

253-A-002

Permit No. **950606**

Location of Construction: 75 P.T.I.P. 51-97 Pine Tree Industrial Parkway	Owner: Presumpscott Assoc.	Phone:
Owner Address:	Leasee/Buyer's Name: ALCO Partners	Phone:
Contractor Name: Sheridan Corporation	Address: P.O. Box 359, Fairfield, ME	Phone: 04937 453-9311/774-6138
Past Use: Vacant Land	Proposed Use: Construct Building	COST OF WORK: \$ 207,000
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		INSPECTION: Use Group <i>S/B</i> pe. 2
		Signature: <i>MMZ</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied
Proposed Project Description: Construct Building Approx 48,300 sq ft - total 43,800 sq ft - Ground floor	Signature: _____	Date: _____
Permit Taken By: Mary Gresik	Date Applied For: 6/5/95 - bid & prot	

PERMIT ISSUED
Permit Issued:
JUN 13 1995
CITY OF PORTLAND

Zone: *253-A-002* ✓
Zoning Approval: _____
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major minor mm

Zoning Appeal
 Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

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

Action:
 Approved
 Approved with Conditions
 Denied
Date: *6/13/95*

CEO DISTRICT 4
M.M. Carver

**PERMIT ISSUED
WITH LETTER**

1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.

CERTIFICATION

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

12 Jun 1995 - Bldg Permit Routed
13 April 1995 - Site Plan App

SIGNATURE OF APPLICANT _____ ADDRESS: _____ PHONE: _____
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____
White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION Pine Tree Industrial Sub Div.

Issued to Allen & Coles Moving & Storage Date of Issue September 3, 1987

This is to certify that the building, premises, or part thereof, at the above location, built—altered—changed as to use under Building Permit No. 87/251, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Office
Storage for household goods

Limiting Conditions:

OFFICE
STORAGE

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

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

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

June 13, 1995

CITY OF PORTLAND

RE: 75 Pine Tree Ind. Pkwy.

Sheridan Corporation
P. O. Box 359
Fairfield, ME 04937

Dear Sir:

Your application to construct a 43,800 sq. ft. 48,300 sq. ft. mix/use building has been reviewed and permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

Inspection Services Approved S. Hoffses
Fire Department Approved LT. G. McDougall
Planning \$5,000 contribution to traffic signal (C Mag.) retiming
Portland Pipeline Planting must be eliminated-must be all Portland
Planning Board Approval May 9, 1995 approval expiring May 9, 1996

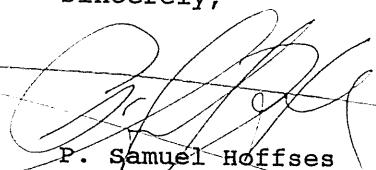
Building & Fire Code Requirements

1. A fire alarm system shall be installed.
2. A fire alarm acceptance report shall be submitted.
3. Guards shall be not less than 42" in height.
4. Stairs shall comply with section 5-2.2. of the Life Safety Code.
5. Applicant shall comply with NFPA 231-standard for general storage.
6. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
7. Guardrail and Handrails-A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
8. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1993)

9. Stair construction in Use Group R-3 & R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.
10. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
11. A minimum of a one fire resistance rating requirement is needed between the storage and business Use Groups.
12. Your design loads as per your plan submitted, Job No. 9507 page F1 states, as per the 1990 BOCA Building Code. The City of Portland adopted the 1993 BOCA Building Code in May of 1994, therefore your load design requirement would be obtained from Chapter 16 of the BOCA National Building Code. (Special attention should be given to section 1612.0. (Earthquake Loads).

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses
Chief of Inspection Services

/el

cc: LT. McDougall, Fire Prevention Officer
M. O'Sullivan, Development Review Coordinator
M. Schmuckal, Asst. Chief of Inspection Services
Ms. S. Hopkins, Senior Planner

CITY OF PORTLAND, MAINE

PLANNING BOARD

Kenneth M. Cole III, Chair
Cyrus Hagge, Vice Chair
Joseph R. DeCoursey
John H. Carroll
Donna Williams
Jaimey Caron
Kevin McQuinn

May 10, 1995

Julian Coles
Allen & Coles Moving Systems
106 Pinetree Industrial Park
Portland, ME 04103

RE: Lot 6 Pinetree Industrial Park

Dear Mr. Coles:

On May 9, 1995 the Portland Planning Board voted unanimously (7-0) to approve the site plan for the Allen & Coles facility in Pinetree Industrial Park. The approval was granted for the project with the following conditions:

- i. That prior to issuance of a building permit, the Principal Traffic Engineer will review and approve the traffic study and its recommended improvements.
- ii. That plantings shown on the Portland Pineline right-of-way will be eliminated.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #21-95, which is attached.

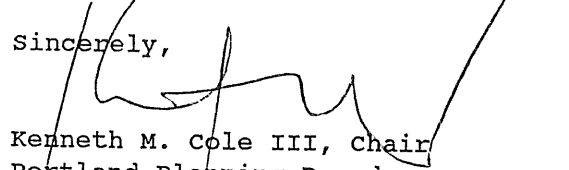
Please note the following provisions and requirements for all site plan approvals:

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

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

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

Sincerely,


Kenneth M. Cole III, Chair
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, Project Engineer
Michael O'Sullivan, Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
— Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Approval Letter File



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

I. D. Number _____

Address: _____

The Sheridan Corp.

12 April 1995

Applicant _____

Application Date _____

P.O. Box 359 Fairfield, ME 04937

Allen & Colson Moving Sys

Applicant's Mailing Address _____

Project Name/Description _____

Ken SHANE Lamoreaux

51-97 Pine Tree Industrial Parkway

Consultant/Agent _____

Address of Proposed Site _____

253-A-002/254-A-006

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot _____

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

43,800 sq ft / 48,300 sq ft

8.25 acres

Proposed Building Square Feet or # of Units _____ Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan 300.00 subdivision _____

Approval Status:

Reviewer Sarah Hopkins

- Approved Approved w/Conditions listed below Denied

- \$5,000 contribution to traffic signal (CMAQ) retiming*
- Portland Pipeline planting must be eliminated*
-
-

Planning Board Approval

Approval Date May 9, 1995 Approval Expiration May 9, 1996 Extension to _____ date _____ date

Additional Sheets Attached

Condition Compliance Saleup signature 6/5/95 date

Performance Guarantee

Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------------|-------------------------------|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date _____ | _____ amount _____ | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid | _____ date _____ | _____ amount _____ | |
| Performance Guarantee Reduced | _____ date _____ | _____ remaining balance _____ | _____ signature _____ |
| Performance Guarantee Released | _____ date _____ | _____ signature _____ | |
| Defect Guarantee Submitted | _____ submitted date _____ | _____ amount _____ | _____ expiration date _____ |
| Defect Guarantee Released | _____ date _____ | _____ signature _____ | |

