

Location of Construction: 365 Allen Avenue		Owner: RARED Company, Inc.		Phone: 872-5561		Permit No: 12110	
Owner Address: P.O. Box 708 Waterville, ME 04903-0708		Lessee/Buyer's Name: Rite Aid Corporation		Phone:		BusinessName:	
Contractor Name: Mark Winters H.T. Winters Co. Inc.		Address: 57 Bay St Winslow ME		Phone: 872-5561		Permit Issued: 1000 NOV - 3 1999	
Past Use: Vacant lot and buildings		Proposed Use: Rite Aid		COST OF WORK: \$ 906,000.00		PERMIT FEE: \$ 5,460.00	
26/June/01 VOID - WORK NOT STARTED Permit & site plan expired.		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: M Type 2C BOC 96		Zone: CBL: 401-A-027	
Proposed Project Description: Construction of Rite Aid Store		Signature: [Signature]		Signature: [Signature]		Zoning Approval: Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: K.		Date Applied For: Aug. 10, 1999 K.		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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	
		Signature:		Date:		Historic Preservation: <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review	

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..

Mailed To H.T. Winters Co. Inc

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

Aug. 11, 1999

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

CEO DISTRICT

COMMENTS

12 May 2K Check area ~~no~~ work - called contractor on permit. They will ask for 90 day extension on permit. Ⓢ

19 June 2K - Checked and no work. - called contractor - Ⓢ

12 July 2K - No work. Ⓢ

19 July 2K - No work Ⓢ

26 June 2K. Work NOT started - Permit and site plan expired Ⓢ
Chase out.

Inspection Record	
Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

18/Aug./99

ADDRESS: 365 Allen Ave.

CBL: 401-A-x

PERSON FOR PERMIT: To Construct a Mercantile building (Retail)

BUILDING OWNER: RARE Company, Inc.

PERMIT APPLICANT: Mark Winters Contractor H.T. Winters Co. Inc.

USE GROUP M CONSTRUCTION TYPE 2-C

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

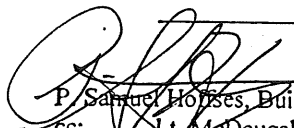
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *2, *9, *11, *13, 20, *23, *25, *27, *29, *30, *31, *32, *33, *34, 36, 37

Approved with the following conditions:

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- *2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- *3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- *9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (68") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)

17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
20. The Fire Alarm System shall maintained to NFPA #72 Standard.
21. The Sprinkler System shall maintained to NFPA #13 Standard.
22. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
23. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
24. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
25. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.
27. All requirements must be met before a final Certificate of Occupancy is issued.
28. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
30. Please read and implement the attached Land Use Zoning report requirements. *See attached site plan conditions*
31. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
32. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
33. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
34. Special Inspections shall be done in accordance with Section 1705.0.
35. State Fire Marshall Approval required for this Project.
36. The City of Portland is using the NFPA 101 Life Safety 1997 edition
- 37.
- 38.


 P. Samuel Hoffes, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 PSII 7/24/99 *MSM*

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

BOCA®

NATIONAL BUILDING CODE/1996
PLAN REVIEW RECORD

Valuation: \$906,000.00

Fee: \$5460.00

Plan Review # _____

Date: 18 Aug 99

JURISDICTION Putnam Me.

(City, County, Township, etc.)

BUILDING LOCATION 365 Allen Ave. 401-A-027

(Street address)

BUILDING DESCRIPTION Mercantile M- 2-C Construct-
ion-

REVIEWED BY S. Hoffseis

Numerals indicated in parenthesis are applicable code sections of the 1996 BOCA National Building Code. The organization of this Plan Review Record follows the common Building Code format first implemented in the 1993 BOCA National Building Code. The plan review accomplished as indicated in this record is limited to those code sections specifically identified herein. This record references commonly applicable code sections. It does not reference all code provisions which may be applicable to specific buildings. This record is designed to be used only by those who are knowledgeable and capable of exercising competent judgement in evaluating construction documents for code compliance.

