil profile of "D".
- 4) The foundation plans are based on a different Geotechnical report (July 7, 2002) than the report submitted (September 10, 2007) Please have SRG review the report and revise his plans accordingly.
- 5) Please provide stamped Plumbing, Mechanical and Electrical plans.
- 6) The VP plans are not completely stamped (just the first three pages)
- 7) Please provide complete stair and guard details. The current guards do not appear to be code complaint on page A2.
- 8) Please provide information about the partitioning in the kennel area, gate hardware etc. particularly where it accesses egress routes. It appears that some of the gates swing against the direction of egress travel.
- 9) Please review the State of Maine Plumbing Code (based on the 2000 UPC) and provide a code justification for the number of plumbing fixtures provided (see table 4-1)
- 10) Please provide a detail for the retaining wall guard system, and confirmation that the wall design and construction will comply with Section 1806 of the code.
- 11) How will the interior of the exterior walls in the kennel area be finished?

Thanks,

Location of Construction: 49 BLUEBERRY RD	Owner Name: DARLING DAVID	Owner Address: PO BOX 7229	Phone:
Business Name:	Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford	Phone (207) 324-5574
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Mike Nugent
Consulting Plans Examiner
City of Portland

11/29/2007-ldobson: HOLD FOR PLANNING

Location of Construction: 49 BLUEBERRY RD	Owner Name: DARLING DAVID	Owner Address: PO BOX 7229	Phone:
Business Name:	Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford	Phone (207) 324-5574
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

11/20/2007-ldobson: Mike:

The fencing, under Life Safety 101, falls under the 'open office' partitions exception, 38.3.6.1(1), where open areas are not considered corridors. The way the fencing is drawn does make it seem more enclosed than it is. Under the IBC by definition the fencing is not considered a corridor as it is not enclosed, but does define a path of travel.

Under 1013.2 egress can be provided through accessory areas to the area served. The exit goes through where the dog food is unloaded, which is the accessory use to the kennel. The exit through Dock 120 was reviewed by Rich McCarthy at the State Fire Marshal's Office. To ensure that the exit would comply with 7.5, in the Life Safety Code, bollards were designed into the space to keep material from being stored in the path of travel.

The storage racks were requested by the Fire Marshal's Office to keep the temporary storage of dog food off the floor, also out of the path of travel. These doors, Nos. 6 and 33 cannot be locked from the inside. Door 33 is used to mostly conserve heat.

If I can be of further assistance, let me know.

John

John W. Einsiedler, R.A.
148 Sea Road
Kennebunk, Maine 04043
207•985•9760

<http://www.johnarchitect.com>

On Nov 19, 2007, at 8:47 PM, MIke Nugent wrote:

- > Thank you for the additional information. I have reviewed the
- > submissions and the following items remain:
- >
- > 1) The Seismic Q/A plan needs to be updated to reflect the upgraded
- > Seismic Design category "D".
- >
- > 2) Carl Walker from VP needs to provide an updated Letter of
- > Certification to reflect the upgraded Seismic Design category "D".
- > Because it is not an A, B or C the system will have to be detailed for
- > seismic.
- >
- > 3) The updated foundation plan needs to be stamped by Steve Grant. Why
- > does line 13 still refer to the 2002 geotechnical report, shouldn't
- > this
- > be changed as well?
- >
- > 4) Please provide a copy of the Fire Marshall's Construction permit
- > with

Location of Construction: 49 BLUEBERRY RD	Owner Name: DARLING DAVID	Owner Address: PO BOX 7229	Phone:
Business Name:	Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford	Phone (207) 324-5574
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

