

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 03-0760	Issue Date: MAY 12 2003	CB#: 319 A002001
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Location of Construction: 101 McAllister Farm Rd	Owner Name: Dirigo Drywall associates	Owner Address: 225 Riverside Street	Phone: 773-3741
Business Name:	Contractor Name: Dirigo Drywall Associates	Contractor Address: 225 Riverside Street Portland	Phone: 2077733741
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: IM1

Past Use: Industrial Office/Commercial	Proposed Use: Industrial Office/Commercial	Permit Fee: \$350.00	Cost of Work: \$36,000.00	CEO District: 1	Zone: RP2 SH
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: S2 Type: 2C		

Proposed Project Description: Extend Existing Roof/Close in Over Concrete Slab	20' x 60' Addition	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		Date:	

Permit Taken By: gad	Date Applied For: 06/26/2003	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision	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	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	
	#2003-0126 Site Plan Major <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: 7/17/03	Special Zone or Reviews w/ 20' outside 250' Seps permits are required for any new septic zone X	Approved Date: 7/17/03	Approved Date: 9
	#2003-0126 Site Plan Major <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: 7/17/03	Special Zone or Reviews w/ 20' outside 250' Seps permits are required for any new septic zone X	Approved Date: 7/17/03	Approved Date: 9

**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 \_\_\_\_\_

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, if Any,  
Attached

Permit Number: 030760

## BUILDING INSPECTION PERMIT

This is to certify that Dirigo Drywall associates/Di  
has permission to Extend Existing Roof/Close i  
At 101 Mcallister Farm Rd

319 A002001

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 and written application must be filed with the Building Department and a permit must be issued or closed-in. A NOTICE IS REQUIRED.

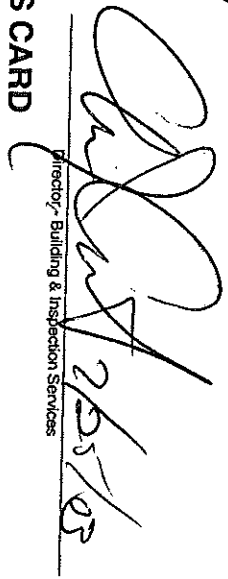
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

### OTHER REQUIRED APPROVALS

Fire Dept. AKM  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_

Department Name

PENALTY FOR REMOVING THIS CARD

  
Director - Building & Inspection Services

**City of Portland, Maine - Building or Use Permit**

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

Permit No:	Date Applied For:	CBL:
03-0760	06/26/2003	319 A002001

Location of Construction:	Owner Name:	Owner Address:	Phone:
101 Mcallister Farm Rd	Dirigo Drywall associates	225 Riverside Street	( ) 773-3741
Business Name:	Contractor Name:	Contractor Address:	Phone
	Dirigo Drywall Associates	225 Riverside Street Portland	(207) 773-3741
Licensee/Buyer's Name	Phone:	Permit Type:	
		Alterations - Commercial	

Proposed Use:	Proposed Project Description:
Industrial Office/Commercial	Extend Existing Roof/Close in Over Concrete Slab

Dept: Zoning      Status: Approved      Reviewer: Marge Schmuckal      Approval Date: 07/07/2003  
 Note:      Ok to Issue:

Dept: Building      Status: Approved      Reviewer: Mike Nugent      Approval Date: 07/25/2003  
 Note:      Ok to Issue:

Dept: Fire      Status: Approved      Reviewer: Lt. MacDougal      Approval Date: 07/08/2003  
 Note:      Ok to Issue:

**Comments:**

1/2003-kwd: Per Jim Robbins, correct address is #101, not #1. Kwd  
 25/2003-gg: received additional plans requested by Mike Nugent. /gg

03-0460

# All Purpose 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>1 McAlister Farm Road / 358-362 Rear Riverside St</u>	
Total Square Footage of Proposed Structure <u>1260</u>	Square Footage of Lot <u>6.81 Acres</u>
Tax Assessor's Chart, Block & Lot Chart# <u>314</u> Block# <u>A</u> Lot# <u>002</u>	Owner: <u>Dirigo Devuall Assoc.</u>
<u>MAD 319, LOT A2</u>	Applicant name, address & telephone: <u>773-3741</u>
Lessee/Buyer's Name (if Applicable)	<u>Dirigo Devuall Assoc</u> <u>225 Riverside St</u> <u>Portland, ME 04103</u>
Current use: <u>Outside Storage - Industrial / Office</u>	Cost Of Work: <u>\$26,000</u>
If the location is currently vacant, what was prior use: _____	Fee: \$ <u>275.00</u>
Approximately how long has it been vacant: _____	<u>\$ 350.00</u>
Proposed use: <u>Warehouse Storage</u>	
Project description: <u>Extend Roof &amp; Close in over concrete slabs</u>	
Contractor's name, address & telephone: <u>Dirigo Devuall Assoc - 225 Riverside St</u> <u>Portland, ME 04103 773-3741</u>	
Who should we contact when the permit is ready: <u>LARRY DAVIS</u>	
Mailing address: <u>Same</u>	

We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 773-3741

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 undersigned authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of this permit.

