

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 050637

Please Read Application And Notes, If Any, Attached

This is to certify that HERITAGE REALTY LIMITED PARTNER/TBD
has permission to Lowe's Retail sales/ New steel masonry one story building with attached fences
AT 1030 BRIGHTON AVE 263A A004001

PERMIT ISSUED
AUG 16 2005
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 laid out or closed-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. Jay Kelley P.F.D. 5-27-05
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 05-0637	Issue Date: AUG 16 2005	CBL: 263A A004001
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Location of Construction: 1030 BRIGHTON AVE	Owner Name: HERITAGE REALTY LIMITED P	Owner Address: 131 DARTMOUTH ST 6TH FL
Business Name:	Contractor Name: TBD	Contractor Address: Portland
Lessee/Buyer's Name	Phone:	Permit Type: Commercial

PERMIT ISSUED

AUG 16 2005

CITY OF PORTLAND

Past Use: Commercial/Vacant Lot	Proposed Use: Commercial/ Lowe's Retail sales/ New steel & masonry one story building w attached fences	Permit Fee:	Cost of Work:	CEO District:	
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group M Type: 2B <i>UNLIMITED AREA</i> <i>7/5/05</i>		
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
		Signature: _____ Date: _____			

Permit Taken By: Idobson	Date Applied For: 0512512005	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Review <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panelk Zone X</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>#2004-0070</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/26/05</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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CERTIFICATION

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

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

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

Permit No: 05-0637	Date Applied For: 05/25/2005	CBL: 263A A004001
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Location of Construction: 1030 BRIGHTON AVE	Owner Name: HERITAGE FEALTY LIMITED P	Owner Address: 131 DARTMOUTH ST 6TH FL	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Commercial/Lowe's Retail sales/ New steel & masonry one story building w attached fences	Proposed Project Description: Lowe's Retail sales/ New steel & masonry one story building w attached fences
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Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 07/05/2005
Note: **Ok to Issue:**

- 1) Prior to the installation of the rack storage system, plans must be submitted and approved.
- 2) Need Contractor's Statement of Responsibility Prior to commencement of Construction
- 3) Retaining wall certification s are required prior to the commencement of construction.
- 4) Need Final Assignment of Special Inspections Team Prior to commencement of Construction
- 5) "envelope" statement of compliance for Energy Conservation Code compliance must be Signed by the Design Professional.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Jay Kelley **Approval Date:** 05/27/2005
Note: **Ok to Issue:**

- 1) All NFPA codes are to be followed(life safety101, **NFPA** 72. NFPA13 All ADA requirements also.
- 2) Building is to be built according to approved and submitted plans

Dept: Engineering **Status:** Open **Reviewer:** Tony **Approval Date:**
Note: PUBLIC WORKS ENGINEERING REVIEW4/26/04 **Ok to Issue:**

I have reviewed the submittal dated 4/14/04 and offer the following comments:

1. Due to the limited content supplied and received, to date, a detail review of this project can not be accomplished.
2. The applicant's engineer should discuss modifications to the Brighton Avenue frontage with Eric Labelle, the City Engineer. He has some specific requirements as it relates to improvements along Brighton Ave.
3. The applicant needs to be aware that any roadway impacts to Rand Road will require permits and some substantial fees. The fees are large due to the fact that Rand Road is a moratorium roadway.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 05/05/2004
Note: **Ok to Issue:**

- 1) Application requires State Fire Marshal approval.
- 2) access shall be from all sides of structure
- 3) additional hydts required per meeting with fire protection engineer

Location of Construction: 1030 BRIGHTON AVE	Owner Name: HERITAGE REALTY LIMITED P	Owner Address: 131 DARTMOUTH ST 6TH FL	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Steve Bushey **Approval Date:** 07/27/2004
Note: **Ok to Issue:**

1) see planning conditions

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Kandi Talbot **Approval Date:** 07/27/2004
Note: **Ok to Issue:**

- 1) 2. That the developer revise the plans in accordance with the Traffic Engineer's memo dated July 20, 2004, to be reviewed and approved by the City's Traffic Engineer and that the developer shall reconfigure the Pine Tree Shopping Center Driveway approach to Brighton Avenue, opposite Taft Avenue, to provide an exclusive right turn lane and a shared left/through/right turn lane. The plans shall be revised to include additional low dense landscaping and/or berm, within the landscaped island on Brighton Avenue in front of the developer's leased area to deter mid block crossing on Brighton Avenue and the plan shall be amended to remove reference to the fence. Landscaping and/or berm for the island shall be reviewed and approved by the City Arborist.
- 2) 5. That a sewer capacity letter from the Portland Sewer Division is submitted to staff prior to issuance of a building permit.
- 3) 6. That the plans be revised in accordance with the Development Review Coordinator's (DRC) memo dated July 19, 2004 and shall be reviewed and approved by the DRC. Any minor revisions during the DEP Site Location review shall be reviewed and approved by the DRC. To the extent that City requirements on the proposed changes are more stringent than DEP requirements, the City standards shall apply.
- 4) 7. That the required fire hydrants be added to the site plan for review and approval by the Fire Department.
- 5) 8. That as part of this development, the developer shall complete the Brighton Avenue streetscape from where the project was completed up to the Brighton Avenue Bridge. In lieu of completing the Brighton Avenue streetscape, the developer shall make a contribution of \$3000,000 to the City, prior to issuance of a building permit, for the City to complete the Brighton Avenue streetscape project. The developer will also utilize best efforts to secure, from Heritage Realty, additional Brighton Avenue right of way in fee or easement as required by the City for up to 15 feet on the southerly side of Brighton Avenue, plus the elimination of the property line "bulge", westerly of the entry drive to Pine Tree Shopping Center, or, if not able to secure such right of way prior to issuance of a building permit, the developer shall deposit up to \$100,000 in escrow to be used by the City to defray acquisition costs of such right of way if acquired by the City through an eminent domain proceeding, plus necessary structures to maintain the functionality of the existing development.
- 6) 9. any revisions that shall occur, such as landscaping or parking changes, based on the securing of additional right of way, shall be reviewed and approved by the Planning Authority.
- 7) 10. That the applicant shall place in escrow \$12,000 to extend the landscaping island within Rand Road, prior to issuance of a building permit. The funds will be placed in escrow until Rand Road is no longer a moratorium street, which will occur in 2008, at which time the improvements to Rand Road shall be completed.
- 8) 3. That the developer shall provide a pedestrian access easement for the sidewalk along Brighton Avenue, between Rand Road and Applebee's Restaurant, which is located out of the City's right of way. The pedestrian access easment shall be submitted prior to issuance of a building permit, and shall be reviewed and approved by Corporation Counsel.
- 9) 4. That revised building elevations shall be submitted for review and approval by Planning staff.
- 10) 1. That within the first year after completion of the project, the Rand Road/Pine Tree/Forest City Driveway be monitored to determine whether the intersection meets signal warrants. Documentation shall be submitted to the City's Traffic Engineer. After monitoring, if it is determined that the intersection warrants a traffic signal, the developer shall be responsible for installation of the traffic signal. The developer shall also provide a performance guarantee, prior to issuance of a building permit, in the amount of \$75,000 to be held until that time that it is determined whether a traffic signal is warranted at this driveway and shall be held for up to 18 months. Monitoring data shall occur during one year after completion and traffic warrant shall be determined within 6 months of the monitoring.