> any conditions of approval.
>
> 5) Please provide stamped Plumbing, Electrical and HVAC plans.
>
> 6) Captain Cass, are you all set with the egress for this project?
>
> 7) Please provide a detail of the interior wall finish in the kennel
> area that is a part of the stamped plan set.
>
> My concern with the egress is probably due to my lack of experience
> with
> this use group. The fencing and gates creates obstacles that seem
> to be
> in conflict with Chapter 10. The "corridors" are not rated which is
> normally required for a non-sprinklered "B" occupancy. Finally the
> second means of egress goes into a storage area which appears to be in
> violation of Section 1013.2.
>
> We should probably get together and discuss this.
>
> Thanks All!
>
>
>
>>>> MIke Nugent 10/29 9:32 PM >>>
> John,
> I have commenced the review of the above project and have the
> following
> questions/comments or require the following information:
>
> (I noticed that Fire has not reviewed this, so I'll bring it back to
> them for review while I await your responses)
>
> 1) On the Seismic Load Section there is a comment that states that the
> system is "Not detailed for seismic" Please explain.
>
> 2) Please provide a COMcheck package for this building and it's
> components.
>
> 3) In the geotechnical report (see page 3) The Code cited is the 2006
> IBC and the Soil profile is an "E" Please have this revisited to cite
> the correct code (2003 IBC) and have the structural person revisit
> their
> calcs as the building design is based on a soil profile of "D".
>
> 4) The foundation plans are based on a different Geotechnical report
> (July 7, 2002) than the report submitted (September 10, 2007) Please
> have
> SRG review the report and revise his plans accordingly.
>
> 5) Please provide stamped Plumbing, Mechanical and Electrical plans.
>
> 6) The VP plans are not completely stamped (just the first three
> pages)

Location of Construction: 49 BLUEBERRY RD	Owner Name: DARLING DAVID	Owner Address: PO BOX 7229	Phone:
Business Name:	Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford	Phone (207) 324-5574
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

- >
- > 7) Please provide complete stair and guard details. The current guards do not appear to be code complaint on page A2.
- >
- > 8) Please provide information about the partitioning in the kennel area, gate hardware etc. particularly where it accesses egress routes. It appears that some of the gates swing against the direction of egress travel.
- >
- > 9) Please review the State of Maine Plumbing Code (based on the 2000 UPC) and provide a code justification for the number of plumbing fixtures provided (see table 4-1)
- >
- > 10) Please provide a detail for the retaining wall guard system, and confirmation that the wall design and construction will comply with Section 1806 of the code.
- >
- > 11) How will the interior of the exterior walls in the kennel area be finished?
- >
- > Thanks,
- >
- > Mike Nugent
- > Consulting Plans Examiner
- > City of Portland
- >
- >

Location of Construction: 49 BLUEBERRY RD	Owner Name: DARLING DAVID	Owner Address: PO BOX 7229	Phone:
Business Name:	Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford	Phone (207) 324-5574
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

11/20/2007-Idobson: Captain Cass, Jeannie Bourke and I met briefly and discussed this today, Based on the occupant load and this specific use group (Kennel), and upon receipt of the Fire Marshall's permit, we agree!

Thanks John!

Mike

>>> "John W. Einsiedler, R.A." <je@johnarchitect.com> 11/20/07 7:55 AM >>>

MIke:

The fencing, under Life Safety 101, falls under the 'open office' partitions exception, 38.3.6.1(1), where open areas are not considered corridors. The way the fencing is drawn does make it seem more enclosed than it is. Under the IBC by definition the fencing is not considered a corridor as it is not enclosed, but does define a path of travel.

Under 1013.2 egress can be provided through accessory areas to the area served. The exit goes through where the dog food is unloaded, which is the accessory use to the kennel. The exit through Dock 120 was reviewed by Rich McCarthy at the State Fire Marshal's Office. To ensure that the exit would comply with 7.5, in the Life Safety Code, bollards were designed into the space to keep material from being stored in the path of travel.

The storage racks were requested by the Fire Marshal's Office to keep the temporary storage of dog food off the floor, also out of the path of travel. These doors, Nos. 6 and 33 cannot be locked from the inside. Door 33 is used to mostly conserve heat.

If I can be of further assistance, let me know.

John

John W. Einsiedler, R.A.
148 Sea Road
Kennebunk, Maine 04043
207•985•9760

<http://www.johnarchitect.com>

On Nov 19, 2007, at 8:47 PM, Mike Nugent wrote:

- > Thank you for the additional information. I have reviewed the
- > submissions and the following items remain:
- >
- > 1) The Seismic Q/A plan needs to be updated to reflect the upgraded
- > Seismic Design category "D".
- >
- > 2) Carl Walker from VP needs to provide an updated Letter of
- > Certification to reflect the upgraded Seismic Design category "D".
- > Because it is not an A, B or C the system will have to be detailed for
- > seismic.