CORRECTION LIST

No.	DESCRIPTION	Code Section
1.	All Site Plan and building code requirements shall be completed before a Certificate of occupancy can or will be issued.	111.0
2.	Plan submitted without registered design professional seal - Called both general contractor and structural engineer	114.0
3.	Foundation drainage	1813.5.2
4.	Chimneys & vent NFPA 211 & BOCA Mech.	93 / ch 12
5.	Guardrails & Handrails	1021.0
	" "	1022.0
6.	Stair Construction	1014.0
7.	EXIT signs, lights	1023.0
	" "	1024.0
8.	Fastening Schedule	Table 2305.2
9.	Ventilation of space BOCA Mech. / 93	Chapter 16
10.	Glass & glazing	Chapter 24



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BUILDING OFFICIALS AND CODE ADMINISTRATORS INTERNATIONAL, INC.
4051 W. FLOSSMOOR ROAD COUNTRY CLUB HILLS, ILLINOIS 60478-5795

NOTES: N.R. — Not required
N.A. — Not applicable

ADMINISTRATION (Chapter 1)

✓ Complete construction documents
(107.5, 107.6, 107.7)

✓ Signed/sealed construction documents
(107.7, 114.1)

BUILDING PLANNING (Chapters 3, 4, 5, 6)

USE OR OCCUPANCY CLASSIFICATION (302.0-313.0)

✓ Single Use Group

NA Specific occupancy areas (302.1.1)

NA Mixed Use Groups

NA Accessory areas (302.1.2)

GENERAL BUILDING LIMITATIONS (Chapters 5 & 6)

Apply Case 1 to determine the allowable height and area and permitted types of construction for a building containing a single use group or nonseparated mixed use groups. Apply Case 2 to determine the allowable height and area and permitted types of construction for a building containing separated mixed use groups.

AREA MODIFICATIONS TO TABLE 503

of Allowable tabular area (Table 503)	<u>100%</u>
% Reduction for height (Table 506.4)	<u>- 0 %</u>
% Increase for open perimeter (506.2)	<u>+ 150%</u>
% Increase for automatic sprinklers (506.3)	<u>+ 0 %</u>
Total percentage factor	<u>= 250%</u>
Conversion factor	<u>$\frac{250}{100} = 2.5$</u>
	(Total percentage factor/100%)

Open perimeter (506.2)	<u>85</u>	<u>129</u>	<u>85</u>	<u>129</u>
	North	East	South	West
Open perim.	<u>428</u> ft.		Perimeter <u>428</u> ft.	
% Open perimeter =	$\frac{(428/428) \times 100}{(Open\ perim./perim.) \times 100\%}$			
% Tab. area increase = (506.2)	$\frac{2 \times (100 - 25 = 75) = 150}{2 \times (\% Open\ perim. - 25\%)}$			

CASE 1 — SINGLE USE OR NONSEPARATED MIXED USE GROUPS (313.1.1, 503.0)

Using Table 503, identify the allowable height and area of the single use group or the most restrictive of the nonseparated mixed use groups. Construction types that provide an allowable tabular area equal to or greater than the adjusted floor area and allowable heights (as modified by Section 504.0) equal to or greater than the actual building height are permitted.

Actual floor area 10943 ft.²

Actual building height 26'8" feet 1 stories

Adjusted floor area* 4377.2 ft.²

Allowable building height 35' feet 2 stories

*Adjusted floor area = actual floor area/conversion factor

Permitted types of construction 5.B

Type of construction assumed for review (602.3) 2C

CASE 2 — MIXED USE SEPARATED USE GROUPS

Using Table 503, identify the allowable height and area of each of the separated use groups within the building. Construction types that provide, for each story of the building, tabular areas which result in a sum of the ratios of 1.00 or less and allowable heights (as modified by Section 504.0) equal to or greater than the actual height of the use group are permitted.

Story	Use Group	Actual floor area	Adjusted floor area*	Actual height	Allowable height (Table 503)
_____	<i>NA</i>	_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____		_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____		_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____		_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____		_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____		_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____		_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories
_____		_____ ft ²	_____ ft ²	_____ ft _____ stories	_____ ft _____ stories

*Adjusted floor area = actual floor area/conversion factor

$$\sum \frac{\text{Adjusted floor area}^*}{\text{Allowable area (Table 503)}} = \text{_____} + \text{_____} + \text{_____} + \text{_____} = \text{_____} \leq 1.00$$

Permitted types of construction _____ Type of construction assumed for review (602.3) _____

UNLIMITED AREA ONE-STORY BUILDINGS

<i>NA</i>	Use group classification (507.1)	<i>NA</i>	School buildings (507.1.1)
_____	Building height (story, feet) (507.1)	_____	High-hazard use groups (507.1.2)
_____	Type of construction (507.1)	_____	Exterior walls (507.2)
_____	Automatic sprinkler system (507.1, 904.11)	_____	
		MEZZANINES	
_____	Area limitation (505.2)	_____	Openness (505.4)
_____	Egress (505.3)	_____	

SPECIAL USE AND OCCUPANCY (Chapter 4)

