

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 090604
AUG - 3 2009
CITY OF PORTLAND

This is to certify that LOCKARD ROBERT A /P.M. Construction
has permission to Foundation Only Permit. For Building Application # 09332. Commencement of Work on original permit
AT 336 ALLEN AVE CB 344 E036001

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 altered or otherwise changed-in. 24 HOURS 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.
Health Dept.
Appeal Board
Other
Department Name

Handwritten signature and date 7/31/09
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

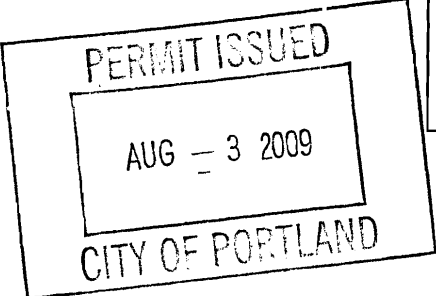
Permit No: 09-0604	Issue Date: 7/31/09	CBL: 344 E036001
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Location of Construction: 336 ALLEN AVE	Owner Name: LOCKARD ROBERT A	Owner Address: 69 HANCOCK RD	Phone: 207-282-7697
Business Name:	Contractor Name: P M Construction Co.	Contractor Address: 19 Industrial Park Rd Saco	Phone: 2072827697
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Commercial	Zone:

Past Use: Multi commercial buildings on lots	Proposed Use: Commercial-Walgreens - Foundation Only Permit. For Building Application #09-0332. Cost of Work on original permit	Permit Fee: \$30.00	Cost of Work: \$0.00	CEO District: 5
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * see above.	INSPECTION: Use Group: M Type: IIB IBC-2003	

Proposed Project Description: Foundation Only Permit. For Building Application #09-0332. Cost of Work on original permit	Signature: 	Signature: 
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: lmd	Date Applied For: 06/11/2009	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 	Special Zone or Reviews <input type="checkbox"/> Shoreland N/A <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone Panel 2 zone X <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan 2001-0189 Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK w/cond. Date: 5/1/09 MS GHT	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use Granted 1/31/09 P.B. <input checked="" type="checkbox"/> Interpretation Granted 7/17/08 RE: A setback ZBA <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: CSW.
			

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 _____

PM Construction Co., Inc.

19 Industrial Park Road
PO Box 728
Saco, Maine 04072
(207) 282-7697
(207) 283-4549 Fax

LETTER OF TRANSMITTAL

DATE: 8/3/09 JOB #: 09.1.114

RE: Walgreen's Allen AV Portland

TO:

City of Portland
389 Congress ST
Portland, ME 04101

Attn: Chris Hanson

Hand deliver

WE ARE SENDING YOU: Attached Under separate cover via _____ the following:

- Shop drawings Prints Plans Samples Specifications
- Copy of letter Change order Other -

1	3-30-09	S1-S6	Structural drawings w/ stamp

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 _____ Return prints after use
- FOR BIDS DUE:**

REMARKS:

Copy to: file, Stamped structural drawings to follow

Signed: _____
Karl M. Bacon
Project Manager

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0604	Date Applied For: 06/11/2009	CBL: 344 E036001
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Business Name:	Contractor Name: P M Construction Co.	Contractor Address: 19 Industrial Park Rd Saco	Phone: (207) 282-7697
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Commercial	

Proposed Use: Commercial-Walgreens - Foundation Only Permit. For Building Application #09-0332. Cost of Work on original permit	Proposed Project Description: Foundation Only Permit. For Building Application #09-0332. Cost of Work on original permit
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/01/2009

Note: **Ok to Issue:**

- 1) Seperate permits are required for demolition of the buildings.
- 2) Seperate permits required for alarms and sprinklers.
- 3) Seperate permits shall be required for any new signage.
- 4) Seperate permits are required for demolition of the existing buildings on site. Application with required call list can be found online or in our office.
- 5) This permit is being approved on the basis of the plan submitted. Any deviation shall require seperate approval before starting work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 07/31/2009

Note: **Ok to Issue:**

- 1) Foundation permit only. Seperate building permits must be approved prior to any other related work.
- 2) The owner and builder agree to submit a statement from a licensed surveyor PRIOR to placement of backfill stating the location of the structure is compliant with the City of Portland required setbacks.
- 3) Seperate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Seperate plans may need to be submitted for approval as a part of this process.
- 4) Seperate Permits shall be required for any new signage.