Location of Construction: 49 BLUEBERRY RD	Owner Name: DARLING DAVID	Owner Address: PO BOX 7229	Phone:
Business Name:	Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford	Phone (207) 324-5574
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

>
> 3) The updated foundation plan needs to be stamped by Steve Grant. Why
> does line 13 still refer to the 2002 geotechnical report, shouldn't
> this
> be changed as well?
>
> 4) Please provide a copy of the Fire Marshall's Construction permit
> with
> any conditions of approval.
>
> 5) Please provide stamped Plumbing, Electrical and HVAC plans.
>
> 6) Captain Cass, are you all set with the egress for this project?
>
> 7) Please provide a detail of the interior wall finish in the kennel
> area that is a part of the stamped plan set.
>
> My concern with the egress is probably due to my lack of experience
> with
> this use group. The fencing and gates creates obstacles that seem
> to be
> in conflict with Chapter 10. The "corridors" are not rated which is
> normally required for a non-sprinklered "B" occupancy. Finally the
> second means of egress goes into a storage area which appears to be in
> violation of Section 1013.2.
>
> We should probably get together and discuss this.
>
> Thanks All!
>
>
>
>>>> Mike Nugent 10/29 9:32 PM >>>>
> John,
> I have commenced the review of the above project and have the
> following
> questions/comments or require the following information:
>
> (I noticed that Fire has not reviewed this, so I'll bring it back to
> them for review while I await your responses)
>
> 1) On the Seismic Load Section there is a comment that states that the
> system is "Not detailed for seismic" Please explain.
>
> 2) Please provide a COMcheck package for this building and it's
> components.
>
> 3) In the geotechnical report (see page 3) The Code cited is the 2006
> IBC and the Soil profile is an "E" Please have this revisited to cite
> the correct code (2003 IBC) and have the structural person revisit
> their
> calcs as the building design is based on a soil profile of "D".
>
> 4) The foundation plans are based on a different Geotechnical report

Location of Construction: 49 BLUEBERRY RD	Owner Name: DARLING DAVID	Owner Address: PO BOX 7229	Phone:
Business Name:	Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford	Phone (207) 324-5574
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

- > (July 7, 2002) than the report submitted (September 10, 2007) Please
- > have
- > SRG review the report and revise his plans accordingly.
- >
- > 5) Please provide stamped Plumbing, Mechanical and Electrical plans.
- >
- > 6) The VP plans are not completely stamped (just the first three
- > pages)
- >
- > 7) Please provide complete stair and guard details. The current
- > guards do
- > not appear to be code complaint on page A2.
- >
- > 8) Please provide information about the partitioning in the kennel
- > area,
- > gate hardware etc. particularly where it accesses egress routes. It
- > appears that some of the gates swing against the direction of egress
- > travel.
- >
- > 9) Please review the State of Maine Plumbing Code (based on the 2000
- > UPC) and provide a code justification for the number of plumbing
- > fixtures provided (see table 4-1)
- >
- > 10) Please provide a detail for the retaining wall guard system, and
- > confirmation that the wall design and construction will comply with
- > Section 1806 of the code.
- >
- > 11) How will the interior of the exterior walls in the kennel area be
- > finished?
- >
- > Thanks,
- >
- > Mike Nugent
- > Consulting Plans Examiner
- > City of Portland
- >
- >

1/4/2008-jmb: Approvals from planning came in

9/24/2007-mes: Planning has not signed off on the site plan yet. I have passed this on for building and planning review. Zoning does need to see some changes to the plans submitted to planning.

1/4/2008-mes: Just received the final sign-off from Planning according to Jeanie.

9/25/2007-ldobson: On Hold called and left message with Greg Patterson - Need special inspections report, Geo report, Complete Cert of design

10/4/2007-ldobson: Brought in additional information routed to MJN



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>49 Blueberry Road</u>		
Total Square Footage of Proposed Structure/Area <u>8,225 sq. ft.</u>	Square Footage of Lot <u>73,018 sq. ft.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>Book</u> Block# <u>Page</u> Lot# <u>22946 291-293 A-2</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Mansir LLC</u> Address <u>40 Mercier Way</u> City, State & Zip <u>Gorham, ME 04038</u>	Telephone:
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>620,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>6,205.00</u>
Current legal use (i.e. single family) <u>undeveloped</u> If vacant, what was the previous use? <u>undeveloped</u> Proposed Specific use: <u>Dog Day care</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>8,225 sq. ft. pre-engineered building with associated sitework.</u>		
Contractor's name: <u>Patco Construction</u> Address: <u>1293 Main Street</u> City, State & Zip <u>Sanford, ME 04073</u> Telephone: <u>207-324-5574</u> Who should we contact when the permit is ready: <u>Greg Patterson</u> Telephone: <u>207-324-5574</u> Mailing address: <u>same as above</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: _____	Date: _____
------------------	-------------

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



Certificate of Design Application

From Designer:

JOHN EINSIEDLER, R.A.