COVERED MALL BUILDINGS

<i>NA</i>	Tenant separations (402.4)
_____	Egress (402.5)
_____	Mall width (402.6)
_____	Structural elements (402.7)
_____	Roof coverings (402.8)
_____	A-1, A-2 occupancy (402.9)
_____	Automatic sprinkler system (402.10)
_____	Standpipes (402.11)
_____	Fire department access (402.12)
_____	Kiosk requirements (402.14)

1 Parking structures (402.15)

HIGH-RISE BUILDINGS

<i>NA</i>	Automatic sprinkler system (403.2)
_____	Alternative sprinkler modifications (403.3)
_____	Automatic fire detection (403.4)
_____	Voice/alarm signaling systems (403.5)
_____	Fire department communication (403.6)
_____	Fire command station (403.7)
_____	Elevators (403.8)
_____	Standby systems (403.9)
_____	Stairway doors (403.10)

ATRIUMS

- NA Automatic sprinkler system (404.2)
- Occupancy (404.3)
- Smoke control (404.4)
- Enclosure (404.5)
- Fire alarm system (404.6)
- Travel distance (404.7)

OTHER SPECIAL USE AND OCCUPANCY

- NA Underground structures (405.0)
- Open parking structures (406.0)

- NA Private garages (407.0)
- Public garages (408.0)
- Use Group I-2 (409.0)
- Use Group I-3 (410.0)
- Stages and platforms (412.0)
- Special amusement buildings (413.0)
- HPM facilities (416.0)
- Hazardous materials (307.8, 417.0)
- Use Groups H-1, H-2, H-3 and H-4 (418.0)
- Swimming pools (421.0)

FIRE PROTECTION (Chapters 6, 7, 8, 9)

FIRERESISTANT MATERIALS AND CONSTRUCTION (Chapter 7 and Table 602)

Note: Entry in indicates required rating in hours. NC indicates noncombustible construction required.

COMBUSTIBILITY (603.0, 604.0, 605.0, 606.0)

- OK Exterior walls
- Interior elements
- Roof

CONSTRUCTION DOCUMENTS (703.0)

- Fire tests (704.0)

EXTERIOR WALLS (507.2, 705.0, 716.5)

	North	East	South	West
Fire separation distance	<u>50'</u>	<u>50'</u>	<u>50'</u>	<u>50'</u>

Loadbearing

Nonloadbearing

NO Limit Exterior opening protectives (705.3, 706.0)

Parapet walls (705.6)

FIRE SEPARATION ASSEMBLIES

- NA Exit enclosures (709.0, 710.0, 1014.11)
- Other shafts (709.0, 710.0)
- Mixed use and fire area separations (313.1.2)
- Other separation assemblies (302.1.1, Table 602)

FIRE PARTITIONS

- NA Exit access corridors (711.0, 1011.4)
- Tenant separations (711.0)
- Dwelling unit separations (711.0)
- Guestroom separations (711.0)

OTHER FIRERESISTANT CONSTRUCTION

- NA Fire and party walls (707.0 and Table 707.1)
- Smoke barriers (712.0)
- Nonloadbearing partitions (Table 602)
- 0 Interior loadbearing walls, columns, girders, trusses (716.0)
- 0 Supporting construction (716.0)
- 0 Floor construction (713.0, 1006.3.1)
- 0 Roof construction (713.0, 715.0)
- 0 Penetrations (714.0)
- 0 Opening protectives (717.0, 719.0, 720.0)
- 0 Fire dampers (718.0)
- 0 Fireblocking/draftstopping (721.0)
- 0 Thermal and sound-insulating materials (723.0)

INTERIOR FINISHES (Chapter 8)

OK
/

Smoke development (803.3.2)

Flame spread (803.4)

/

Floor finish (805.0, 806.0)

FIRE PROTECTION SYSTEMS (Chapter 9)

FIRE SUPPRESSION SYSTEMS (Where required)

- NA Assembly (A-1, A-3, A-4) (904.2)
- NA Assembly (A-2) (904.3)
- n Educational (E) (904.4)
- / High-hazard (H) (904.5)
- / Institutional (I) (904.6)
- NA Mercantile (M), Moderate-hazard storage (S-1), Factory and Industrial (F-1) (904.7)
- / Residential (R-1) (904.8)
- / Residential (R-2) (904.9)
- / Windowless story (904.10)
- / Specific occupancy areas (302.1.1, 904.11)
- / Covered mall buildings (402.10)
- / High-rise buildings (403.2)
- / Atriums (404.2)
- / Underground structures (405.3)
- / Public garages (408.3.1)
- / Sound stages (411.7)
- / Stages and enclosed platforms (412.6)
- / Special amusement buildings (413.4)
- / HPM facilities (416.4)
- / Paint spray booths and storage rooms (419.3)
- / Unlimited area buildings (507.1)
- / Exit lobbies (1020.3)
- / Drying rooms (2806.4)
- / Waste- and linen-chutes/termination rooms (2807.6)
- / Refuse vaults (2808.4)