Signature of applicant: [Signature] Date: JUN 26 2003

City of Portland, ME

NOT A permit, you may not commence ANY work until the permit is issued  
a Historic District you may be subject to additional permitting and fees with the  
Planning Department on the 4th floor of City Hall

**L & L STRUCTURAL**  
ENGINEERING SERVICES, INC.

Six Q Street  
South Portland, ME 04106  
Phone: (207) 767-4830  
Fax: (207) 799-5432

July 25, 2003

Mike Nugent  
City of Portland -Inspections Office  
Portland, Maine 04101

Subject: Old Jordan Milton Addition (60' x 20') at lot #5 McAlister Farm Subdivision-Portland, Maine.

Dear Mike,

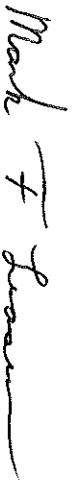
At your request we are writing to inform you that we have been retained by Dirigo Drywall Associates to perform special inspections for the above referenced project in accordance with Boca 1999, Chapter 17, Section 1705.0. In conversation with our client, they have authorized our firm to proceed with these inspections and provide written reports to them, as well as, the City of Portland in order to obtain a permanent certificate of occupancy. We will be responsible for the inspection of the following.

1. Inspection of the Structural Steel framing and connections.
2. Inspection of the light gage steel framing components and connections.
3. Inspection of the wall and roof diaphragm/bridging materials and their connections.

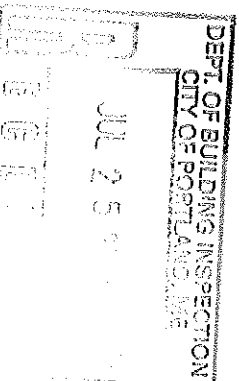
If you have any questions or require additional information, please do not hesitate to call.

Sincerely,

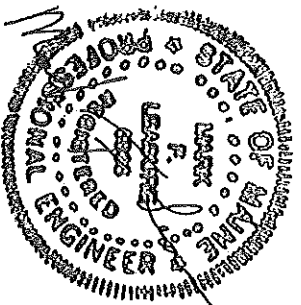
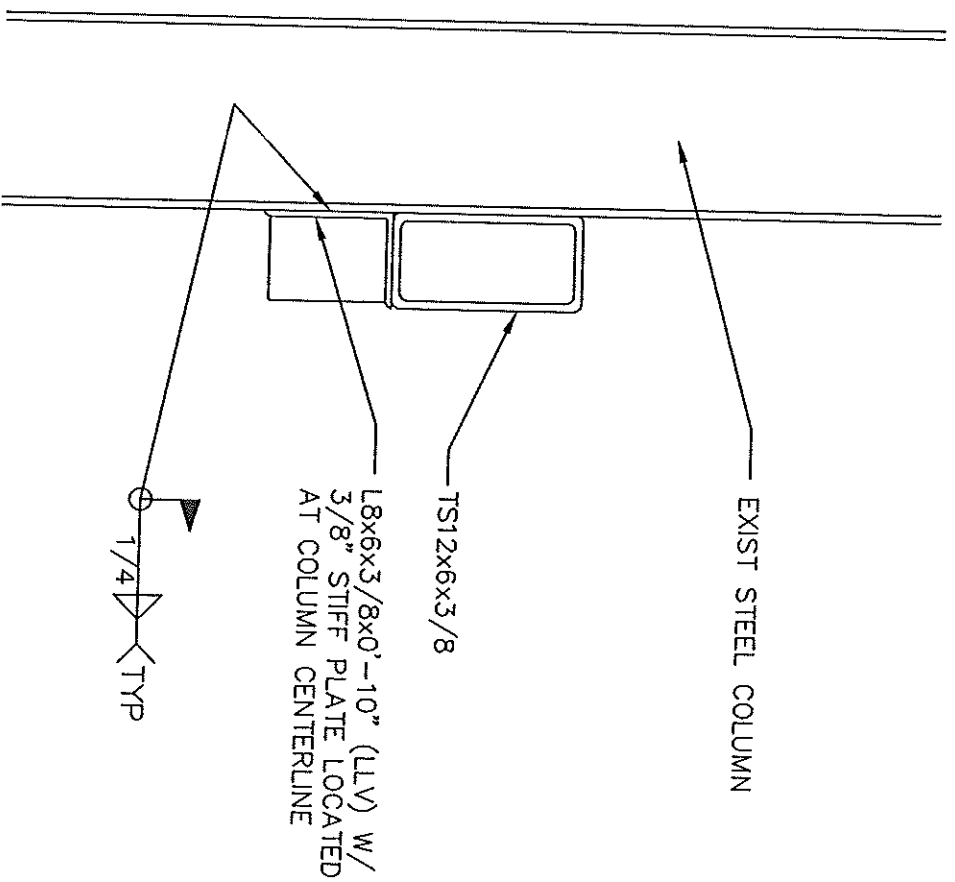
L&L Structural Engineering Services, Inc.