Date:

SEPT. 7, 2007

Job Name:

CAMP BOWL WOK

Address of Construction:

49 BLUEBERRY AVE

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2003 IBC Use Group Classification (s) B

Type of Construction 5B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1807.0) _____

Overall Building Description

Shape	Overall Width	Overall Length	Floor Area (sq. ft.)	Wall Area (sq. ft.)	Roof Area (sq. ft.)	Max. Eave Height	Min. Eave Height 2	Max. Roof Pitch	Min. Roof Pitch	Peak Height
camp loading	100/0/0	80/0/0	8000	4973	8110	12/0/0	12/0/0	2.000:12	2.000:12	20/4/0
Total For All Shapes			8225	5438	8338					

Loads and Codes - Shape: camp

City: Portland County: Cumberland
Building Code: 2003 International Building Code
Building Use: Standard Occupancy Structure

State: Maine
Built Up: 89AISC
Cold Form: 04AISI

Country: United States
Rainfall: 4.00 inches per hour

Dead and Collateral Loads

Collateral Gravity: 3.00 psf
Collateral Uplift: 0.00 psf

Roof Covering + Second. Dead Load: Varies
Frame Weight (assumed for seismic): 2.50 psf

Live Load

Live Load: 20.00 psf Not Reducible

Wind Load

Wind Speed: 100.00 mph
Wind Exposure (Factor): B (0.701)
Parts Wind Exposure Factor: 0.701

Snow Load

Ground Snow Load: 60.00 psf
Design Snow (Sloped): 39.12 psf
Snow Exposure Category (Factor): 2 Partially Exposed (1.00)
Snow Importance: 1.000
Thermal Category (Factor): Heated (1.00)
Ground / Roof Conversion: 0.70
% Snow Used in Seismic: 20.00
Seismic Snow Load: 8.40 psf
Unobstructed, Slippery Roof

Seismic Load

Mapped Spectral Response - Ss: 36.90 %g
Mapped Spectral Response - S1: 9.80 %g
Seismic Hazard / Use Group: Group 1
Seismic Importance: 1.000
Seismic Performance / Design Category: C
System NOT detailed for Seismic
Framing Seismic Period: 0.2044
Bracing Seismic Period: 0.1289
Framing R-Factor: 3.0000
Bracing R-Factor: 3.0000
Soil Profile Type: Stiff soil (D, 4)
Frame Redundancy Factor: 1.0000
Brace Redundancy Factor: 1.0000
Frame Seismic Factor (Cs): 0.1234 x W
Brace Seismic Factor (Cs): 0.1234 x W

Per Article 2.9 in the Builder Agreement, VP Buildings assumes that the Builder has called the local Building Official or Project Engineer to obtain all code and loading information for this specific building site.

Loads and Codes - Shape: loading

City: Portland County: Cumberland
Building Code: 2003 International Building Code
Building Use: Standard Occupancy Structure

State: Maine
Built Up: 89AISC
Cold Form: 04AISI

Country: United States
Rainfall: 4.00 inches per hour

Dead and Collateral Loads

Collateral Gravity: 3.00 psf
Collateral Uplift: 0.00 psf

Roof Covering + Second. Dead Load: Varies
Frame Weight (assumed for seismic): 2.50 psf

Live Load

Live Load: 20.00 psf Not Reducible

Wind Load

Wind Speed: 100.00 mph
Wind Exposure (Factor): B (0.701)
Parts Wind Exposure Factor: 0.701

Snow Load

Ground Snow Load: 60.00 psf
Design Snow (Sloped): 39.12 psf
Snow Exposure Category (Factor): 2 Partially Exposed (1.00)
Snow Importance: 1.000
Thermal Category (Factor): Heated (1.00)
Ground / Roof Conversion: 0.70
% Snow Used in Seismic: 20.00
Seismic Snow Load: 8.40 psf

Seismic Load

Mapped Spectral Response - Ss: 36.90 %g
Mapped Spectral Response - S1: 9.80 %g
Seismic Hazard / Use Group: Group 1
Seismic Importance: 1.000
Seismic Performance / Design Category: C
System NOT detailed for Seismic
Framing Seismic Period: 0.1872
Bracing Seismic Period: 0.1187

Wind Enclosure: Enclosed

Wind Importance Factor: 1.000
Topographic Factor: 1.000
Hurricane Pron: NOT Windborn