FIRE SPRINKLER SYSTEMS

- NA NFPA 13 system (906.2.1)
- / NFPA 13R system (906.2.2)
- / NFPA 13D system (906.2.3)
- / Design (906.3)
- / Actuation (906.4)
- / Sprinkler alarms (906.5)
- / Sprinkler riser (906.7)

LIMITED AREA SPRINKLER SYSTEMS

- NA Where permitted (907.2)
- / Design (907.3)
- / Actuation (907.4)
- / Standpipe connection (907.6)
- / Domestic supply (907.6.1)
- / Cross connection (907.6.2)
- / Shutoff valve (907.6.3)

OTHER SUPPRESSION SYSTEMS

- NA Water-spray fixed systems (908.0)
- / Carbon dioxide extinguishing systems (909.0)
- / Dry-chemical extinguishing systems (910.0)
- / Foam-extinguishing systems (911.0)
- / Halogenated extinguishing systems (912.0)
- / Clean agent fire extinguishing systems (913.0)
- / Wet-chemical range hood extinguishing systems (914.0)

STANDPIPE SYSTEMS

- NA Building height (915.2.1)
- Building area (915.2.2)
- Malls (915.2.3)
- Stages (915.2.4)
- Approved system (915.3, 915.3.1)
- Piping design (915.4)
- Water supply (915.5)
- Control valves (915.6)
- Hose connection (915.7)

FIRE DEPARTMENT CONNECTIONS

- NA Required (916.1)
- NA Connections (916.2)

YARD HYDRANTS

- NA Fire hydrants (917.1)

FIRE ALARM SYSTEMS

- NA Approval (918.3)
- Assembly (A-4), Educational (E) (918.4.1)
- Business (B) (918.4.2)
- High-hazard (H) (918.4.3)
- Institutional (I) (918.4.4)
- Residential (R-1) (918.4.5)
- Residential (R-2) (918.4.6)
- Location/details (918.5)
- Power supply/wiring (918.6, 918.7)
- Alarm-notification appliances (918.8)
- Voice alarm signaling system (918.9)

AUTOMATIC FIRE DETECTION SYSTEMS

- NA Approval (919.3)
- Institutional (I) (919.4.1, 919.4.2, 919.4.3)
- Residential (R-1) (919.4.4)
- Sprinklered buildings exception (919.5)
- Zones (919.6)

SINGLE- AND MULTIPLE-STATION SMOKE DETECTORS

- NA Residential (R-1) (920.3.1)
- Residential (R-2, R-3) (920.3.2)
- Institutional (I-1) (920.3.3)
- Interconnection (920.4)
- Battery backup (920.5)

FIRE EXTINGUISHERS

- NA Approval (921.1)
- Required (921.2)

SMOKE CONTROL SYSTEMS

- NA Passive system (922.2.1)
- Mechanical system (922.2.2)
- Smoke removal (922.3)
- Activation (922.4)
- Standby power (922.5)

SMOKE AND HEAT VENTS

- NA Size and spacing (923.2)

SUPERVISION

- NA Fire suppression systems (924.1)
- Fire alarm systems (924.2)

OCCUPANT NEEDS (Chapters 10, 11, 12)

MEANS OF EGRESS (Chapter 10)

OCCUPANT LOAD (1008.0 and Table 1008.1.2)

Location	Floor Area	Sq. ft./ person	Occt. load	Other occt. loads	Total
OK	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____
	_____	_____	_____	_____	_____

Fire Dept. review —

CAPACITY OF EGRESS COMPONENTS (1009.0 and Table 1009.2)

Egress width (inch/occupant)

Stairways _____

Doors/ramps/corridors _____

CAPACITY

Location	Stairways	Doors/ramps corridors
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

NUMBER OF EXITS (1010.0)

Location	Required	Shown
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

MEANS OF EGRESS (continued)