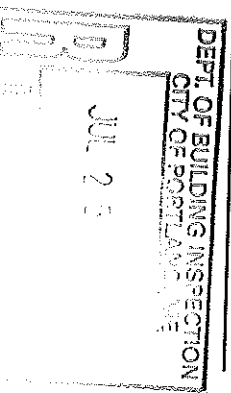
Mark F. Leasure, P.E.  
President



# 03 0760 RE: 101 McAlister  
819 Anna



TYP COLUMN CONNECTION  
1" = 1'-0"



23154

designed by: MFL  
 drawn by: MFL  
 checked by: JHL  
 scale: NOTED  
 date: JUNE 2, 2003

JORDAN MILTON BLDG  
 LOT #5 RIVERSIDE STREET  
 PORTLAND, MAINE  
 20'x60' ADDITION

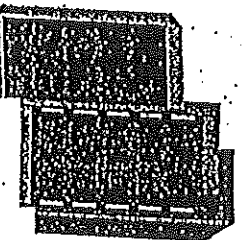
L & L STRUCTURAL  
 ENGINEERING SERVICES, INC.  
 SIX O STREET  
 SOUTH PORTLAND, MAINE 04106  
 PHONE: (207) 767-4830  
 FAX: (207) 799-5432  
 EMAIL: ml@caul-edll-eng.com

SKS-1

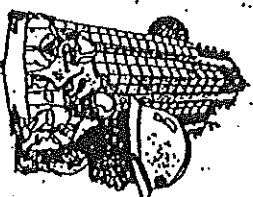
**From:** Jennifer Dorr  
**To:** Anthony Lombardo; Barbara Barrydt; Don Hall; ...  
**Date:** Tue, Jul 1, 2003 9:37 AM  
**Subject:** 1 Mcallister Farm Road

FYI - Jim Robbins has called to say that the street number for this project should be 101 Mcallister Farm Road and not 1 Mcallister Farm Road. I have made this change in Urban Insight - please change your application sheet. Thanks.

Kenon please revise  
for memo



CITY OF PORTLAND  
 BUILDING CODE CERTIFICATE  
 389 Congress St., Rm 315  
 Portland, ME 04101



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

FROM: L & L STRUCTURAL ENG SERVICES, INC.

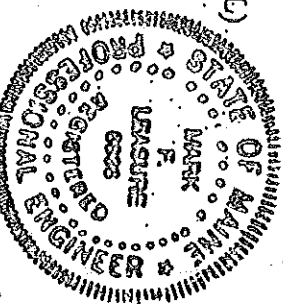
RE: Certificate of Design

DATE: 6-26-03

These plans and/or specifications covering construction work on: 20' X 60' ADDITION TO  
McALISTER Farm Road MAP 319, LOT A-2  
Portland, Me 04103

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition; and local amendments.

(SEAL)



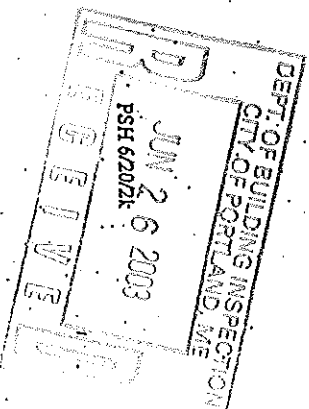
As Per Maine State Law:

Signature Mark F Lawrence  
 Title PRESIDENT

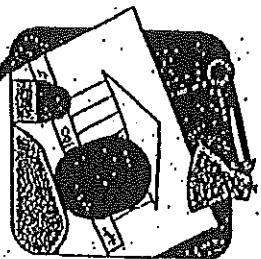
Firm L & L STRUCT ENG SERV, INC.

Address Six O St / So. Portland, ME  
04106

\$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.







# CITY OF PORTLAND MAINE

389 Congress St, Rm 315  
Portland, ME 04101  
Tel. - 207-874-8704  
Fax - 207-874-8716

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

FROM DESIGNER: L + L STRUCTURAL ENGINEERS  
6 A Street So. Portland, Me

DATE: 6-25-03

Job Name: DIVID DRYWALL ASSOCIATES (MAP 5A, LOT A2) ADDITION  
Address of Construction: 1 McAlister Farm Road Portland, Me 04103

**THE BOCA NATIONAL BUILDING CODE/1999 FOURTEENTH EDITION**  
Construction project was designed according to the building code criteria listed below:

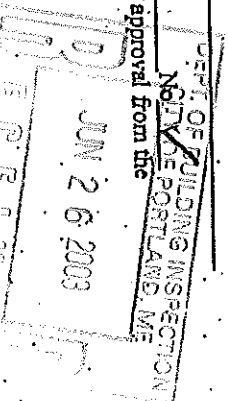
Building Code and Year: BOCA 1999 Use Group Classification(s): Warehouse / S2  
Type of Construction: Mtl. Dvld. Bldg. Height: 28'0" Bldg. Sq. Footage: 1,200 sq  
Seismic Zone: (II) A<sub>r</sub> = 0.10 Group Class: I  
Roof Snow Load Per Sq. Ft.: 42 Dead Load Per Sq. Ft.: 15  
Basic Wind Speed (mph): 85 Effective Velocity Pressure Per Sq. Ft.: 25  
Floor Live Load Per Sq. Ft.: 250

Structure has full sprinkler system? Yes  No   
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department. TO BE DESIGNED BY OTHERS.

Is structure being considered unlimited area building: Yes  No

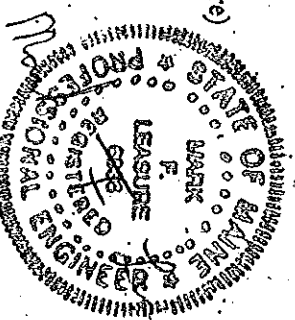
If mixed use, what subsection of 313 is being considered: N/A

List Occupant loading for each room or space, designed into this project. 8 PERSONS (300 SQ FT/OCCUPANT



(Designers Stamp & Signature)

PSH 6/07/2K  
NOT RESPONSIBLE FOR  
MECHANICAL/ELECTRICAL/PLUMBING  
THESE SYSTEMS WHEN INSTALLED  
SHALL BE DESIGNED BY OTHERS