Comments:

6/3/2005-mjn: See memo to designer dated 6/3/05 MJN

Received Reply 06/30/2005

Location of Construction: 1030BRIGHTON AVE	Owner Name: HERITAGE REALTY LIMITED P	Owner Address: 131 DARTMOUTH ST 6TH FL	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	



Commercial 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>1030 BRIGHTON AVE. PORTLAND, MAINE</u>		
Total Square Footage of Proposed Structure <u>169,671</u>	Square Footage of Lot <u>1,257,824</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>263A</u> Block# <u>A</u> Lot# <u>4</u>	Owner: <u>HERITAGE REALTY LIMITED PARTNERSHIP</u>	Telephone
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>LOWE'S COMPANIES HWY 268 EAST N. WILKESBORO, NC 28659 (336) 658-4000</u>	cost Of Work: \$ <u>5,880,000</u> Fee: \$ <u>53,007¹³</u>
Current Specific use: <u>FORMER SHOPPING CENTER (DEMOLITION)</u>	<u>owes 8.87</u>	
Proposed Specific use: <u>RETAIL SALES OF HOME IMPROVEMENT PRODUCTS</u>		
Project description: <u>NEW STEEL & MASONRY ONE-STORY BLDG w/ ATTACHED FENCED AREA FOR SALES OF GARDEN SUPPLIES.</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>JAMES VIRDEN, PROJECT MANAGER</u>		
Mailing address: <u>IGNARRI - LUMMIS ARCHITECTS LLP 601 CHAPEL AVENUE EAST CHERRY HILL, NJ 08034</u>		
Phone: <u>(856) 428-8877</u>		

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 871-8703.

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 of applicant: <u>[Signature]</u>	Date: <u>5/23/05</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

Permit Number

Checked By/Date

Envelope Compliance Certificate 2003 IECC

COMcheckEZ Software Version 3.0 Release 1

Data filename: G:\Projects\Draw2005\IGLA\Portland, ME\pome-docs\Lowe's of Portland, MEI.cck

Section 1: Project Information

Project Name: Lowe's of Portland, ME
Designer/Contractor: Lowe's Home Centers, Inc.
Document Author: PAGE INTERWORKS, P.A.
923 Main Street
N. Wilkesboro, NC 28659

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
Window / Wall Ratio: 0.02

<u>Building Type</u>	<u>Floor Area</u>
Retail Sales, Wholesale Showroom	135581

Section 3: Requirements Checklist

Bldg. |
Dept. |
Use |

Air Leakage, Component Certification, and Vapor Retarder Requirements

- [] | 1. All joints and penetrations are caulked, gasketed, weather-stripped, or otherwise sealed.
- [] | 2. Windows, doors, and skylights certified as meeting leakage requirements.
- [] | 3. Component R-values & U-factors labeled as certified.
- [] | 4. ~~Stair~~, elevator shaft vents, and other dampers integral to the building envelope are equipped with motorized dampers.
- [1] | 5. Cargo doors and loading dock doors are weather sealed.
- [] | 6. Recessed lighting fixtures are: (i) Type IC rated and sealed or gasketed; or (ii) installed inside an appropriate air-tight assembly with a 0.5 inch clearance from combustible materials and with 3 inches clearance from insulation material.
- [1] | 7. Building entrance doors have a vestibule and equipped with closing devices.
| Exceptions:
| Building entrances with revolving doors.
| Doors that open directly from a space less than 3000 sq. ft. in area.



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: DAVID N. LUMMIS, AIA / IGNARRI-LUMMIS ARCHITECTS LLP

RE: Certificate of Design

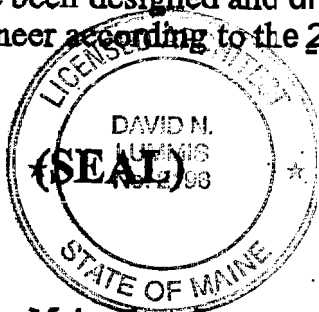
DATE: 5/23/05

These plans and/ or specifications covering construction work on:

NEW LOWE'S HOME IMPROVEMENT WAREHOUSE

1030 BRIGATON AVENUE

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



Signature: David Lummis

Title: Principal

Firm: IGNARRI-LUMMIS ARCHITECTS, LLP

As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional,

Address: 601 CHAPEL AVENUE EAST
CHERRY HILL, NJ 08034
(856) 428-8877

Climate-Specific Requirements

<u>Component Name/Description</u>	<u>Gross Area</u>	<u>Cavity R-value</u>	<u>Cont. R-value</u>	<u>Proposed U-Factor</u>	<u>Budget U-Factor</u>
NORTH:					
Exterior Wall 1 South Elevation:					
CMU >8" with Integral Insulation, Furring: None	11275	---	11.2	0.067	0.075
Door 2 H.M. Door: Solid	21	---	---	0.920	0.122
Door 4 H.M. Door: Solid	21	---	---	0.920	0.122
Door 6 H.M. Door: Solid	21	---	---	0.920	0.122
Door 27: Solid	21	---	---	0.920	0.122
Door 28: Solid	21	---	---	0.920	0.122
EAST:					
Exterior Wall 2 North Elevation:					
CMU >8" with Integral Insulation, Furring: None	7075	---	11.2	0.067	0.075
Door 7 H.M. Door: Solid	21	---	---	0.920	0.122
Door 8 Insulated Impact Door: Solid	21	---	---	0.920	0.122
Door 9 Aluminum Storefront: Glass Clear, SHGC 0.87, PF 1.00	104	---	---	0.920	0.526
Door 10 Aluminum Storefront: Glass Clear, SHGC 0.87, PF 1.00	104	---	---	0.920	0.526
Door 26 Aluminum Storefront: Glass Clear, SHGC 0.87, PF 1.00	104	---	---	0.920	0.526
Door 30: Glass, Clear, SHGC 0.87, PF 1.00	64	---	---	0.920	0.526
SOUTH:					
Exterior Wall 3 East Elevation:					
CMU >8" with Integral Insulation, Furring: None	11275	---	11.2	0.067	0.075
Door 15 H.M. Door: Solid	21	---	---	0.920	0.122
Door 16 H.M. Door: Solid	21	---	---	0.920	0.122
Door 20 Insulated Sect. Door: Glass, Clear, SHGC 0.87	120	---	---	1.450	0.526
Door 36: Glass, Clear, SHGC 0.87	120	---	---	1.450	0.526
WEST:					
Exterior Wall 4 South Elevation:					
CMU >8" with Integral Insulation, Furring: None	7075	---	11.2	0.067	0.075
Door 21 Uninsulated Roll-up: Overhead	62	---	---	0.920	0.122
Door 31: Solid	62	---	---	0.920	0.122
Door 32: Solid	62	---	---	0.920	0.122
Door 33: Solid	62	---	---	0.920	0.122
Door 35: Solid	246	---	---	0.920	0.122
Door 22 H.M. Door: Solid	21	---	---	0.920	0.122
Door 23 H.M. Door: Solid	21	---	---	0.920	0.122
Door 34: Solid	21	---	---	0.920	0.122
Door 24 Aluminum Storefront: Glass Clear, SHGC 0.87, PF 1.00	130	---	---	0.920	0.526
Door 25 H.M. Door: Solid	21	---	---	0.920	0.122