Dept: Fire **Status:** Approved **Reviewer:** Capt Keith Gautreau **Approval Date:** 07/31/2009

Note: **Ok to Issue:**

Comments:

6/11/2009-lmd: All supporting documents and PDF are with the original building permit.

Location of Construction: 336 ALLEN AVE	Owner Name: LOCKARD ROBERT A	Owner Address: 69 HANCOCK RD	Phone:
Business Name: Walgreens	Contractor Name: P M Construction Co.	Contractor Address: 19 Industrial Park Rd Saco	Phone (207) 282-7697
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

12 Emergency lights and exit signs are required

Dept: Public Services **Status:** Approved **Reviewer:** David Margolis-Pineo **Approval Date:**
Note: **Ok to Issue:**

Dept: Zoning **Status:** **Reviewer:** Marge Schmuckal **Approval Date:**
Note: **Ok to Issue:**

Dept: Parks **Status:** Approved with Conditions **Reviewer:** Jeff Tarling **Approval Date:**
Note: **Ok to Issue:**

Dept: Fire **Status:** **Reviewer:** Greg Cass **Approval Date:**
Note: **Ok to Issue:**

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 07/30/2009
Note: **Ok to Issue:**

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Jean Fraser **Approval Date:** 01/13/2009
Note: **Ok to Issue:**

Location of Construction: 336 ALLEN AVE	Owner Name: LOCKARD ROBERT A	Owner Address: 69 HANCOCK RD	Phone:
Business Name: Walgreens	Contractor Name: P M Construction Co.	Contractor Address: 19 Industrial Park Rd Saco	Phone (207) 282-7697
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

1) **CONDITIONAL USE**

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 02-09, relevant to Portland's Conditional Use Standards and other regulations, and the testimony presented at the Planning Board hearing, the Planning Board voted 7-0 that the proposed conditional use for a drive-thru adjacent to a residential use or zone is in conformance with the standards of the Land Use Code, Section 14-183 for the B2 zone, subject to the following condition(s):

i. That the applicant shall submit, for the City's Associate Corporation Counsel review and approval prior to the issuance of a building permit, final easement documentation/ agreements that allow for the access and boundary revisions and associated works on the properties owned by Allen Avenue Extension LLC (Espo's) and Ritco Properties, Inc (Laundromat) properties, and by which agreement such owners agree that no site changes other than shown on the approved plan shall be made to their properties without Planning Authority approval; and

ii. That the applicant shall conduct a detailed Traffic Monitoring Study, as described in the January 7, 2009 comments from Tom Errico, 18 months following the opening of the pharmacy to the public, such date to be informed to the City Planning Authority. A report summarizing the outcomes of the Traffic Monitoring Study, including the identification of deficiencies and corrective measures (if any), shall be submitted to the City Planning Authority immediately upon completion and no later than one month after the Study is conducted; and

iii. That if mitigation actions are identified, the City of Portland shall be responsible for all costs associated with implementation of improvements within the public right of way and the four foot easement area referenced below in item iv., provided the applicant shall be responsible for reasonable on-site signage or similar improvements as required by the Planning Authority. Such improvements shall not include the elimination of either the right-turn entry or the exit movements as approved, provided that the City can make whatever other improvements, the nature and scope at the City's sole discretion, within the public right of way and the four foot easement area referenced below in item iv.; and

iv. That the applicant shall provide, prior to the issuance of a building permit, a four foot wide easement along the applicant's Washington Avenue property boundary for possible improvement requirements as identified in the Traffic Monitoring Study; and

v. That the applicant shall implement, prior to the issuance of a Certificate of Occupancy, pavement reconstruction, pavement markings and signing improvements to create a central turning lane along Allen Avenue from west of their site to their easterly site drive (similar to that shown in an indicative plan titled "Off-site Improvements" dated 9.22.2008 and referenced as Attachment M21 to Report #02-09.) The applicant shall be responsible for preparing construction design plans and documents for such work, which shall be subject to review and approval by the Planning Authority prior to issuance of a building permit; and

vi. That the existing "stamped" islands on Allen Avenue, that are to be modified as part of Walgreens Off-site Improvements plan referenced in condition v. above, shall not be painted black, but milled and replaced with new bituminous pavement; and

vii. That the applicant shall submit, prior to the issuance of a building permit, a more detailed design to clarify the layout and operation of the area adjacent to joint access with the Ritco; and

viii. That deliveries to the site and trash removal shall be restricted to between the hours of 8am and 8pm everyday, and that the pharmacy drive-thru hours shall be limited to 7am to 11pm everyday; and