Applicant: New Denver Design Bldg

Date: 7/17/03

Address: 101 McAlister Farm Rd

C-B-I: 319-A-002

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Addition

# 03-0760

Zone Location -

Interior or corner lot - and of Cul-De-Sac

Proposed Use/Work - 20' x 60' rear Addition

Sewage Disposal - PRIVATE

Lot Street Frontage - 60' min - existing

Front Yard - N/A

Rear Yard - 1 ft for every ft of height - 24' req - WAY OVER

Side Yard - 1 ft for every ft of height - 24' req - WAY OVER

Projections -

Width of Lot - N/A

Height - 24' at height of

Lot Area - 60 min lot size

Lot Coverage Impervious Surface - 75% max

Area per Family - N/A

Off-street Parking -  $\frac{14400 \text{ sq ft}}{1200} = 12$  Spaces Req - 53 Spaces Shown

Loading Bays -  $\frac{16000}{28000} = 2$  Shown

Site Plan - Minor #20003-0126

Shoreland Zoning/ Stream Protection - outside of 250' shoreland set back

Flood Plains - moved to Zone X

10' pavement set back from boundaries

Department of Planning & Development  
Lee D. Urban, Director



Division Directors  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning

## CITY OF PORTLAND

John N. Lufkin  
Economic Development

July 24, 2003

Larry Dahms  
Dirigo Drywall  
225 Riverside Street  
Portland, ME 04103

RE: Dirigo Drywall Building Addition-1 McAllister Farm Road  
CBI: 319 A002001

Dear Mr. Dahms:

We have received your minor site plan application for the building addition, outside storage, regrading and stormwater treatment at 1 McAllister Farm Road.

From our telephone discussion earlier today, I understand that you are under a considerable time constraint with the anticipated move into your new location.

Due to your need to move into the new location at McAllister Farm by September 1, 2003, you have requested that we separate the proposed building addition from the site plan application.

Since the addition is proposed on top of an existing concrete slab, we can exempt the addition from site plan review and you can work with Inspection Services on your Building Permit.

This exemption is for the building addition ONLY. No site work can occur until you have received site plan approval and submitted the appropriate performance guarantees and associated fees.

We will continue to work with Steve Bushey at Deluca-Hoffman in our review of the site plan.

Please do not hesitate to call if you have any questions.

Sincerely,

Sarah Hopkins  
Development Review Services Manager

O:\PLANDEV\REVW\mcallister lot1\exemption.doc

cc.: Alexander Jaegerman, Planning Division Director  
— Michael Nugent, Inspection Services Manager  
Marge Schmuckal, Zoning Administrator  
Jay Reynolds, Development Review Coordinator

# ELECTRICAL PERMIT City of Portland, Me.



Date 8/2/05

Permit # 054701

CBL # 319 A 002

To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

LOCATION Mrs. Elizabeth Jane Deemer Make & #

CMP ACCOUNT # \_\_\_\_\_ OWNER Ken Butler

TENANT \_\_\_\_\_ PHONE # \_\_\_\_\_

					TOTAL EACH FEE
OUTLETS	136	Receptacles	20	Switches	20
		Incandescent	140	Fluorescent	6
				Strips	
SERVICES		Overhead	X	Underground	TTL AMPS <800 450
		Overhead		Underground	>800
		Overhead		Underground	100
Temporary Service		Overhead		Underground	25.00
METERS	1	(number of)			25.00
MOTORS	1	(number of)			1.00
RESID/COM		Electric units			2.00
HEATING		oil/gas units		Interior	1.00
APPLIANCES		Ranges		Exterior	5.00
		Insta-Hot		Wall Ovens	2.00
		Dryers		Fans	2.00
		Compactors		Dishwasher	2.00
		Others (denote)		Washing Machine	2.00
MISC. (number of)		Air Cond/win			2.00
	4	Air Cond/cent		Pools	3.00
		HVAC		Thermostat	10.00
		Signs			5.00
		Alarms/res		DEPT. OF BUILDING INSPECTION	0.00
		Alarms/com		CITY OF PORTLAND, ME	0.00
	1	Heavy Duty(CRKT)			15.00
		Circus/Carnv			2.00
		Alterations			25.00
		Fire Repairs			5.00
	18	E Lights			15.00
		E Generators			1.00
PANELS		Service			20.00
TRANSFORMER		0-25 Kva	1	Remote	4.00
		25-200 Kva		Main	5.00
		Over 200 Kva			8.00
					10.00
		MINIMUM FEE/COMMERCIAL	45.00		
		TOTAL AMOUNT DUE			127.40
		MINIMUM FEE			35.00

RECEIVED  
AUG 2 2005  
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

CONTRACTORS NAME Peabody West Corp MASTER LIC. # 17768  
 ADDRESS 54 Pleasant Hill Rd LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 803 5448 SIGNATURE OF CONTRACTOR [Signature] ✓ # 7162

Department of Planning & Development  
Lee D. Urhan, Director



Division Directors  
Mark B. Adelson  
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP  
Planning  
John N. Lufkin  
Economic Development

## CITY OF PORTLAND

**TO:** Duane Kline, Finance Department

**FROM:** Alexander Jaegerman, Planning Division Director

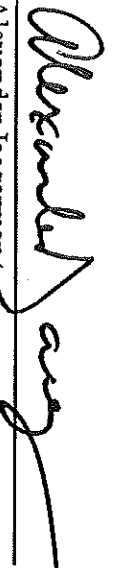
**DATE:** August 11, 2004

**SUBJECT:** Request for Release of Defect Guarantee  
Dirigo Drywall, 101 McAlister Farm Road  
ID# (2003-0126) Lead CBL# (319A002)

Please release the Escrow account for the site improvements at 101 McAlister Farm Road.