UNSPECIFIED ORIENTATION:

Floor 1 Perimeter: Slab-On-Grade: Unheated	1570	---	---	---	---
Roof 1: Metal Roof with Thermal Blocks	1355810.0	20.0	0.048	0.053	


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

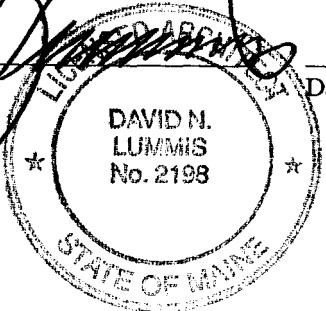
Envelope PASSES: Design 22% better than code

Section 4: Compliance Statement

The proposed envelope design represented in this document is consistent with the building plans, specifications and other calculations submitted with this permit application. The proposed envelope system **has** been designed to meet the 2003 IECC requirements in *COMcheck-EZ* Version 3.0 Release 1 and to comply with the mandatory requirements in the Requirements Checklist.

DAVID N. LUMMIS, AIA
 Principal Envelope Designer-Name

Signature  Date 7/5/05



IGNARRI-LUMMIS
 ARCHITECTS LP

Fax

To: **James Virden/Project Manager** From: **Mike Nugent /Inspections Division Director**
Fax: **(856)429-6359** Pages: **1**
Phone: **(856)428-8877** Date: **June 3, 2005**
Re: **Lowe's(263A A004)** cc:

urgent For Review Please Comment Please Reply Please Recycle

I have commenced the review of the construction documents for permit # 040637 and have the following questions/comments or need the following info:

- 1) The statement of Special Inspections Does not include:
 - a) A list of individuals, agencies or firm intended to perform the inspections.
 - b) Fabricator approval and material source information was omitted
 - c) It is my understanding that a large retaining wall is planned for this project. Pursuant to section 1704.13 Special Cases, this is required to be included. Also complete construction documents must be filed for this structure.
 - d) The contractor's statement on responsibility was not included.
 - e) The Seismic S/I plan does not include the Architectural, Mechanical, and electrical components.
 - f) Storage racks must be included; also there was no detail spec on the rack storage from a general safety standpoint.
- 2) It appears that more than 50% of the egress capacity is through vestibules. Please review Section 1023. And provide a code justification for the design.
- 3) The rear wall cross section did not reflect a 3 hour rating or a UL listing for the assembly
- 4) Please review the 2003 International Energy Conservation Code and provide compliance information.

Applicant: Pine Tree Shopping Center Date: 7/23/04

Address: 1030 Brighton Ave C-B-L: ~~B-2~~

CHECK-LIST AGAINST ZONING ORDINANCE 263A-A-004

Date - Existing Development

Zone Location - B-2

Interior ^{or corner lot =} ~~corner lot =~~ yes - R and Rd shows

Proposed Use/Work - to Tear Down old Ames? Re build with a New

Sewage Disposal - City Lowes and build 2 New "retail" use buildings along Brighton Ave

Lot Street Frontage - 50' min - 1000' + Show

Front Yard - None except shall not exceed The Average depth on either side

Rear Yard - 10 min ^{Does not About Res. zone use} - 35' to trash compactor - 41' to bldg door? ^{it Does NOT - 10' scaled}

Side Yard - None Req. ^{Does NOT About Res. zone use} - 43' to closest by bldg #2

Projections -

Width of Lot - None Req.

Height - 45' / 65' Allow over 5 acres (has 25+) ^{Panel 6 - 2 1/2' high per assessment}

1091,313
- 873,050

Lot Area - 10,000[#] min - 1091,313[#] $\div 43560 = 25.053$ ACRES ^{per assessors} None Submitted 2/8, 263

Lot Coverage ^{OK} Impervious Surface - 80% MAX of 873,050. ^{my figures show} A 45' x 90' area is shown ^{showing approx 223,350[#] - see e-mail from Danielle Bette}

Area per Family - N/A

of existing RE front yd park's
Off-street Parking - None permitted in front yard (already developed)

to Loading Bays - 40,001 \rightarrow 100,000 = 2 bays } A 45' x 90' area is shown
Reduce # of spaces - 14' x 50'

Site Plan - Major # 2004-0070

over 50,000[#] Shoreland Zoning/ Stream Protection - N/A

And can be determined by the PR Flood Plains - Panel 6 - Zone X



IGNARRI-LUMMIS
ARCHITECTS LLP
601 Chapel Avenue East
Cherry Hill, New Jersey 08034
(856) 428-8877
Fax (856) 429-6379

LETTER OF TRANSMITTAL

DATE	7/15/05	JOB NO.	7132
ATTENTION	MICHAEL NUGENT		
RE:	PROPOSED LOWE'S 1030 BRIGHTON AVE.		

TO
CITY OF PORTLAND
BUDG DEPT.

FEDEX

- > WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
- Shop drawings Prints 3 Plans Samples Specifications
- Copy of letter Change order _____

COPIES	DATE	NO.	DESCRIPTION
1			SIGNED / SEALED SPECIAL INSPECTION FORM FOR BUDG. ENVELOPE

THESE ARE TRANSMITTED as checked below.

- For approval Approved as submitted Resubmit _____ copies for approval
- For your use Approved as noted Submit _____ copies for distribution
- As requested Returned for corrections Return _____ corrected prints
- > For review and comment _____
- FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS
PLEASE LET ME KNOW IF YOU NEED ANYTHING ELSE.

COPY TO _____

SIGNED:



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

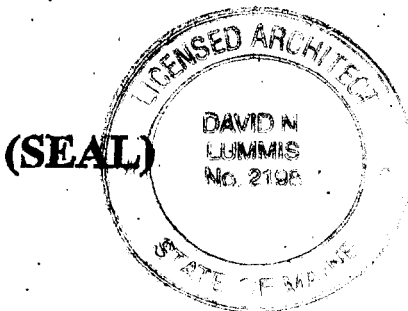
ACCESSIBILITY CERTIFICATE

Designer: DAVID N. LUMMIS / IGNARRI-LUMMIS ARCHITECTS

Address of Project: 1030 BRIGHTON AVENUE

Nature of Project: LOWE'S HOME IMPROVEMENT WAREHOUSE

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.



Signature: *David Lummis*

Title: PRINCIPAL

Firm: IGNARRI-LUMMIS ARCHITECTS LLP

Address: 601 CHAPEL AVE. EAST.