WAIVERS

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in the Planning Board Report # 02-09 relevant to the Portland Technical and Design Standards and Guidelines and other regulations and the testimony presented at the Planning Board hearing:

i. The Planning Board voted 7-0 to waive the requirements of Section III.2.A.(b) of the Technical and Design Standards and

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Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Guidelines which requires driveway widths to be no greater than 30 feet, to allow the Washington Avenue drive and easterly Allen Avenue drive to exceed this width as shown on the approved Plan C1.1 Rev B (Attachment M7 to Report #02-09).

ii. The Planning Board voted 7-0 to waive the requirement of Section III.3.A of the Technical and Design Standards and Guidelines for parking spaces to be 9 feet by 19 feet, to allow 9 feet by 18 feet parking spaces as shown on the approved Plan C1.1 Rev B (Attachment M7 to Report #02-09).

SITE PLAN REVIEW

On the basis of the application, plans, reports and other information submitted by the applicant, findings and recommendations contained in Planning Board Report # 02-09 relevant to the Site Plan Ordinance and other regulations and the testimony presented at the Planning Board hearing, the Planning Board voted 7-0 that the plan is in conformance with the site plan standards of the land use code, subject to the following conditions:

i. That the applicant shall submit, for the City's Associate Corporation Counsel review and approval prior to the issuance of a building permit, final easement documentation/ agreements that allow for the access and boundary revisions and associated works on the properties owned by Allen Avenue Extension LLC (Espo's) and Ritco Properties, Inc (Laundromat) properties, and by which agreement such owners agree that no site changes other than shown on the approved plan shall be undertaken to their properties without Planning Authority approval; and

ii. That the applicant shall conduct a detailed Traffic Monitoring Study, as described in the January 7, 2009 comments from Tom Errico, 18 months following the opening of the pharmacy to the public, such date to be informed to the City Planning Authority. A report summarizing the outcomes of the Traffic Monitoring Study, including the identification of deficiencies and corrective measures (if any), shall be submitted to the City Planning Authority immediately upon completion and no later than one month after the Study is conducted; and

iii. That if mitigation actions are identified, the City of Portland shall be responsible for all costs associated with implementation of improvements within the public right of way and the four foot easement area referenced below in item iv., provided the applicant shall be responsible for reasonable on-site signage or similar improvements as required by the Planning Authority. Such improvements shall not include the elimination of either the right-turn entry or the exit movements as approved, provided that the City can make whatever other improvements, the nature and scope at the City's sole discretion, within the public right of way and the four foot easement area referenced below in item iv.; and

iv. That the applicant shall provide, prior to the issuance of a building permit, a four foot wide easement along the applicant's Washington Avenue property boundary for possible improvement requirements as identified in the Traffic Monitoring Study; and

v. That the applicant shall implement, prior to the issuance of a Certificate of Occupancy, pavement reconstruction, pavement markings and signing improvements to create a central turning lane along Allen Avenue from west of their site to their easterly site drive (similar to that shown in an indicative plan titled "Off-site Improvements" dated 9.22.2008 and referenced as Attachment M21 to Report #02-09.) The applicant shall be responsible for preparing construction design plans and documents for such work, which shall be subject to review and approval by the Planning Authority prior to issuance of a building permit for new construction; and

vi. That the existing "stamped" islands on Allen Avenue, that are to be modified as part of Walgreens Off -site Improvements plan referenced in condition v. above, shall not be painted black, but milled and replaced with new bituminous pavement; and

vii. That the easterly drive from Allen Avenue shall have the channelization island comprise of sloped granite curbing and the main body of the island be of a material that can carry the weight of a fire truck and not be obstructed by landscaping; and

viii. That the applicant shall submit, prior to the issuance of a building permit, a more detailed design to clarify the layout and

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Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

operation of the area adjacent to joint access with the Ritco Properties Inc; and

ix. That the Landscape Plan be revised and submitted for review and approval; such revisions to 'crown' or slightly berm the landscape and turf area between the parking lot and Washington Avenue along with the 'bump-outs' or islands that project out into the parking area; and

x. That the sprinkler connection shall be located on the Allen Avenue side of the pharmacy building to facilitate Fire Department operations; and

xi. That the applicant shall submit, for review and approval prior to the issuance of a building permit, a construction mobilization plan that will include, but is not limited to, access, demolition, sequencing, site stabilization, hours of operation, and interim lighting; and

xii. That deliveries to the site and trash removal shall be restricted to between the hours of 8am and 8pm everyday and that the pharmacy drive-thru hours shall be limited to 7am to 11pm everyday; and

xiii. That the applicant shall revise the site plan as necessary to resolve any conflict between the landscape and snow storage areas, for Planning Authority review and approval; and

xiv. That the applicant agrees that the employee's parking area lighting shall be turned off not later than one hour after the Walgreens store closes.