Remaining Balance \$1,755.00

Approved:

  
Alexander Jaegerman  
Planning Division Director

cc: Sarah Hopkins, Development Review Services Manager  
Jay Reynolds, Development Review Coordinator  
Code Enforcement  
file

O:\PLAN\CORRESP\DR\C\PERFORM\DIR\IGODRYWALL12.DOC

# ELECTRICAL PERMIT

## City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical Code and the following specifications:

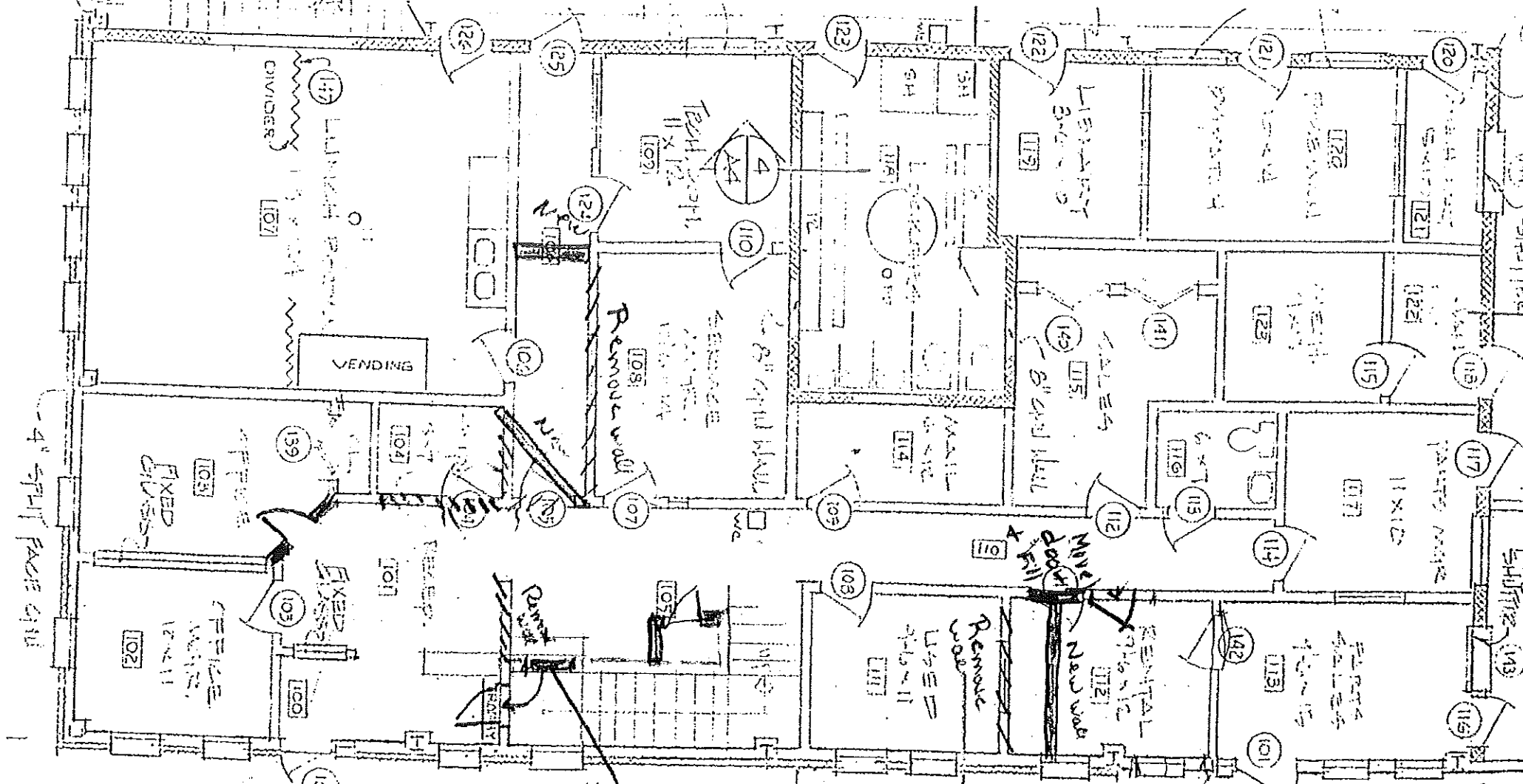
Date 01/27/03  
 Permit # 20034065  
 CBL# 3194002

LOCATION: One Walster Farm Rd METER MAKE & # \_\_\_\_\_  
 CMP ACCOUNT # \_\_\_\_\_ OWNER Charles Davis  
 TENANT Switz Electric Motors & CONTROL PHONE # 854-2501