CHERRY HILL, NJ 08034

Phone: (856) 428-8877

NOTE: If this project is a new Multi Family Structure of 4 units or more!, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

FROM DESIGNER: DAVID N. LUMMIS / IGUARRI-LUMMIS ARCHITECTS UP
 DATE: 6/1/05
 Job Name: LOWE'S OF PORTLAND
 Address of Construction: 1030 BRIGHTON AVENUE

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) M-MERCANTILE

Type of Construction 2B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES

Is the Structure mixed use? NO if Yes, separated or non separated (see Section 302.3)

Supervisory alarm system? YES Geotechnical/Soils report required? (See Section 1802.2) YES

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members (102.1, 102.1.1)

SEE SNOW

Live load reduction (1603.1.1, 1607.8, 1607.10)

Roof live loads (1603.1.2, 1607.11)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Roof snow loads (7603.7.3, 1608)

Uniformly distributed floor live loads (7603.11, 1607)

50 PSF

Ground snow load, P_g (1608.2)

50 PSF

If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)

Floor Area Use SALES

Loads Shown 300 PSF

1.0

If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)

1.0

If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)

1.0

Roof thermal factor, C_t (Table 1608.3.2)

50 PSF

Sloped roof snowload, P_s (1608.4)

D

Seismic design category (1616.9)

Wind loads (1603.1.4, 1609)

BEARING WALL

Basic seismic-force-resisting system (Table 1617.8.2)

MWFRS

Design option utilized (1609.1.1, 1609.6)

Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.8.2)

100 MPH

Basic wind speed (1609.3)

R = 3.5

1.0

Building category and wind importance factor, I_w (Table 1604.6, 1609.5)

Cd = 2.25

Analysis procedure (1616.6, 1617.5)

C

Wind exposure category (1609.4)

575K

Design base shear (1617.4, 1617.5.1)

$GCP_i = +0.18$
 -0.18

21.3 PSF

Internal pressure coefficient (ASCE 7)

Flood loads (1603.1.6, 1612)

Component and cladding pressures (1609.1.1, 1609.8.2.2)

Flood hazard area (1612.3)

Main force wind pressures (7603.1.1, 1609.6.2.1)

Elevation of structure

Other loads

Earthquake design data (1603.1.5, 1614-1623)

NEW

Design option utilized (1614.1)

Concentrated loads (1607.4)

1

Seismic use group ("Category") (Table 1604.5, 1616.2)

Partition loads (1607.5)

$SD_3 = 0.35$

Spectral response coefficients, S_{DS} & S_{D1} (1615.1)

Impact loads (1607.8)

$SD_1 = 0.13$

Misc. loads (Table 1607.8, 1607.8.1, 1607.7, 1607.12, 1607.19, 1610, 1611, 2404)

E

Site class (1616.1.5)

Statement of Structural Tests & Inspections (1704)

The following sheets comprise the required schedule of special inspections for this project.
The construction divisions, which require special inspections for this project, are as follows:

- | | |
|--|--|
| <input type="checkbox"/> Soils and Foundations | <input checked="" type="checkbox"/> Engineered Masonry in Non Essential Facilities |
| <input checked="" type="checkbox"/> Cast-In-Place Concrete | <input checked="" type="checkbox"/> Structural Steel |

Notes:

1. The qualifications of all personnel performing special inspection activities shall be subject to approval of the code enforcement official.
2. The special inspector shall furnish inspection reports to the following:

Code Enforcement Official

Registered Design Professional in Responsible Charge
3. References: All references in this statement pertain to the specific edition as spelled out in Chapter #35 – Referenced Standards of the current International Building Code.
4. Structural Observations: Structural Observations shall be conducted by the registered Structural Design Professional at the following stages:
 - a. Completion of the foundation
 - b. Completion of superstructure erection
 - c. Final completion of the structure prior to finishes

Soils and Foundations: (1704.7, 1704.8, 1704.9)

- Site Soil Conditions**
- Fill Placement**
- In-Place Density**
- Pile Foundations**

VERIFICATION AND INSPECTION	REFERENCE STANDARD
Site Preparation	Approved Soils Report
Fill Placement and Soil Compaction	Approved Soils Report
Evaluation of In-Place Density and Frequency of Testing	Approved Soils Report
Geo-Pier Foundations	Continuous inspection by the special inspector providing official record of each Pier, results of any load tests, as well as Top-off and Bearing elevations.

Herrick-Saylor Engineers, P.C.

349 West Commercial Street #3350

East Rochester, New York 14445

LOWE'S OF PORTLAND, MAINE**Concrete: (1704.4)** **Cast-In-Place**

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCE STANDARD	IBC REFERENCE
1. Inspection of reinforcing steel, including placement.		X	ACI 318: 3.5,7.1-7.7	1903.5, 1907.1, 1907.7,1914.4
2. Inspection of reinforcing steel welding in accordance with Table 1704.3, Item 5B			AWS D1.4 ACI 318: 3.5.2	1903.5.2
3. Inspect bolts to be installed in concrete prior to and during placement of concrete where allowable loads have been increased.	X			1912.5
4. Verifying uses of required design mix.		X	ACI 318: Ch. 4, 5.2-5.4	1904, 1905.2- 1905.4, 1914.2, 1914.3
5. Sampling fresh concrete and performing slump, air content and determining the temperature of fresh concrete at the time of making specimens for strength tests.	X		ASTM C 172 ASTM C 31 ACI 318: 5.6, 5.8	1905.6, 1914.10
6. Inspection of concrete and shotcrete placement for proper application techniques.	X		ACI 318: 5.9, 5.10	1905.9, 1905.10, 1914.6, 1914.7, 1914.8
7. Inspection for maintenance of specified curing temperature and techniques.		X	ACI 318: 5.11-5.13	1905.11, 1905.13, 1914.9

Masonry:

Engineered Masonry in Nonessential Facilities (1704.5.2)

VERIFICATION AND INSPECTION	FREQUENCY OF INSPECTION		REFERENCE FOR CRITERIA		
	Continuous during task listed	Periodically during task listed	IBC Section	ACI 530/ASCE 5/TMS 402	ACI 530.11 ASCE 6/TMS 602
1. As masonry construction begins, the following shall be verified to ensure compliance: a. Proportion of site-prepared mortar. b. Construction of mortar joints. c. Locations of reinforcement and connectors.	-	X X X	-		Art. 2.6A An. 3.3B Art. 3.4
2. The inspection program shall verify: a. Size and location of structural elements. b. Type, size and location of anchors, including other details of anchorage of masonry to structural members, frames or other construction. c. Specified size, grade and type of reinforcement. d. Welding of reinforcing bars. e. Protection of masonry during cold weather (temperature below 40 F) or hot weather (temperature above 90 F).	X	X X X	Sec. 2108.9.2. 1 Item 2 Sec. 2104.3, 2104.4	Sec. 1.15.4, 2.1.2 Sec. 1.12 Sec. 2.1.8.6, Sec. 2.1.8.6.2	Art. 3.3G Art. 2.4,3,4 Art. 1.8
3. Prior to grouting, the following shall be verified to ensure compliance: a. Grout space is clean. b. Placement of reinforcement and connectors. c. Proportions of site-prepared grout. d. Construction of mortar joints		X X X X		Sec. 1.12	Art. 3.2D Art. 3.4 Art. 2.6B Art. 3.3B
4. a. Grout placement shall be verified to ensure compliance with code and Construction Document Provisions.	X		-	-	Art. 3.5
5. Preparation of any required grout specimens, mortar specimens and/or prisms shall be observed.	X		Sec. 2105.3, 2105.4, 2105.5		Art. 1.4
5. Compliance with required inspection provisions of the Construction Documents and the approved submittals shall be verified.	-	X		-	Art. 1.5