Comments:

5/1/2009-mes: An Interpretation Appeal concerning front setbacks was granted to the developers on 7/17/08. A site plan and conditional use appeal was granted by the PB on 1/13/09

Foundation

General Building Permit Application



If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>336 Allen Avenue</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>344 E 036</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Pm Construction</u> Address <u>19 Industrial Park Rd.</u> City, State & Zip <u>Saco, ME 04072</u>	Telephone: <u>207-282-7697</u>
Lessee/DBA (If Applicable) <u>JUN 11 2009</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____

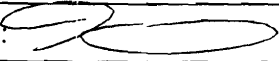
Current legal use (i.e. single family) _____ Number of Residential Units None
 If vacant, what was the previous use? _____
 Proposed Specific use: Retail Pharmacy
 Is property part of a subdivision? No If yes, please name _____
 Project description:
Foundation only. Fees included in building permit Application # 09-0332

Contractor's name: Pm Construction
 Address: 19 Industrial Park Rd.
 City, State & Zip Saco, ME 04072 Telephone: 207-282-7697
 Who should we contact when the permit is ready: Mike DiMatteo Telephone: _____
 Mailing address: P.O. Box 728 Saco, ME 04072

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature:  Date: 6/11/09

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

Submit to the Richmond Co. for
Applicant: W Al greens

Date: 8/14/08 10/10/08

Address: 340 Allen Ave, Cor Washington
C-B-L: B-2 344-E008, 12, 36, 42

CHECK-LIST AGAINST ZONING ORDINANCE

Date - lot to be redeveloped - permit # 09-0332

Zone Location - B-2

USPOS Lot

9/24/08 plan conditional use
PB
14045 #
14122 #
for A drive-thru retail & pharmacy

md. use to PB
Interior of corner lot -
Drive Thru

to construct a 109' x 135' bldg

Proposed Use/Work -

Sewage Disposal - City

Lot Street Frontage -

step appeal ok for given front yard - see attach 7/17/08 - 38.5' shown

ok Rear Yard 10' where abuts 15' (front established along Wash - 60' scaled
Res. zone of 1st floor res. use 20' doesn't abut there's

ok Side Yard - 10' min req - 20' & 28' scaled

Projections -

Width of Lot - No min

ok plans Height - 45' max - 1 story high - no

ok Lot Area - 16,000 # min - 50,454 # 58,931 # 11/2/08 plans submitted ok 78.1% shown

ok Impervious Surface - 80% max ~~not given~~ 78.1%

Area per Family - N/A

Off-street Parking - 14122 - 2000 # - 2500 # bulk storage + 200 = 4811 (a 48) PKG Reg - Show 54
NO PARKING in front yard on 12/07 plan

ok Loading Bays - Need to show 14' x 50'

Site Plan - # 2007-0189 - 7/17/08 appeal granted concerning the front setback

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 2 - Zone X

ok Corner Sign - corner clearance - no higher than 3 1/2'

landscaped areas
Figure # 3 plan

revised plan
48 shown



Certificate of Design Application

From Designer: Domenic W. DeAngelo
 Date: April 8, 2009
 Job Name: New Walgreens Drug Store
 Address of Construction: Washington & Allen Avenue - Portland, ME

2003 International Building Code
 Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2006 Use Group Classification (s) M- Mercantile
 Type of Construction 2B

Is there a Fire suppression in Accordance with Section 903.3.1 of the 2003 IBC? Yes Supervisory alarm system? Yes

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

Geotechnical/Soils report required? (See Section 1802.2) Prepared by S. W. Cole Engineering

Structural Design Calculations

N/A Submitted for all structural members (106.1 – 106.11)

N/A Live load reduction

Design Loads on Construction Documents (1603) Uniformly distributed floor live loads (7603.11, 1807)

42 PSF Roof live loads (1603.1.2, 1607.11)

42 PSF Roof snow loads (1603.7.3, 1608)

Floor Area Use Loads Shown

60 PSF Ground snow load, P_s (1608.2)

Retail 100 PSF

42 PSI If $P_g > 10$ psf, flat-roof snow load p_s

Wind Loads (1603.1.4, 1609)