OUTLETS	Receptacles	Switches	Smoke Detector	TOTAL EACH FEE
FIXTURES	Incandescent	Fluorescent	Strips	.20
SERVICES	Overhead	Underground	TTL AMPS	<800 1 15.00 >800 1 25.00
Temporary Service	Overhead	Underground	TTL AMPS	25.00
METERS	1 (number of)			25.00
MOTORS	25 (number of)			1.00 1.00 25 2.00 50.00
RESID/COM	Electric units			
HEATING	oil/gas units	Interior	Exterior	
APPLIANCES	Ranges	Cook Tops	Wall Ovens	
	Insta-Hot	Water heaters	Fans	
	Dryers	Disposals	Dishwasher	
	Compactors	Spa	Washing Machine	
	Others (denote)			
MISC. (number of)	Air Cond/win		Pools	
	Air Cond/cent		Thermostat	
	HVAC	EMS		
	Signs			
	Alarms/res			
	Alarms/com			
	Heavy Duty(CRKT)			
	Circus/Carnv			
	Alterations			
	Fire Repairs			
	E Lights			
	E Generators			
PANELS	Service	Remote	Main	
TRANSFORMER	0-25 Kva			4.00
	25-200 Kva			5.00
	Over 200 Kva			8.00
				10.00
	MINIMUM FEE/COMMERCIAL	45.00	TOTAL AMOUNT DUE	10.00
			MINIMUM FEE	35.00
				80.00

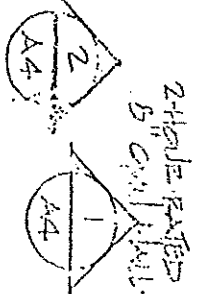
CONTRACTORS NAME Eastern Electric Corp MASTER LIC. # MC001182  
 ADDRESS 20 Bedford St LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE # 772-0702

SIGNATURE OF CONTRACTOR [Signature]  
 White Copy - Office • Yellow Copy - Applicant