_____	General limitations (1005.0)	_____	Ramps (1016.0)
_____	Air movement in egress elements (1005.7)	_____	Means of egress doorways (1017.0)
_____	Types and location of egress (1006.0)	_____	Number of doorways (1017.2)
_____	Exit access travel distance (1006.5 and Table 1006.5)	_____	Size of doors (1017.3)
_____	Accessible means of egress (1007.0)	_____	Door hardware (1017.4)
_____	Emergency escape (1010.4)	_____	Revolving doors (1018.0)
_____	Exit access passageways and corridors (1011.0)	_____	Horizontal exits (1019.0)
_____	Aisles and accessways (1012.0)	_____	Level of exit discharge passageway (1020.0)
_____	Grandstands (1013.0)	_____	Guards (1021.0)
_____	Interior stairways (1014.1 - 1014.11)	_____	Handrails (1022.0)
_____	Exterior stairways (1014.1 - 1014.10, 1014.12)	_____	Exit signs and lights (1023.0)
_____	Smokeproof enclosures (1015.0)	_____	Means of egress lighting (1024.0)
		_____	Access to roof (1027.0)

ACCESSIBILITY (Chapter 11)

<u>OK</u>	Required (1103.0)	<u>OK</u>	Accessible entrances (1106.0)
<u>OK</u>	Accessible route (1104.0)	<u>NA</u>	Special use groups (1107.0)
<u>OK</u>	Parking facilities (1105.0)	_____	Features and facilities (1108.0)

INTERIOR ENVIRONMENT (Chapter 12)

<u>NA</u>	Room dimensions (1204.0)	_____	Air-borne noise (STC) (1214.2)
_____	Roof spaces (1210.1, 1211.2)	_____	Structure-borne sound (IIC) (1214.3)
_____	Crawl spaces (1210.2, 1211.1)	_____	Ratproofing (1215.0)

BUILDING ENVELOPE (Chapters 14, 15)

EXTERIOR WALL COVERINGS (Chapter 14)

<u>OK</u>	Performance requirements (1403.0)	<u>OK</u>	Combustible material restrictions (1406.0)
<u>OK</u>	Wall sidings and veneers (1404.0, 1405.0)		

ROOFS AND ROOF STRUCTURES (Chapter 15)

<u>OK</u>	Performance requirements (1505.0)	<u>OK</u>	Low-slope roof coverings (1507.5)
<u>OK</u>	Fire classification (1506.0)		Flashing (1508.0)
<u>NA</u>	Steep-slope roof coverings (1507.4)		Roof structures (1510.0)

STRUCTURAL SYSTEMS (Chapters 16, 17, 18)

See
NOTES

S4

STRUCTURAL LOADS (Chapter 16)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603.1)

Uniformly distributed floor live loads (1603.2, 1606.0)

Floor Area Use	Loads Shown
	Live load reduction (1603.2, 1606.7)
	Roof live loads (1603.3, 1607.0)

Roof snow loads (1603.4, 1608.0)

<u>60</u>	Ground snow load, P_g (1608.3)
	If $P_g > 10$ psf, flat-roof snow load, P_f (1608.4)
	If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.4)
	Sloped roof snowload, P_s (1608.5)
	If $P_g > 10$ psf, snow load importance factor, I (Table 1609.5)

Wind loads (1603.5, 1609.0)

<u>85</u>	Basic wind speed (1609.3)
	Wind exposure category (1609.4)
	Wind importance factor, I (Table 1609.5)
	Wind design pressure, P (1609.7)

Earthquake loads (1603.6, 1610.0)

<u>0.10</u>	Peak velocity-related acceleration, A_v (1610.1.3)
	Peak acceleration, A_a (1610.1.3)
<u>1</u>	Seismic hazard exposure group (1610.1.5)
<u>C</u>	Seismic performance category (1610.1.7)
	Soil-profile type (Table 1610.3.1)
	Basic structural system and seismic-resisting system (Table 1610.3.3)
	Response modification factor, R , and deflection amplification factor, C_d (Table 1610.3.3)
	Analysis procedure (1610.4, 1610.5)

Other loads

	Attic load (1606.2.2, 1606.2.3)
	Partition loads (1606.2.4)
	Concentrated loads (1606.3)
	Impact loads (1606.6)
	Misc. loads (1606.4, 1606.8, 1606.9, 1607.5, 1612.0)

STRUCTURAL DESIGN CALCULATIONS

	Submitted for all structural members (107.7)
<u>OK</u>	Signed/sealed (107.7, 114.1)
	Deflection limits considered (1604.5)

STRUCTURAL DESIGN CALCULATIONS (continued)

_____	Unbalanced snow loads considered (1608.6)	_____	Internal pressure effects considered (1609.7, 1609.8)
_____	Drift snow loads considered (1608.7)	_____	Components and cladding effects considered (1609.8)
_____	Sliding snow loads considered (1608.8)	_____	Load combinations considered (1613.1)

MATERIAL PERFORMANCE (Chapter 17)

_____	Material performance technical data or BOCA Evaluation Services or National Evaluation Services report supplied (1703.0) Report No. _____	_____	Masonry construction (1705.5)
_____	Owner's special inspection program specified (1705.0)	_____	Wood construction (1705.6)
_____	Prefabricated items (1705.2)	_____	Prepared fill and foundations (1705.7, 1705.8, 1705.9)
_____	Steel construction (1705.3)	_____	Fireresistive materials (1705.12)
_____	Concrete construction (1705.4)	_____	EIFS, wall panels and veneers (1705.10, 1705.13)

FOUNDATIONS AND RETAINING WALLS (Chapter 18)

See
Notes
by
Structural
S.Y.