1.0 If $P_g > 10$ psf, snow exposure factor, G

Simplified Design option utilized (1609.1.1, 1609.6)

1.0 If $P_g > 10$ psf, snow load importance factor, I_s

90 MPH Basic wind speed (1809.3)

1.1 Roof thermal factor, α (1608.4)

1 = 1.0 Building category and wind improvement Factor, table 1604.5, 1609.5)

N/A Sloped roof snowload, P_s (1608.4)

B Wind exposure category (1609.4)

C Seismic design category (1616.3)

± 0.18 Internal pressure coefficient (ASCE 7)

Ordinary Reinf masonry, Basic seismic force resisting system (1617.6.2)

16.9 PSF Component and cladding pressures (1609.1.1, 1609.6.2.2)

$R=2.5/CD=1/4$ Response modification coefficient, R and deflection amplification factor G (1617.6.2)

15.9 PSF Main force wind pressures (7603.1.1, 1609.6.2.1)

Simplified Analysis procedure (1616.6, 1617.5)

277,146 Design base shear (1617.4, 1617.5.1)

Earth design data (1603.1.5, 1614-1623)

Floor loads (1803.1.6, 1612)

Simplified Design option utilized (1614.1)

N/A Floor Hazard area (1612.3)

C Seismic use group ("Category")

_____ Elevation of Structure

SDs = .3K SDi = .16 Spectral response coefficients, SQ_i & SD_1 (1615.1)

Other loads

D Site class (1615.1.5)

2000 IBS Concentrated loads (1607.4)

20 PSI Partition loads (1607.5)

APR 11 2009



Certificate of Design Application

From Designer: Steven A. Moeser
 Date: April 8, 2009
 Job Name: New Walgreens Drug Store
 Address of Construction: Washington & Allen Avenue – Portland, ME

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Building Code & Year IBC 2006 Use Group Classification (s) M- Mercantile

Type of Construction 2B

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1.0 If $P_g > 10$ psf, snow load importance factor, I_s

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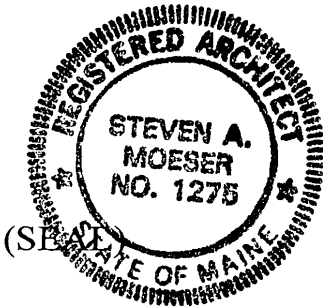
Accessibility Building Code Certificate

Designer: Steven A. Moeser

Address of Project: Washington & Allen Avenue

Nature of Project: New Walgreens Drug Store

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: 

Title: President / Architect

Firm: Moeser & Associates

Address: 206 Ayer Road – Suite 2

Harvard, MA 01451

Phone: 978-456-6905

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

Date: April 3, 2009

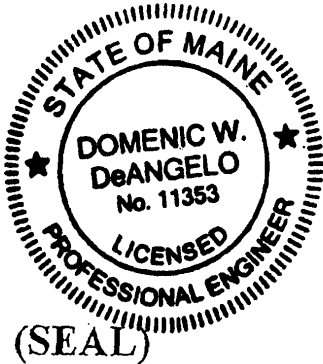
From: Domenic W. DeAngelo

These plans and / or specifications covering construction work on:

Proposed Walgreens

Washington & Allen 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.



(SEAL)

Signature: Domenic W. DeAngelo

Title: President

Firm: DWD Engineering, Inc.

Address: 5 Michael Road

East Bridgewater, MA 02333

Phone: 508-378-9602

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Certificate of Design

Date: April 3, 2009

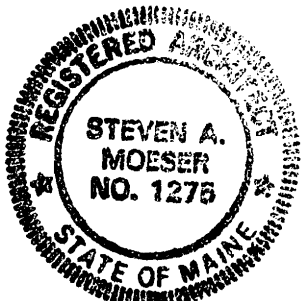
From: Steven A. Moeser

These plans and / or specifications covering construction work on:

Proposed Walgreens

Washington & Allen 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.



(SEAL)

Signature: 

Title: Pres / Architect

Firm: Moeser & Associates

Address: 206 Ayer Road - Suite 2

Harvard, MA 01451

Phone: 978-456-6905

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Statement of Special Inspections

Project: *Walgreens*

Location: *Washington & Allen Avenues - Portland, ME*

Owner: *The Richmond Company - 23 Concord Street - Wilmington, MA 01887*

Design Professional in Responsible Charge: *DWD Engineering*

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement of Special Inspections* encompass the following disciplines:

- Structural
- Mechanical/Electrical/Plumbing
- Architectural
- Other: _____

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge.