101 McAllister - FARM Bld  
 PORTLAND, ME  
 DIR160 DW  
 1st floor OFFICE  
 Renovation

41'f wall Demo  
 34'f New wall  
 Existing



2-Hole RATED 50'f  
 WALL & CEILING

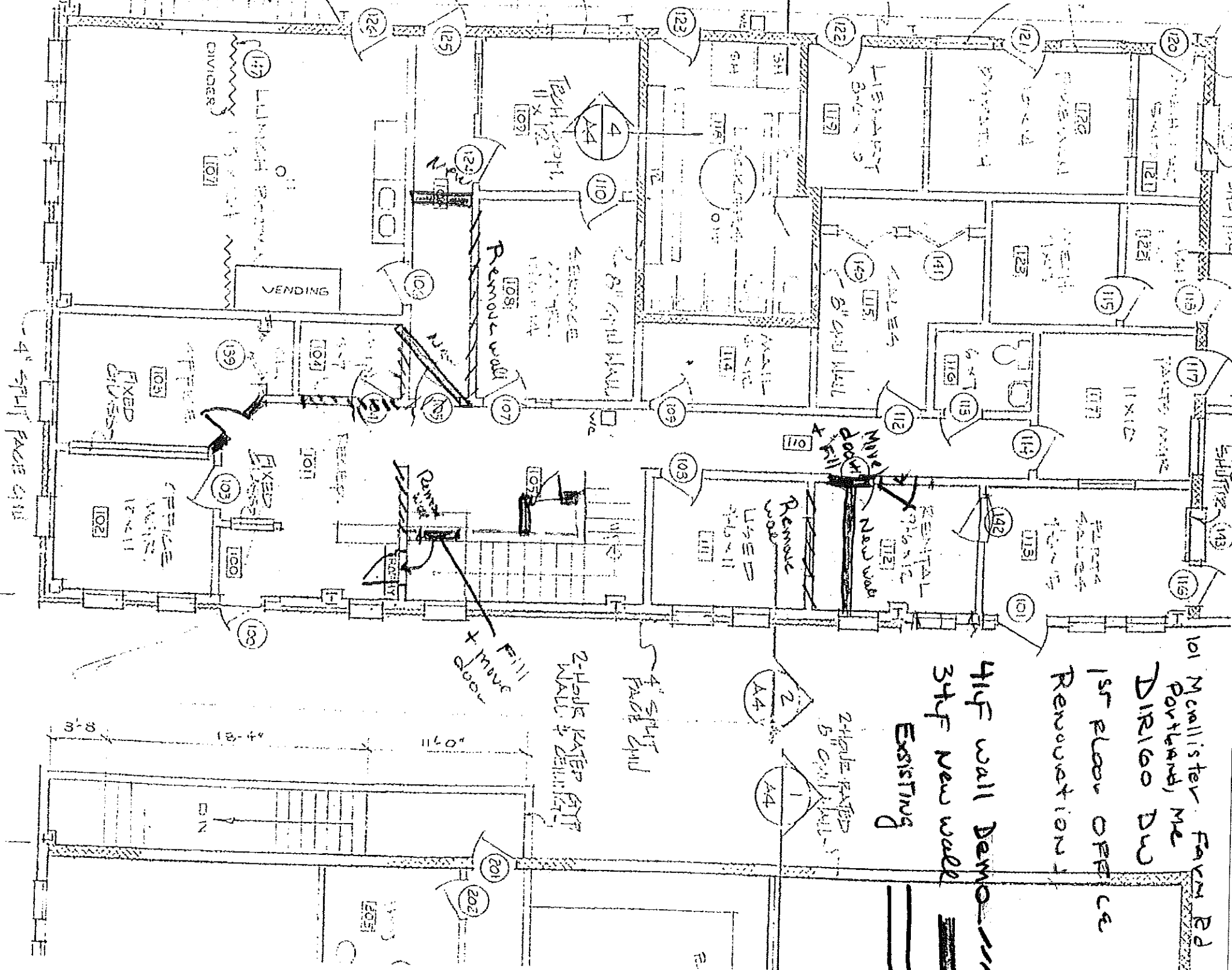
4' SPILT  
 FILL  
 + move  
 door

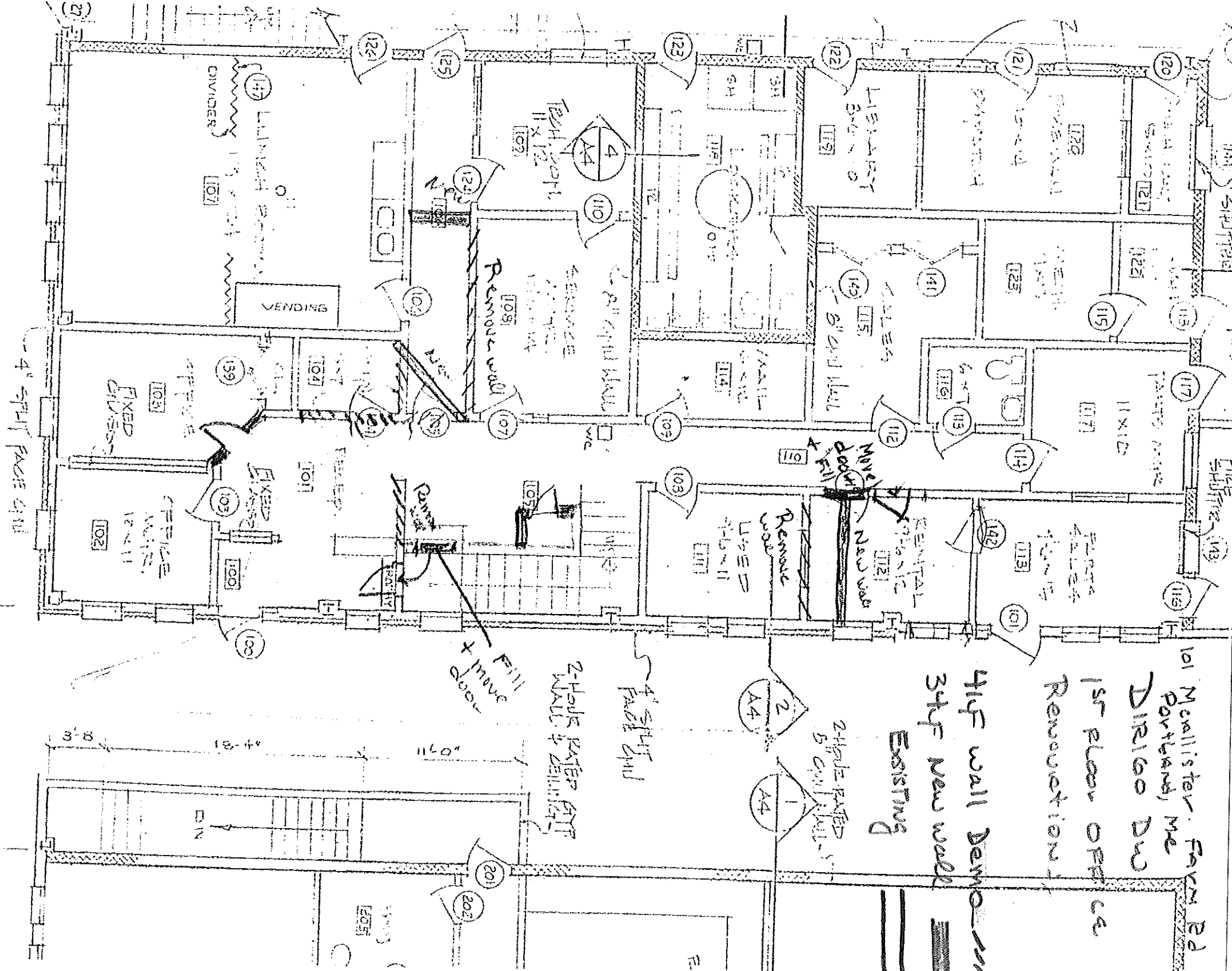
319 A 002



101 McAllister Farm Rd  
Portland, ME  
DIR100 DW  
1st floor OFFICE  
Renovations

4 1/2" wall Demo  
3 1/4" new wall  
Existing





101 Merrill Street, FARMER Bld  
 PORTLAND, ME  
 DIRIGO DR  
 1st floor OFFICE  
 Renovation

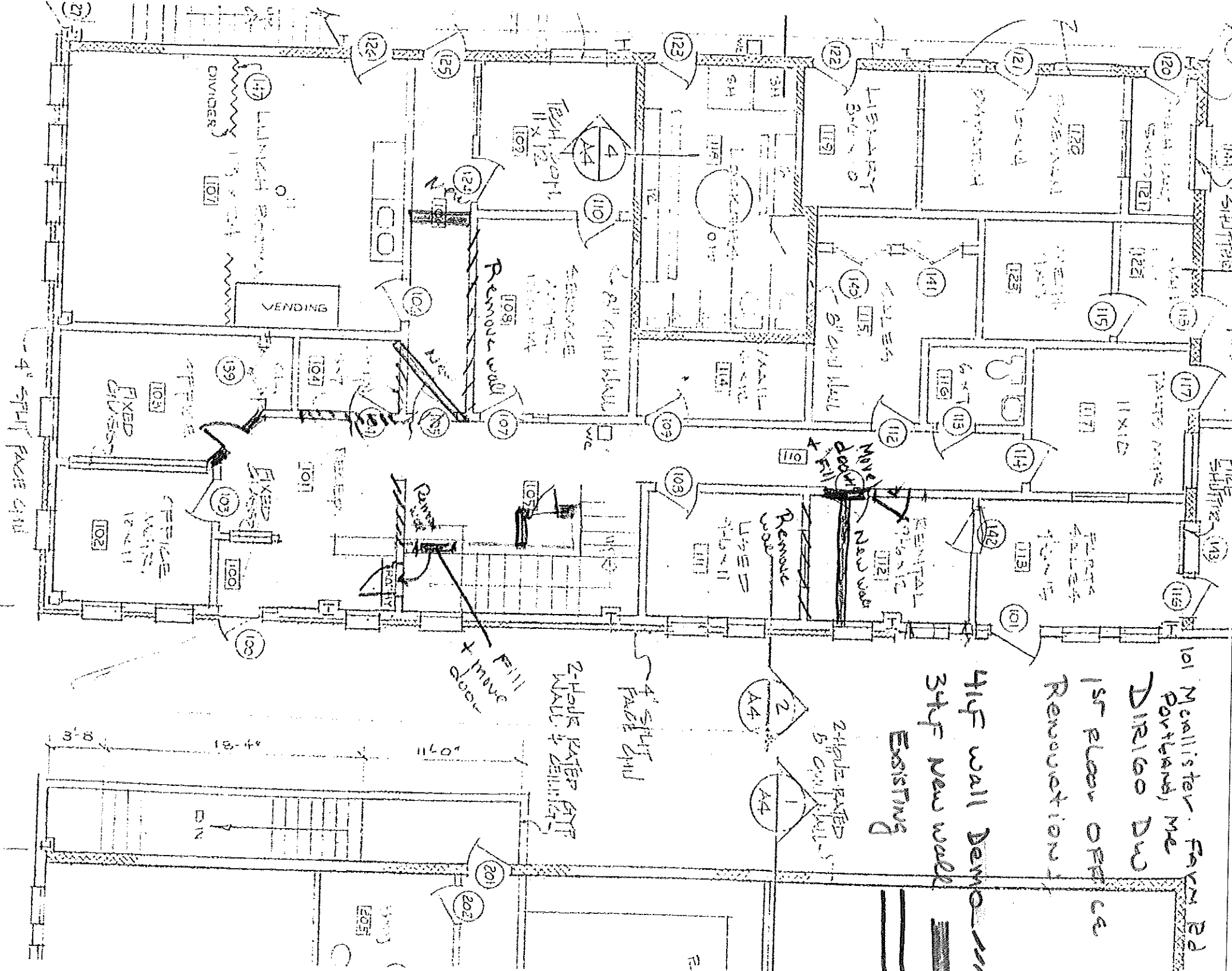
4 1/2" wall Demo  
 3 1/2" New wall  
 EXISTING

2 1/2" RATED  
 5' WALL  
 2  
 4 1/2" WALL  
 1  
 4 1/2" WALL

4" SHUT  
 FILL  
 2-Hour RATED  
 WALL & DEMOLISH

Fill  
 + move  
 door

4" SHUT  
 FILL



CITY OF PORTLAND, MAINE  
PLANNING BOARD

319-A-002

Jaimy Caron, Chair  
Deborah Krichels, Vice Chair  
Kenneth M. Cole III  
Cyrus Y. Haggie  
Erin Rodriguez  
Mark Malone  
Orlando E. DeLogu

July 12, 2000

Kamco Supply Corporation  
344 Riverside Street  
Portland, ME 04101

re: Two Buildings, McAlister Farm Road

Dear Sir:

On July 11, 2000 the Portland Planning Board voted unanimously to approve your application to construct a 12,800 sq. ft. storage structure and a 14,000 sq. ft. warehouse with offices. The Board found that the application met the standards of the Site Plan ordinance of the Land Use code with the following conditions:

1. that the applicant provide staff with a capacity letter from Northern Utilities.
