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May 24, 2006

Planning Department
City of Portland, Maine

Re: 119 Bishop Street; Renovation/ Change of Use.

We submit this narrative as a means to explain the intent and purpose of proposed alterations to the building at 119 Bishop Street and to the abutting lot. The building property (119 Bishop) and the abutting lot property are held by common ownership. The scope of the proposed work will include alterations to both properties. The prospective future tenant shall enter into separate agreements with the owner for each parcel. The ownership of the properties is as follows: 119 Bishop St.- BJK L.L.C. / Abutting lot to the eastward- WJG L.L.C. Both lots are within the I-M zone.

293-A-14

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↳ 293-A-13 (p.2)

It is the intent of the owner to convert the existing unheated warehouse portion of 119 Bishop St. to insulated and heated space, and to extend existing internal water and waste system into the now heated area. The scope of work will include; rigid insulation at the exterior walls (R14), fiberglass insulation and vapor barrier at the roof/ ceiling (R19), suspended LP fired unit heaters, modifications to the fire sprinkler system, minimal electrical and lighting modifications, installation of mop basin with water supply and waste connection, extension of water supply into warehouse area, and installation of an exterior personnel door to access the abutting lot.

In addition the owner desires to improve the external appearance of the building by removing areas of existing translucent wall sheathing located at both upper endwalls, and replacing with metal wall sheathing matching previously installed siding on the lower building portions.

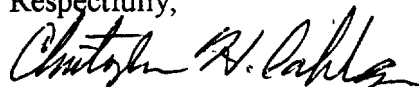
There are no changes intended to the office area, toilet rooms, entrances, docks and dock doors, parking area, and landscaping.

The prospective tenant (Happy Tails) will furnish explanation of any internal modifications as may be pertinent (demountable partitioning, kennels, floor matting, wall liners, etc).

The intention for the abutting lot is to install perimeter fencing of the majority of the lot area, and tie this fence back to the building at 119 Bishop. This fence shall be chain link with vinyl inserts, 8 feet high with barbed wire at the top. It will have a gate at the street to allow vehicle access and a gate at the back to allow personnel access to the rear of the building. The purpose of this fence is to provide security and privacy for the prospective tenants exercise yard operation. Also within the enclosed area will be located LP gas tanks to furnish fuel for heat at 119 Bishop.

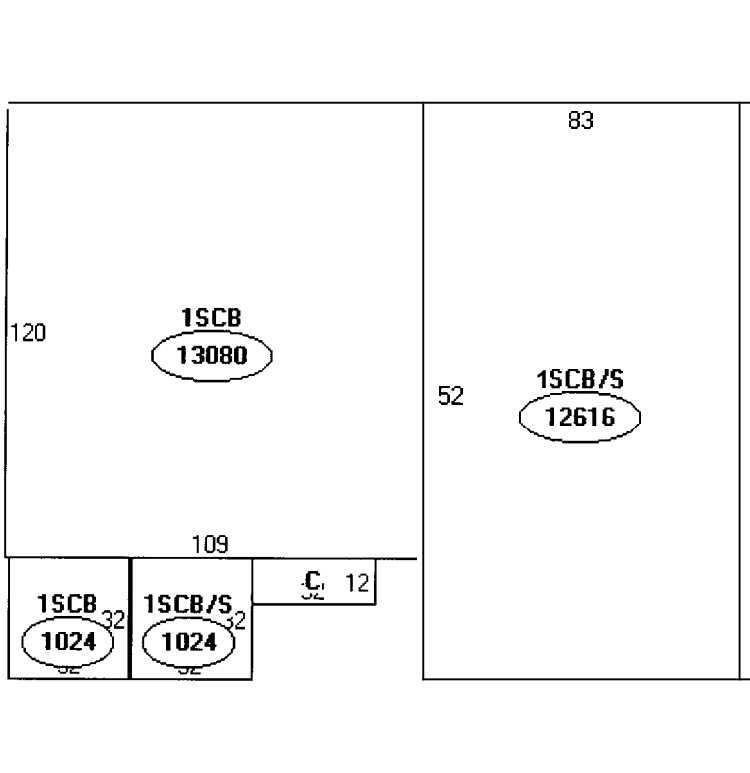
We trust this narrative along with the submitted plans are adequate as a means of explanation, and the proposed changes can be considered minor to the site plan. Please do not hesitate to call with any questions, comments, or additional information requests.

Respectfully,

A handwritten signature in black ink, appearing to read "Christopher H. Dahlgren". The signature is written in a cursive style with a large initial "C".

Christopher H. Dahlgren
President

Renoltr1



Descriptor/Area

- A: 1SCB/S
12616 sqft
- E: 1SCB
13080 sqft
- C: CNFY
384 sqft
- D: 1SCB/S
1024 sqft
- E: 1SCB
1024 sqft

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 1
Parcel ID	293 A014001
Location	115 BISHOP ST
Land Use	WHOLESALE
Owner Address	BJG LLC 3 CONGRESSIONAL DR FALMOUTH ME 04105
Book/Page	12901/175
Legal	293-A-14 BISHOP ST 109-119 41285 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$135,920	\$395,870	\$531,790

Estimated Assessed Valuation For Fiscal Year 2007"

Land	Building	Total
\$147,200	\$528,300	\$675,500

* Value subject to change based upon review of property status as of 4/1/06.
The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1952	1	27744	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.948	27744		WAREHOUSE	BRADCO SUPPLY

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	27744	WAREHOUSE

Height	Walls	Heating	A/C
20	CONC. BLOCK	UNIT HEAT	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
1	DOCK LEVEL FLOORS	1
1	OVERHEAD DOOR - WD/MT	2
1	OVERHEAD DOOR - WD/MT	2
1	OVERHEAD DOOR - WD/MT	1

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 1
Parcel ID	293 A013001
Location	87 BISHOP ST
Land Use	PARKING LOTS
Owner Address	WJG LLC 3 CONGRESSIONAL DR FALMOUTH ME 04105
Book/Page	18799/51
Legal	293-A-13 BISHOP ST 87-107 27911 SF

Current Assessed Valuation For Fiscal Year 2006

Land	Building	Total
\$94,000	\$ 0.00	\$94,000

Estimated Assessed Valuation For Fiscal Year 2007*

Land	Building	Total
\$129,200	\$ 0.00	\$129,200

* Value subject to change based upon review of property status as of 4/1/06.
The tax rate will be determined by City Council in May 2006.

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
		0	0	0

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.641	0			

Exterior/Interior Information

Section	Levels	Size	use
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Height	Walls	Heating	A/C
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
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