Structural Steel: (1704.3)

VERIFICATION AND INSPECTION	CONTINUOUS	PERIODIC	REFERENCE STANDARD	IBC REFERENCE
1. Material verification of high-strength bolts, nuts and washers: <ol style="list-style-type: none"> a. Identification markings to conform to ASTM standards specified in the approved construction documents. b. Manufacturer's certificate of compliance required. 		X	Applicable ASTM material specifications; AISC ASD, Section A3.4; AISC LRFD, Section A3.4:	---
2. Inspection of high-strength bolting: <ol style="list-style-type: none"> a. Bearing type connections b. Slip-critical connections 	X	X X	AISC LRFD Section M2.5	1704.3.3
3. Material verification of structural steel: <ol style="list-style-type: none"> a. Identification markings to conform to ASTM standards specified in the approved construction documents. b. Manufacturer's certified mill tests reports 			ASTM A 6 or ASTM A 568 ASTM A 6 or ASTM A 568	1708.4
4. Material verification of weld filler materials: <ol style="list-style-type: none"> a. Identification markings to conform to AWS specification in the approved construction documents. b. Manufacturer's certificate of compliance required 			AISC, ASD, Section A3.6: AISC LRFD, Section A3.5	
5. Inspection of welding: <ol style="list-style-type: none"> a. Structural Steel: <ol style="list-style-type: none"> 1). Complete and partial penetration groove welds. 2). Multi-pass fillet welds. 3). Single-pass fillet welds > 5/16" 4). Single-pass fillet welds < 5/16" 5). Floor and deck welds. b. Reinforcing Steel: <ol style="list-style-type: none"> 1). Verification of weldability of reinforcing steel other than ASTM A 706. 2). Reinforcing steel-resisting flexural and axial forces in intermediate and special moment frames, and boundary elements of special reinforced concrete shear walls and shear reinforcement. 3). Shear reinforcement. 4). Other reinforcing steel 	X X X	X X X	AWSD1.1 AWS D1.3 AWS D1.4 ACI 318: 3.5.2	1704.3.1 1903.5.2
6. Inspection of steel frame joint details for compliance with approved construction documents: <ol style="list-style-type: none"> a. Details such as bracing and stiffening. b. Member locations. c. Applications of joint details at each connection. 		X		1704.3.2

Quality Assurance Plan For Seismic Resistance: (1705)

- A Quality Assurance Plan for Seismic Resistance shall be provided for the following specified systems (1705.1)

Specified Systems (1705.1)	Seismic Design Category (1616)	Registered Design Professional
1. Seismic Force Resisting Systems	D	Structural Engineer

Plan Preparation: (1705.2)

1. System Identification:

Seismic Force Resisting System – Structural Engineer

2. Inspections: Type and Frequency per 1704 and 1708
3. Tests: Type and Frequency per 1704 and 1708

Note: 1704 is the “Statement of Structural Tests and Inspection”

1708 is “Structural Testing For Seismic Resistance”

4. Structural Observations and Reports: As per “The Statement of Structural Tests and Inspections (1704) and Section 1709 – Structural Observations

Special Inspections Requirement For Seismic Resistance: (1707)

Special Inspections shall be provided for **the** following specified systems (1707.1)

Specified Systems (1707.1)	Seismic Design Category (1616)	Registered Design Professional
1. Seismic Force Resisting Systems (SFRS)	D	Structural Engineer

Special Inspections For Seismic Resistance: (1707)

Material	Description	Inspection
Structural Steel (1707.2) (Elements of the Seismic Force Resisting System)	Welding	Continuous Special Inspection per AISC Seismic
	Exceptions: Single Pass Fillet Welds $\leq 5/16"$ Floor and Roof Deck Welding	
Cold Formed Steel Framing (1707.4) (Elements of the Seismic Force Resisting System)	Welding Operations, Screw Attachments, Bolting, Fastenings, Struts, Braces, Hold Downs	Periodic Inspection

Test Requirement For Seismic Resistance: (1708.2)

- Tests as specified in Sections 1708.1 through 1708.6 shall be provided for the following systems. (1708.2)

Specified Systems (1708.2)	Seismic Design Category	Registered Design Professional
1. Seismic Force Resisting Systems (SFRS)	D	Structural Engineer

Structural Testing For Seismic Resistance: (1708)

Material	Description	Inspection
Masonry (1708.1.3)	Engineered - Nonessential Facilities	Certificate of Compliance Verification of m prior to construction
Reinforcing Steel (1708.3)	Reinforced Concrete Reinforced Masonry Shear Walls	Certified Mill Test Reports for each shipment
Structural Steel (1708.4)		AISC Seismic Nondestructive Testing BY AWS D1.1 as specified by the Registered Design Professional.

Structural Observations: (1709)

1. The owner shall employ a Registered Design Professional to perform the structural observations.
2. Structural Observations: Structural Observations shall be conducted by the registered Structural Design Professional at the following stages:
 - a. Completion of the foundation
 - b. Completion of superstructure erection
 - c. Final completion of the structure prior to finishes

From: Danielle Betts <dbetts@sebagotechnics.com>
To: 'Kandi Talbot' <KCOTE@portlandmaine.gov>
Date: Fri, Jul 23, 2004 2:21 PM
Subject: Pine Tree - Impervious area

Kandi,

We have measured the total impervious area on the site and it equals 22.71 acres. This includes the area of encroachment on the west side, where the Ramada Inn parking lot extends on to the Pine Tree parcel. The total site area, based on the boundary survey, is 28.88 acres. Therefore the proposed percent impervious area is 78.7%.

As for the tax map acreage, I pulled the following info for our address 1030-1032:

263A-A-001-001
Shaw's
89036 sf (2.04 ac)

263A-A-004-001
Heritage Realty
1,091,313 sf (25.05 ac)

263A-A-004-002
Applebee's Building on leased land (no acreage)

Adding the Shaw's to the Heritage parcel is 27.1 ac, which is closer to the surveyed 28.88 acres. I'm not sure why there's a discrepancy though I often find tax map acreages are not exactly right, though Portland's may be different. I confirmed with our surveyor that the 28.88 ac does not include the Republicash lot, as that is a separate parcel.