2. that the submitted landscape plan be reviewed and approved by the City Arborist.
3. that the applicant provide a full cut-off light fixture for review and approval by staff.
4. that the City's Plumbing Inspector provide an approval for the new wastewater disposal chamber system prior to issuance of a building permit.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #31-00, which is attached.

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

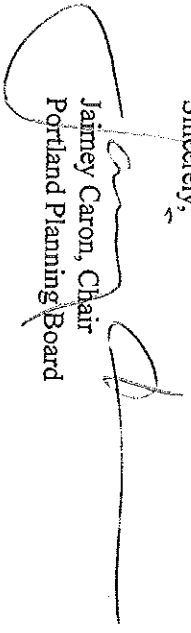
1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications 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.

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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 Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (who is located at DeLuca Hoffman at 775-1121) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

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

Sincerely,

  
Jaimey Caron, Chair  
Portland Planning Board

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
Kandice Talbot, Planner  
P. Samuel Hoffses, Building Inspector  
Marge Schmuuckal, Zoning Administrator  
Tony Lombardo, Project Engineer  
Development Review Coordinator  
William Bray, Director of Public Works  
Nancy Knauber, Associate Engineer  
Jeff Tarling, City Arborist  
Charlie Lane, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Inspection Department  
Lee Urban, Director of Economic Development  
Don Hall, Appraiser, Assessor's Office  
Susan Doughy, Assessor's Office  
Approval Letter File