A *Final Report of Special Inspections* documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

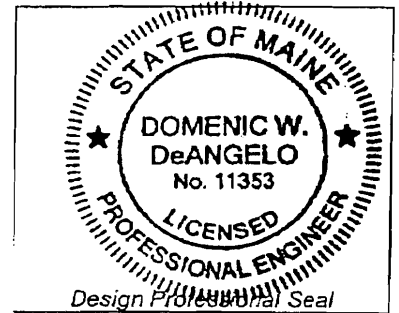
Interim Report Frequency: *As required by construction Schedule* or per attached schedule.

Prepared by:

Domenic DeAngelo
(type or print name)

Domenic W. DeAngelo
Signature

07/31/09
Date



Owner's Authorization:

Building Official's Acceptance:

Signature Date

Signature Date

Schedule of Inspection and Testing Agencies

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

- | | |
|--|--|
| <input checked="" type="checkbox"/> Soils and Foundations | <input type="checkbox"/> Spray Fire Resistant Material |
| <input checked="" type="checkbox"/> Cast-in-Place Concrete | <input type="checkbox"/> Wood Construction |
| <input type="checkbox"/> Precast Concrete | <input type="checkbox"/> Exterior Insulation and Finish System |
| <input checked="" type="checkbox"/> Masonry | <input type="checkbox"/> Mechanical & Electrical Systems |
| <input checked="" type="checkbox"/> Structural Steel | <input type="checkbox"/> Architectural Systems |
| <input type="checkbox"/> Cold-Formed Steel Framing | <input type="checkbox"/> Special Cases |

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator	<i>DWD Engineering Structural Engineer</i>	<i>5 Michael Road East Bridgewater, MA 02333 (508) 378-9602 domdean@aol.com</i>
2. Inspector		
3. Inspector	<i>Miller Engineering & Testing Attn: Howard Goddard</i>	<i>100 Sheffield Road Manchester, NH 03108</i>
4. Testing Agency		
5. Testing Agency	<i>Miller Engineering & Testing Attn: Howard Goddard</i>	<i>100 Sheffield Road Manchester, NH 03108</i>
6. Other	<i>Miller Engineering & Testing Attn: Howard Goddard</i>	<i>100 Sheffield Road Manchester, NH 03108</i>

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category *C*

Quality Assurance Plan Required (Y/N) *N*

Description of seismic force resisting system and designated seismic systems:
Reinforced masonry shear walls.

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) *100 mph*

Wind Exposure Category *B*

Quality Assurance Plan Required (Y/N) *N*

Description of wind force resisting system and designated wind resisting components:
Reinforced masonry shear walls.

Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.

Qualifications of Inspectors and Testing Technicians

The qualifications of all personnel performing Special Inspection and testing activities are subject to the approval of the Building Official. The credentials of all Inspectors and testing technicians shall be provided if requested.

Key for Minimum Qualifications of Inspection Agents:

When the Registered Design Professional in Responsible Charge deems it appropriate that the individual performing a stipulated test or inspection have a specific certification or license as indicated below, such designation shall appear below the Agency Number on the Schedule.

PE/SE	Structural Engineer – a licensed SE or PE specializing in the design of building structures
PE/GE	Geotechnical Engineer – a licensed PE specializing in soil mechanics and foundations
EIT	Engineer-In-Training – a graduate engineer who has passed the Fundamentals of Engineering examination

American Concrete Institute (ACI) Certification

ACI-CFTT	Concrete Field Testing Technician – Grade 1
ACI-CCI	Concrete Construction Inspector
ACI-LTT	Laboratory Testing Technician – Grade 1&2
ACI-STT	Strength Testing Technician

American Welding Society (AWS) Certification

AWS-CWI	Certified Welding Inspector
AWS/AISC-SSI	Certified Structural Steel Inspector

American Society of Non-Destructive Testing (ASNT) Certification

ASNT	Non-Destructive Testing Technician – Level II or III.
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International Code Council (ICC) Certification

ICC-SMSI	Structural Masonry Special Inspector
ICC-SWSI	Structural Steel and Welding Special Inspector
ICC-SFSI	Spray-Applied Fireproofing Special Inspector
ICC-PCSI	Prestressed Concrete Special Inspector
ICC-RCSI	Reinforced Concrete Special Inspector

National Institute for Certification in Engineering Technologies (NICET)