Let me know if you need anything more, thanks, Danielle

CC: "04005 (E-mail)" <04005@sebagotechnics.com>

From: Marge Schmuckal
To: Kandi Talbot
Date: Fri, Jul 23, 2004 2:27 PM
Subject: Lowes - Pine Tree Shopping Center

Kandi,

I have reviewed the latest site plan for this project received on 6/25/04.

This project is located in a B-2 business Zone. All required setbacks are being met. Parking **will** be determined by the Planning Board because the project is over 50,000 square feet.

I am uncertain of the proposed height. I find no elevations in my packet. Because this property is over 5 acres, the maximum height allowed is 65 feet. I understand the actual height to be well under the maximum.

I also do not have copies of the ~~impervious~~/pervious surface calculations. However, I did a very rough estimate scaling out open areas on the site plan. My calcs did **show** they were meeting the maximum impervious requirements. But it would be prudent to have their official submittal for review.

I understand that the Planning Board has some question as to what is reviewed on a property when only a portion of it is being redeveloped.

From a zoning standpoint (and what I have seen from a planning review standpoint) I review the entire property involved and not a just a portion of it. Pine Tree is a good example itself. When Applebee's came in several years ago, we reviewed the entire site, including parking, **signage**, impervious surface and traffic. The Zoning Ordinance does not direct me to figure out percentages for multiple uses on one lot. Section **14-423** reinforces this premise by stating, "when two (2) or more uses occupy the same building or premises, the off-street parking and loading requirements and the area per dwelling unit requirements of both uses shall be met in full."

Although **14-423** only mentions parking, loading and area per dwelling unit requirements, I can understand the basic intent of the ordinance to **consider** the entire lot **with** regards to any new proposal. Each proposal and property must meet all the requirements of the Zoning Ordinance.

Marge Schmuckal
Zoning Administrator

7/23/04

CC: Sarah Hopkins

From: Kandi Talbot
To: Marge Schmuckal; Michael Nugent
Date: Fri, Jul 23, 2004 11:06 AM
Subject: Pine Tree

Marge,

Just a reminder that I still need a memo from you for the Planning Board meeting.

Another question regarding this project. The plans show areas for outdoor tent sale areas, based on the lease agreements. A building permit is required for outdoor tent sales, right?

Thanks.
Kandi

CC: Sarah Hopkins

From: Kandi Talbot
To: Marge Schmuckal
Date: Wed, Jul 14, 2004 2:44 PM
Subject: Pine Tree Shopping Center

Marge,

Just a reminder that I will need a memo from you regarding the Pine Tree Shopping Center redevelopment. Also, as we discussed, could you address the impervious surface issue. The Planning Board had a question regarding that since the applicant is leasing only a portion of the site, does the impervious surface requirement run with the lease portion or the entire site. Thanks.

Kandi

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 4
Parcel ID 263A A004001
Location 1030 BRIGHTON AVE
Land Use RETAIL & PERSONAL SERVICE

Owner Address HERITAGE REALTY LIMITED PARTNERSHIP
 535 BOYLSTON ST
 BOSTON MA 02116

Book/Page 14895/318
Legal 263A-A-4 265-B-1
 BRIGHTON AVE 1030-1132
 RAND RD
 1091313 SF

Valuation Information

Land	Building	Total
\$2,625,530	\$5,608,510	58,234,040

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1961	1	129421	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
25.053	210054		SHOPPING CENTER (10 UNITS +	PINETREE SHPPNG CTR

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	23360	RETAIL STORE
2	01/01	78000	DISCOUNT STORE/MARKET
2	M1/M1	3248	SUPPORT AREA
2	M2/M2	2832	SUPPORT AREA
3	01/01	21045	DISCOUNT STORE/MARKET
3	M1/M1	936	SUPPORT AREA

Height	Walls	Heating	A/C
16	CONC. BLOCK	NONE	NONE
21	CONC. BLOCK	NONE	NONE
10	ENCLOSURE	NONE	NONE
10	ENCLOSURE	NONE	NONE
21	CONC. BLOCK	NONE	NONE
10			

Building Other Features

Line	Structure Type	Identical Units
1	CANOPY - ROOF/SLAB	1
1	OVERHEAD DOOR - WD/MT	3
1	STORE FRONT - AVG	1
2	CANOPY - ROOF/SLAB	1
2	UTILITY BUILDING - FRAME	1
2	STORE FRONT - AVG	1
5	UTILITY BUILDING - FRAME	1
5	STORE FRONT - AVG	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# units
2000	ASPHALT PARKING	423000	1
2000	LIGHT - MERCURY VAPOR, POLE	1	15



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

4/14/04

2004-0070
Application I. D. Number

411412004
Application Date

Pine Tree Shopping Center
Project Name/Description

Packard Development
Applicant

One Wells Avenue, Newton, MA 02459
Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (617) 965-1966 Applicant Fax: (617) 965-2519
Applicant or Agent Daytime Telephone, Fax

1030- 1030 Brighton Ave, Portland, Maine
Address of Proposed Site

263A A004001
Assessor's Reference: Chart-Block-Lot

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

181,956 s.f. 62
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Pla **\$2,000.00** Subdivision _____ Engineer Review _____ Date **4/14/2004**

Zoning Approval Status: Reviewer _____

Approved Approved w/Conditions See Attached Denied

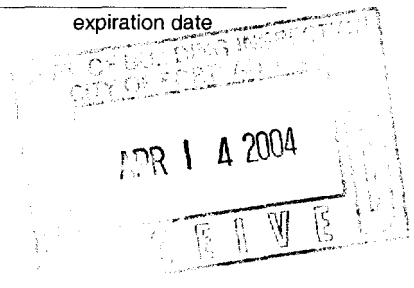
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____ date	_____ amount	_____ expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
<input type="checkbox"/> Building Permit Issue	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	



April 13, 2004
04005

Sarah Hopkins
Planning and Development Dept.
Portland City Hall
389 Congress Street
Portland, ME 04101

Site Plan Application - Pine Tree Shopping Center, Portland, Maine

Dear Sarah:

On behalf of Packard Development, we are pleased to submit this Site Plan application for the redevelopment of the Pine Tree Shopping Center. We appreciate the time you and the other planning, zoning and engineering staff members have provided in reviewing the conceptual plans and discussing different design elements of the site.

Overview of Project

The parcel is located at the southwest corner of the intersection of Brighton Avenue and Rand Road. The existing retail shopping mall on the site was built in the late 1950s. The center currently has a grocery store anchor that will be relocated off-site by late summer/early fall. In addition to a vacant Ames store, other retail tenants include A.J. Wright, Mardens, CVS, Jo-Ann Fabrics and several other small retail tenants.

The overall site area is approximately 29 acres. The zoning is Community Business (**B2**) zone. Retail sales is a permitted use in the B2 District; therefore a zone change is not required to allow redevelopment.