_____	Soil type (1611.0, 1802.1, 1804.1)	_____	Foundations (1814.0 - 1824.0)
_____	Bearing value (1611.0, 1802.1, 1804.1)	_____	Foundation walls (1611.0, 1812.0)
_____	Soil report (1802.1, 1804.1)	_____	Waterproofing/dampproofing (1813.0)
_____	Prepared fill (1804.1.1)	_____	Retaining walls (1611.0, 1825.0)
_____	Footings (1806.0 - 1811.0)	_____	

STRUCTURAL MATERIALS (Chapters 19, 21, 22, 23)

CONCRETE (Chapter 19)

_____	Plain, reinforced and prestressed concrete design/construction standard specified (1901.1, 1903.1.1)	<u>OK</u>	Minimum concrete strength (Table 1907.1.2[1])
<u>OK</u>	Minimum slab requirements (1905.1)	_____	Cold-weather and hot-weather curing specified (1908.9, 1908.10)

MASONRY (Chapter 21)

<u>NA</u>	Engineered masonry design/construction standard specified (2101.1.1)	_____	Cold-weather and hot-weather construction specified (2111.3, 2111.4)
_____	Empirical masonry design (2101.1.2)	_____	Fireplaces and chimneys (2103.2, 2113.0 - 2117.0)
_____	Construction materials (2104.0)	_____	Glass block (2118.0)
_____	Mortar type (2104.7)	_____	

STEEL (Chapter 22)

See Engineers
details

S-1
Thru.

S-4

Structural steel design/construction
standard specified (2203.1, 2203.2)

Shop drawing preparation specified
(2203.4)

Open-web steel joist design/construction
standard specified (2205.1)

Formed steel design/construction
standard specified (2206.1)

Formed steel member identification
(2206.6)

WOOD (Chapter 23)

Installation inspections (2301.2)

Design/construction standard specified
(2303.1)

Grade mark specified (2303.1.1)

HEAVY TIMBER CONSTRUCTION

Minimum dimensions (605.1, 2304.0)

Design/construction standard specified
(2304.1)

WOOD FRAME CONSTRUCTION

Fastening and construction details
(2305.0, Table 2305.2)

Wind bracing design required (2305.7)

Seismic bracing (2305.8)

Foundation anchorage (2305.17)

Wood structural panels (2307.0)

Particleboard (2308.0)

Fiberboard (2309.0)

Fireretardant-treated wood (2310.0)

Decay and termite protection (2311.0)

Joist hangers (2312.0)

Prefabricated components (2313.1, 2313.2)

Metal-plate-connected trusses (2313.3.1,
2313.3.2)

NONSTRUCTURAL MATERIALS (Chapters 24, 25, 26)

GLASS AND GLAZING (Chapter 24)

Skylights (2404.0)

Safety glazing (2405.0, 2406.0, 2407.0)

GYPSUM BOARD AND PLASTER (Chapter 25)

Gypsum board materials (2503.0,
Table 2503.2, Table 2503.3)

Plaster (2504.0, 2505.0, 2506.0)

PLASTIC (Chapter 26)

Approved materials (2601.2)

Identification (2601.4)

Interior trim (2603.7)

Alternative approval (2603.8)

FOAM PLASTIC (2603.0)

Labeling (2603.2)

Surface-burning characteristics (2603.3)

Thermal barrier (2603.4)

Exterior walls (2603.5, 2603.6)

LIGHT-TRANSMITTING PLASTIC (2603.5, 2604.0)

NA

Diffusing systems (2604.5)

Wall panels (2605.0)

NA

Unprotected openings (2606.0)

Roof panels (2607.0)

Skylight glazing (2608.0)

BUILDING SERVICES (Chapters 28, 30)

MECHANICAL SYSTEMS (Chapter 28)

NA

Waste- and linen-handling systems (2807.0)

NA

Refuse vaults (2808.0)

ELEVATORS AND CONVEYING SYSTEMS (Chapter 30)

NA

Construction standard specified (3001.2)