NICET-CT	Concrete Technician – Levels I, II, III & IV
NICET-ST	Soils Technician - Levels I, II, III & IV
NICET-GET	Geotechnical Engineering Technician - Levels I, II, III & IV

Exterior Design Institute (EDI) Certification

EDI-EIFS	EIFS Third Party Inspector
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Other

Soils and Foundations

Item	Agency # (Qualif.)	Scope
1. Shallow Foundations	#2 PE/GE	<p><i>Inspect soils below footings for adequate bearing capacity and consistency with geotechnical report.</i></p> <p><i>Inspect removal of unsuitable material and preparation of subgrade prior to placement of controlled fill</i></p>
2. Controlled Structural Fill	#2 and #4 PE/GE	<p><i>Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material.</i></p> <p><i>Inspect placement, lift thickness and compaction of controlled fill.</i></p> <p><i>Test density of each lift of fill by nuclear methods (ASTM D2922)</i></p> <p><i>Verify extent and slope of fill placement.</i></p>
3. Deep Foundations	N/A PE/GE	<p><i>Inspect and log pile driving operations. Record pile driving resistance and verify compliance with driving criteria.</i></p> <p><i>Inspect piles for damage from driving and plumbness.</i></p> <p><i>Verify pile size, length and accessories.</i></p> <p><i>Inspect installation of drilled pier foundations. Verify pier diameter, bell diameter, lengths, embedment into bedrock and suitability of end bearing strata.</i></p>
4. Load Testing		
4. Other:		

Cast-in-Place Concrete

Page 5 of

Item	Agency # (Qualif.)	Scope
1. Mix Design	#1 and #2 ACI-CCI ICC-RCSI	Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.
2. Material Certification		
3. Reinforcement Installation	#1 and #2 ACI-CCI ICC-RCSI	Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters
4. Post-Tensioning Operations	N/A ICC-PCSI	Inspect placement, stressing, grouting and protection of post-tensioning tendons. Verify that tendons are correctly positioned, supported, tied and wrapped. Record tendon elongations.
5. Welding of Reinforcing	N/A AWS-CWI	Visually inspect all reinforcing steel welds. Verify weldability of reinforcing steel. Inspect preheating of steel when required.
6. Anchor Rods	#1 and #2	Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.
7. Concrete Placement	#2 ACI-CCI ICC-RCSI	Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.
8. Sampling and Testing of Concrete	#4 ACI-CFTT ACI-STT	Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064).
9. Curing and Protection	#2 ACI-CCI ICC-RCSI	Inspect curing, cold weather protection and hot weather protection procedures.
10. Other:		

MasonryRequired Inspection Level: 1 2

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Item	Agency # (Qualif.)	Scope
1. Material Certification		
2. Mixing of Mortar and Grout	#2 and #4 ICC-SMSI	Inspect proportioning, mixing and retempering of mortar and grout.
3. Installation of Masonry	#1 and #2 ICC-SMSI	Inspect size, layout, bonding and placement of masonry units.
4. Mortar Joints	#1 and #2 ICC-SMSI	Inspect construction of mortar joints including tooling and filling of head joints.
5. Reinforcement Installation	#1 and #2 ICC-SMSI AWS-CWI	Inspect placement, positioning and lapping of reinforcing steel. Inspect welding of reinforcing steel.
6. Prestressed Masonry	N/A ICC-SMSI	Inspect placement, anchorage and stressing of prestressing bars.
7. Grouting Operations	#1 and #2 ICC-SMSI	Inspect placement and consolidation of grout. Inspect masonry clean-outs for high-lift grouting.
7. Weather Protection	#2 ICC-SMSI	Inspect cold weather protection and hot weather protection procedures. Verify that wall cavities are protected against precipitation.
9. Evaluation of Masonry Strength	#4 ICC-SMSI	Test compressive strength of mortar and grout cube samples (ASTM C780). Test compressive strength of masonry prisms (ASTM C1314).
10. Anchors and Ties	#1 and #2 ICC-SMSI	Inspect size, location, spacing and embedment of dowels, anchors and ties.
11. Other:		