The majority of the site consists of pavement and buildings, with the exception of the rear/south side and southwest corner of the site. The south side of the site, behind the existing grocery and vacant Ames building, is cleared and graded. It appears this area is used for vehicle maneuvering and/or storage. The southwest corner of the site is wooded and includes a wetland area that drains off-site to the south. A second smaller wetland finger runs along the back edge of the pavement. This also drains south and off-site. The runoff from these wetlands is collected in a storm drain system on the Emery-Waterhouse lot and is then discharged to the public system in Rand Road and then to the brook located east of Motor City.

Proposed Redevelopment Plan

The redevelopment plan includes only a portion of the site area which will be leased from the current owner. The proposed lease area is approximately 17 acres and primarily includes the

*PAK - Call
included
NO impervious surface
collect*

eastern portion of the center beginning at "Daddy's Music". The buildings in this area will be demolished except for Applebee's and the Century Tire building, which will remain. The buildings on the west side of the site are located outside of the lease area and will remain as is.

A new building is proposed for an anchor tenant to be sited on the southeast corner of the site. The total area of retail building for this tenant will be approximately 162,700 square feet. Additionally, two 10,000 square foot multi-tenant retail buildings are proposed along the Brighton Avenue frontage, between Applebee's and Century Tire. Exterior elevation drawings of all new buildings will be submitted to the City for review once available.

The proposal anticipates reconstruction of the entire parking lot in front of the demolished building areas. The redevelopment plan also proposes minor improvements to the parking and access drives in front of the retail buildings to remain. Primary objectives of the design include:

- Defined vehicle circulation and parking areas,
- Improved pedestrian access throughout site,
- Appropriate truck access,
- Upgraded site lighting, and
- Addition of landscape islands/green space in parking lot.

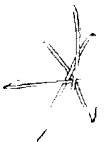
Access to the site will be via two existing curb cuts on Brighton Avenue and one new curb cut on Rand Road. Currently, there are two recently improved access points from Brighton Avenue and two additional curb cuts from Rand Road, one adjacent to Century Tire and the second, a rear service drive behind Shaw's.

The proposed Site Plan keeps the Brighton Avenue entrances primarily as-is. The main Rand Road entrance will be closed and relocated further to the back of the site. The existing rear service drive will be closed. The access road through the site has been designed to allow for large truck access from this Rand Road entrance location to the rear service areas. Additionally, trucks can continue to access the site off of Brighton Avenue. A new access drive will be constructed to direct truck traffic from Brighton Avenue through the retail site, between the proposed anchor building and the portion of the shopping center to remain.

There are several pedestrian corridors planned through the site. Pedestrians from Brighton Avenue and neighborhoods to the north and east can enter the site from sidewalk connections at three locations: at the westerly Brighton Avenue entrance, the easterly Brighton Avenue entrance, and from a sidewalk that will be extended up to the site from the bus stop area at the corner of Brighton Avenue/Rand Road. From these locations, two sidewalks will be extended directly through the site and will provide safe pedestrian connections throughout the center.

Both the redeveloped parking lot and the existing parking lot will be improved with new landscape islands. The new islands will not only add landscaping interest but will also better define circulation routes through the site.

Parking calculations have been completed based on the City's Ordinance requirements. These "calculations indicate the total number of parking spaces required is 1,205 spaces. Of these,



732 spaces are required for the large retail anchor alone. Based on the anchor tenant's experience at more than 800 locations, the parking requirement for a store of this size is **approximately** 600 spaces. This equates to almost 130 less spaces than that required by Ordinance. Based on this information and in **an** effort to **meet parking needs while** minimizing new impervious areas, we propose a total parking count of **1,184 spaces**. This is slightly less than the City's Ordinance requirements (approximately 2% less) but more than the retail store's minimum requirements (approximately 10% more). A detailed parking analysis is attached.

Based on discussions with City engineering staff, storm drainage from the site must discharge to the separated system located in Rand Road. We anticipate discharging the sanitary sewer to the system in Rand Road as well. The water service design and connection point will be coordinated with the Portland Water District. Due to the age of existing utilities, the majority of these facilities will be replaced **as** part of the redevelopment.

In addition to City permit approvals, we will also submit a Site Location **of** Development Act permit with the Maine Department of Environmental Protection. A Natural Resources Protection Act (NRPA) Tier **2** permit will be required for the wetland impacts, which total approximately 17,000 square feet. Finally, a Maine Construction General Permit will be submitted to the Maine DEP prior to construction.

I hope that this letter provides adequate information for your initial review. We look forward to presenting an introduction to our project at the May 11, 2004 workshop meeting with the Planning Board. If you have any questions or comments in the meantime, please call me.

Sincerely,

SEBAGO TECHNICS, INC.



Danielle D. Betts, P.E.
Sr. Project Manager

DDB:ddb/df

Enc.

**PARKING SUMMARY
PINE TREE SHOPPING CENTER
PORTLAND, ME**

Sebago Technics, Inc.
Job No. : 04005
Revised: 4/13/2004

BUILDING SQ. FT. SUMMARY	Existing Square Feet	Proposed Square Feet
	S.F.	S.F.
Retail 1 Century	4,906	162,758 4,906
Retail 2 & 3 (2 bldgs) Applebee's	5,000	19,200 5,000
Ex. Center (East)	138,159	
Ex. Center (West)	107,217	107,217
TOTAL	255,282	299,081

PARKING SUMMARY	Existing No. of Spaces			Proposed No. of Spaces		
	Regular	ADA	Total	Regular	ADA	Total
Front (North):						
Retail 1				430	12	442
Century				19		19
Retail 2 & 3 (2 bldgs)				61	3	64
Applebee's		4	4	40	4	44
Ex. Center (East)	497	16	513			0
Ex. Center (West)	296	10	306	294	10	304
Rear/Side (West):	81		81	81		81
Rear/Side (South):	147		147	230		230
TOTAL	1021	30	1051	1155	29	1184

- Parking spaces per 1000 square feet of building area: 4.12 3.96
- ADA requirements for over 1000 spaces: 20 ADA spaces plus 1 for each 100 over 1000
Requirements: Existing 21 Proposed 22

**PARKING ANALYSIS
PINE TREE SHOPPING CENTER
PORTLAND, ME**

Sebago Technics, Inc.
Job No.: 04005
Revised: 4/13/2004

EXISTING CONDITIONS

NO.	EXISTING TENANT	EX. SQ. FT.	Adjusted*		PARKING REQUIRED CALC.	NO. SPACES
			S.F. per Ordinance	NO. SPACES		
01	SHAW'S SUPERMARKET	43,208	34,727	1/200 SF	174	
02	BANK	2,951	2,508	1/334 SF	8	
3A	DELI	2,250	1,688	1/150 SF	11	
3B	CITI/FINANCIAL	2,250	0	1/200 SF	0	
04	CARD\$MART	4,500	1,825	1/200 SF	9	
05	AMES	78,000	64,300	1/200 SF	322	
06	RENT-A-CENTER	3,000	550	1/200 SF	3	
07	DOLLAR DAZE	2,000	0	1/200 SF	0	
08	DADDY'S MUSIC	4,000	1,400	1/200 SF	7	
09	RADIO SHACK	3,000	550	1/200 SF	3	
10	PAYLESS SHOES	2,400	40	1/200 SF	0	
11	JO-ANN FABRICS	21,025	15,871	1/200 SF	79	
12	FASHION BUG	6,900	3,865	1/200 SF	19	
13	MARDENS	32,700	25,795	1/200 SF	129	
14	CVS	5,900	3,015	1/200 SF	15	
15/16	A.J. WRIGHT	25,298	19,503	1/200 SF	98	
17	CHINESE RESTAURANT	1,980	1,485	1/150 SF	10	
18	HAIR EXCITEMENT	1,950	0	1/200 SF	0	
19	KEY BANK	2,000	1,700	1/334 SF	5	
20	APPLEBEE'S	5,000	3,750	1/150 SF	25	
21	KIOSK-KEY BANK	64	54	1/334 SF	0	
22	CENTURY TIRE	4,906	2,170	1/200 SF	11	
		255,282			928	