Structural Steel

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Item	Agency # (Qualif.)	Scope
1. Fabricator Certification/ Quality Control Procedures <input type="checkbox"/> Fabricator Exempt	#2 AWS/AISC- SSI ICC-SWSI	Review shop fabrication and quality control procedures.
2. Material Certification	#2 AWS/AISC- SSI ICC-SWSI	Review certified mill test reports and identification markings on wide-flange shapes, high-strength bolts, nuts and welding electrodes
3. Open Web Steel Joists	#1 and #2	Inspect installation, field welding and bridging of joists.
4. Bolting	#1 and #2 AWS/AISC- SSI ICC-SWSI	Inspect installation and tightening of high-strength bolts. Verify that splines have separated from tension control bolts. Verify proper tightening sequence. Continuous inspection of bolts in slip-critical connections.
5. Welding	#1 and #2 AWS-CWI ASNT	Visually inspect all welds. Inspect pre-heat, post-heat and surface preparation between passes. Verify size and length of fillet welds. Ultrasonic testing of all full-penetration welds.
6. Shear Connectors	N/A AWS/AISC- SSI ICC-SWSI	Inspect size, number, positioning and welding of shear connectors. Inspect studs for full 360 degree flash. Ring test all shear connectors with a 3 lb hammer. Bend test all questionable studs to 15 degrees.
7. Structural Details	#1 and #2 PE/SE	Inspect steel frame for compliance with structural drawings, including bracing, member configuration and connection details.
8. Metal Deck	#1 and #2 AWS-CWI	Inspect welding and side-lap fastening of metal roof and floor deck.
9. Other:		



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Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator

Meeting Information

DATE: 8/18/08

LOCATION: 330 Allen Ave - Walgreens

PEOPLE PRESENT: DAVID CATULIP - Maureen - Peter Hedrich

Tom ERICO - Jim Garmody - Jean F - Marge

ZONE: B-2 BARBARA D

DISCUSSION: DAVID GAVE A history of the lots - all vacant now -
Explained The lots

2 separate site plans - Espos & Walgreens

Peter explained the traffic - closing 3 drive ways & restricting movements - 150' from corner

Jim & Tom - Dunkin Donuts makes it a High HAZARD AREA
Double left turn lane on Allen

Jim → Right out onto Washington (Peter understands) is a problem
Doesn't meet the waiver criteria

Maureen on the deliveries: - 6 or 7 deliveries per week 1 or 2 larger trucks
Needs to be 14' x 50' & shown on the plan - Explained the notes

20-25 drive-up/drop off - 2 CAR stacking only - Documentation?
per day - lighting is excessive

Dumpster? - not shown on site -

discussed signage -

Submit info on stacking/noise

Please note: this meeting is not an pre-approval of any ordinances. No project can be approved without going thru the appropriate reviews. This meeting is only to outline the City processes to go through based on the information given at this meeting. Any changes to that information may change the process requirements. Please check ordinances that are on-line for further information at www.portlandmaine.gov.

Stormwater ISAN ISSUE -

Room 315 - 389 Congress Street - Portland, Maine 04101 (207) 874-8695 - FAX: (207) 874-8716 - TTY: (207) 874-3936

workshop: 10/14/08?

Comments
Submitted to the Richmond Co. for
Applicant: Walgreens

Date: 8/14/08 10/10/08

Address: 340 Allen Ave, Cor Washington C.B.L. B-2

CHECK-LIST AGAINST ZONING ORDINANCE

344-E008, 12, 36, 42 #58

Date - lot to be redeveloped permit # 09-0332

Zone Location - B-2

nd. use to PB
Interior of corner lot -
- Drive thru

to construct a 109' x 135' bldg (14045#) for a drive-thru retail & pharmacy.
9/24/08 plan conditional use PB
14045#
14122#

Proposed Use/Work -

Sewage Disposal - City

Lot Street Frontage -

Front Yard - ok for given front yard - see attach 7/17/08 - 38.5' shown

Rear Yard - 10' where abuts 15' (front est. blocked along Wash - 60' scaled)
Res. zone a 1st floor res. use 20' doesn't abut there res

Side Yard - 10' min req - 20' & 28' scaled

Projections -

Width of Lot - No min

Height - 45' max - 1 story high - no

Lot Area - 16,000 # min - 50,454 # 58,931 #
plans submitted 11/12/08

Impervious Surface - 80% max not given 78.1%
Landscaped Areas Figure # 3 plan

Area per Family - NA 045 # near

Off-street Parking - 14122 - 2000 # - 2500 # bulk storage + 200 = 4011 (a 48) pkg req - shown
NO PARKING in front yard on 12/07 plan

Site Plan - # 2007-0189 - appeal granted concerning the front setback 7/17/08

Shoreland Zoning/Stream Protection - NA

Flood Plains - Panel 2 - Zone X

Corner Sign - corner clearance - no higher than 3 1/2'