EXISTING PARKING:
(per Applebee's Overall Site Plan)

REQUIRED:
FRONT 823
REAR 228
PROVIDED:
1051

*BULK STORAGE ASSUMED TO BE 15% OF FLOOR AREA FOR EACH BUSINESS, FOOD PREPARATION AND BULK STORAGE ASSUMED TO BE 25% OF FLOOR AREA FOR EACH RESTAURANT (based on Applebee's data submitted to City)

PROPOSED CONDITIONS

PROPOSED TENANT	PROP. SQ. FT.	Adjusted*		PARKING PROPOSED CALC.	NO. SPACES
		S.F. per Ordinance	NO. SPACES		
RETAIL 1 RETAIL	146,264	144,264	1/200 SF	721	
RETAIL 1 OFFICE	3,833	3,833	1/334 SF	11	
RETAIL 1 WAREHOUSE	12,661	0	N/A	0	
MULTI-TEN. RETAIL	19,200	14,320	1/200 SF	72	
DADDY'S MUSIC	4,000	1,400	1/200 SF	7	
RADIO SHACK	3,000	550	1/200 SF	3	
PAYLESS SHOES	2,400	40	1/200 SF	0	
JO-ANN FABRICS	21,025	15,871	1/200 SF	79	
FASHION BUG	6,900	3,865	1/200 SF	19	
MARDENS	32,700	25,795	1/200 SF	129	
CVS	5,900	3,015	1/200 SF	15	
A.J. WRIGHT	25,298	19,503	1/200 SF	98	
CHINESE RESTAURANT	1,980	1,485	1/150 SF	10	
HAIR EXCITEMENT	1,950	0	1/200 SF	0	
KEY BANK	2,000	1,700	1/334 SF	5	
APPLEBEE'S	5,000	3,750	1/150 SF	25	
KIOSK-KEY BANK	64	54	1/334 SF	0	
CENTURY TIRE	4,906	2,170	1/200 SF	11	
TOTAL	299,081			1205	

PROPOSED PARKING PER PLAN:

REQUIRED:
FRONT 873
REAR/SIDE 311
PROVIDED:
1184

PROPOSED REDUCTION PER RETAIL 1 ANCHOR STD. PARKING REQUIREMENTS:
RETAIL 1 - PORTLAND CODE (Total from above): 732 SPACES
RETAIL 1 - STANDARD REQUIREMENTS: 603 SPACES
PROPOSED REDUCTION 129 SPACES

REQUIRED BY CODE: 1205 98.3%
REQUIRED BY RETAIL 1 STANDARD: 1076 110.0%
PROVIDED: 1184

City of Portland Site Plan Application

If you or the property owner owe real estate taxes, personal property taxes or user charges on any property within the City of Portland, payment arrangements must be made before permit applications can be received by the Inspections Division.

CHTON		
Total Square Footage of Proposed Structure: 181,956 s.f.	Square Footage of Lot: 1,257,824 s.f. (28.88ac)	
Tax Assessor's Chart, Block & Lot: Chart# Block# Lot#	Property owner's mailing address: HERITAGE REALTY LTD. PARTNERSHIP 6th FLOOR, 131 DARTMOUTH ST.	Telephone #: 617/247-2210
Consultant/Agent, mailing address, phone # & contact person: SEBAGO TECHNICS, INC. ATTN: DANIELLE D. BETTS ONE CHABOT ST., PO BOX 1339 WESTBROOK, ME 04098 PH: 207/856-0277 FX: 207/856-2206	Applicant's name, mailing address, telephone #/Fax#/Pager#: PACKARD DEVELOPMENT ATTN: PAUL CINCOTTA ONE WELLS AVE. NEWTON, MA 02459 PH: 617/965-1966 x 384 FX: 617/965-2519	Project name: PINE TREE SHOPPING CENTER
<p style="text-align: center;">_____</p> <p style="text-align: center;">_____</p> <p style="text-align: center;">_____</p> <p>Major Development (more than 10,000 sq. ft.)</p> <p><input type="checkbox"/> Under 50,000 sq. ft. (\$500.00)</p> <p><input type="checkbox"/> 50,000- 100,000 sq. ft. (\$1,000.00)</p> <p><input type="checkbox"/> Parking Lots over 100 spaces (\$1,000.00)</p> <p><input checked="" type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000.00)</p> <p><input type="checkbox"/> 200,000- 300,000 sq. ft. (\$3,000.00)</p> <p><input type="checkbox"/> Over 300,000 sq. ft. (\$5,000.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p>Minor Site Plan Review</p> <p><input type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)</p> <p><input type="checkbox"/> After-the-fact Review (\$1,000.00 + applicable application fee)</p> <p>Plan Amendments</p> <p><input type="checkbox"/> Planning Staff Review (\$250.00)</p> <p><input type="checkbox"/> Planning Board Review (\$500.00)</p>		
- Please see next page -		

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Applicant

Submittals shall include (9) separate folded packets of the following:

- a. copy of application
- b. cover letter stating the nature of the project
- c. site plan containing the information found in the attached sample plans check list

Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the Zoning Ordinance outlines the process, copies are available at the counter at .50 per page (8.5 x 11)
you may also visit the web site: ci.portland.me.us chapter 14

Samuel J. Bell agent

From: Kandi Talbot
To: Marge Schmuckal
Date: Fri, Jul 23, 2004 1:07 PM
Subject: Re: Pine Tree

If you look on Sheet 3 of 13, you will **see** a hatched area in front of **Lowe's** building and a hatched area between Retail 2 and 3 buildings. These will be temporary tent structures and my understanding will be during off-peak sales times to draw shoppers in. Whats considered permanent?

>>> Marge Schmuckal 07/23/2004 12:49:51 PM >>>

Yes - Where are the tent sales? in the outdoor area on the right side of the main building? Are these permanent tent structures that **will** require parking to be met?
Marge

>>> Kandi Talbot 07/23 11:06 AM >>>

Marge,

Just a reminder that I still need a memo from you for the Planning Board meeting.

Another question regarding this **project**. The plans show areas for outdoor tent sale areas, based on the lease agreements. A building permit is required for outdoor tent sales, right?

Thanks.
Kandi