NA

Venting (3007.3 - 3007.6)

NA

Elevator emergency operation (3006.2)

NA

Opening protectives (3008.2)

NA

Hoistway enclosure (3007.1)

NA

Conveyors and escalators (3010.0, 3011.0)

SPECIAL DEVICES AND CONDITIONS (Chapters 31, 34)

SPECIAL CONSTRUCTION (Chapter 31)

NA

Membrane structures (3103.0)

PEDESTRIAN WALKWAYS (3106.0)

NA

Flood-resistant construction (3107.0)

NA

Construction and use (3106.1 - 3106.3)

NA

Towers (3108.0)

NA

Separation (3106.4)

NA

Local approval (3106.5)

NA

Egress and size (3106.6 - 3106.8)

EXISTING STRUCTURES (Chapter 34)

ADDITIONS, ALTERATIONS OR CHANGE OF OCCUPANCY

NA

General requirements (3402.0)

NA

Additions/alterations (3403.0, 3404.0)

NA

Structural loads (1614.0, 3402.5)

NA

Change of occupancy (1110.3, 3405.0)

NA

Accessibility (1110.0, 3402.7)

NA

Compliance alternative evaluation (3408.0)

BUILDING EVALUATION SUMMARY (Table 3408.7)

Existing use group _____	Proposed use group _____
Year building was constructed _____	Number of stories _____ Height in feet _____
Type of construction _____	Area per floor _____
Percentage of open perimeter _____ %	Percentage of height reduction _____ %
Completely suppressed: Yes _____ No _____	Corridor wall rating _____
Compartmentation: Yes _____ No _____	Required door closers: Yes _____ No _____
Fireresistance rating of vertical opening enclosures _____	
Type of HVAC system _____	serving number of floors _____

BUILDING EVALUATION SUMMARY (continued)

Automatic fire detection: Yes _____ No _____, type and location _____

Fire alarm system: Yes _____ No _____, type _____

Smoke control: Yes _____ No _____, type _____

Adequate exit routes: Yes _____ No _____

Maximum exit access travel distance: _____

Means of egress emergency lighting: Yes _____ No _____

Dead ends: Yes _____ No _____

Elevator controls: Yes _____ No _____

Mixed use groups: Yes _____ No _____

Safety parameters	Fire safety (FS)	Means of egress (ME)	General safety (GS)
3408.6.1 Building height			
3408.6.2 Building area			
3408.6.3 Compartmentation			
3408.6.4 Tenant and dwelling unit separations			
3408.6.5 Corridor walls			
3408.6.6 Vertical openings			
3408.6.7 HVAC systems			
3408.6.8 Automatic fire detection			
3408.6.9 Fire alarm system			
3408.6.10 Smoke control	****		
3408.6.11 Means of egress	****		
3408.6.12 Dead ends	****		
3408.6.13 Max. exit access travel distance	****		
3408.6.14 Elevator control			
3408.6.15 Means of egress emergency lighting	****		
3408.6.16 Mixed use groups		****	
3408.6.17 Sprinklers		+ 2 =	
3408.6.18 Specific occupancy area protection			
Building score — total value			

**** No applicable value to be inserted.

BUILDING SAFETY EVALUATION SCORE (Table 3408.9)

Formula	Table 3408.7	Table 3408.8	Score	Pass	Fail
FS-MFS ≥ 0	_____ (FS)	- _____ (MFS)	= _____	_____	_____
ME-MME ≥ 0	_____ (ME)	- _____ (MME)	= _____	_____	_____
GS-MGS ≥ 0	_____ (GS)	- _____ (MGS)	= _____	_____	_____

FS = Fire Safety
 ME = Means of Egress
 GS = General Safety

MFS = Mandatory Fire Safety
 MME = Mandatory Means of Egress
 MGS = Mandatory General Safety

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

19980042
I. D. Number

Old Port Management Corp
Applicant
12 Brook St, Wellsbey, MA 02181
Applicant's Mailing Address
Gendron Retail
Consultant/Agent
781-431-7060
Applicant or Agent Daytime Telephone, Fax

5/6/98
Application Date
Rite Aid
Project Name/Description

365 Allen Ave
Address of Proposed Site
401-A-004+
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) **with drive thru**
11,072 Sq Ft **53,783 Sq Ft** **B-2**
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 Plan **\$300.00** Subdivision _____ Engineer Review **\$849.60** Date: **5/6/98**

Inspections Approval Status:

Reviewer **Marge Schmuckal**

- Approved Approved w/Conditions see attached Denied
Approval Date **11/2/99** 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 checked="" type="checkbox"/> Performance Guarantee Accepted | 10/13/99
date | \$149,305.00
amount | expiration date |
| <input checked="" type="checkbox"/> Inspection Fee Paid | 9/10/99
date | \$2,538.00
amount | |
| <input type="checkbox"/> Building Permit Issued | 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 |

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

19980042

I. D. Number

Applicant

12 Brook St, Wellsbey, MA 02181

Applicant's Mailing Address

Gendron Retail

Consultant/Agent

781-431-7060

Applicant or Agent Daytime Telephone, Fax

5/6/98

Application Date

Rite Aid

Project Name/Description

365 Allen Ave

Address of Proposed Site

401-A-004+

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

- that the plans be revised in accordance with the DRC's memo regarding the storm water analysis, location of utility services, erosion control notes, pavement structure locations, and the sidewalk along Allen Avenue.

Planning Conditions of Approval

- that the applicant install a raised curb median with handicapped sidewalk crossing at the Washington Avenue driveway.
- that the applicant submit utility letters from Portland Water District and Central Maine Power.
- that the landscaping plan be revised in accordance with the City Arborist's memo regarding the landscaping along the easterly elevation, the four trees along Allen Avenue should be Armstrong Red Maple instead of Column Maple and Rhododendron along the northeasterly edge of the building.
- that the plans be revised in accordance with Public Works' memo regarding in Allen Avenue and granite curb detail.
- that the applicant submit specific lighting information to Planning Staff for review and approval regarding height of poles and wall paks, voltage of lights, and catalogue specifications for fixture type and that all lighting be total cut-off lights.

Inspections Conditions of Approval

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits are required for any signage.

Fire Conditions of Approval

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

19980042
I. D. Number

Old Port Management Corp
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12 Brook St, Wellsbey, MA 02181
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Gendron Retail
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5/6/98
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Rite Aid
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401-A-004+
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11,072 Sq Ft **53,783 Sq Ft** **B-2**
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review **\$849.60** Date: **5/6/98**

Fire Approval Status:

Reviewer Lt. Mc Dougall

- Approved** **Approved w/Conditions** **Denied**
see attached
- Approval Date 5/6/98 Approval Expiration _____ Extension to _____ Additional Sheets Attached
- Condition Compliance **:t/ Mc Dougall** 5/6/98
signature date

Performance Guarantee **Required*** **Not Required**

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>10/13/99</u> date	<u>\$149,305.00</u> amount	_____ expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>9/10/99</u> date	<u>\$2,538.00</u> amount	
<input type="checkbox"/> Building Permit Issued	_____ 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

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

19980042

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5/6/98

Application Date

Rite Aid

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365 Allen Ave

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401-A-004+

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11,072 Sq Ft

Proposed Building square Feet or # of Units

53,783 Sq Ft

Acreage of Site

B-2

Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review **\$849.60** Date: **5/6/98**

Planning Approval Status:

Reviewer **Kandice Talbot**

- Approved **Approved w/Conditions** Denied
 See Attached

Approval Date **6/9/98** Approval Expiration **6/9/99** Extension to _____ Additional Sheets Attached

OK to Issue Building Permit **Kandi Talbot** **10/13/99**
 signature date

Performance Guarantee **Required*** **Not Required**

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	10/13/99 date	\$149,305.00 amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	9/10/99 date	\$2,538.00 amount	
<input type="checkbox"/> Building Permit Issued	_____ 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	_____ signature	
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date

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

19980042

I. D. Number

Old Port Management Corp

cant

12 Brook St, Wellsbey, MA 02181

Applicant's Mailing Address

Gendron Retail

Consultant/Agent

781-431-7060

Applicant or Agent Daytime Telephone, Fax

5/6/98

Application Date

Rite Aid

Project Name/Description

365 Allen Ave

Address of Proposed Site

401-A-004+

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) **with drive thru**

11,072 Sq Ft

Proposed Building square Feet or # of Units

53,783 Sq Ft

Acreage of Site

B-2

Zoning

Check Review Required:

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

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review **\$849.60** Date: **5/6/98**

DRC Approval Status:

Reviewer **Jim Wendel**

- | | | |
|--|---|---|
| <input type="checkbox"/> Approved | <input checked="" type="checkbox"/> Approved w/Conditions
see attached | <input type="checkbox"/> Denied |
| Approval Date 6/9/98 | Approval Expiration 6/9/99 | Extension to _____ |
| <input checked="" type="checkbox"/> Condition Compliance | Kandi Talbot
signature | 10/13/99
date |
| | | <input checked="" type="checkbox"/> Additional Sheets
Attached |

Performance Guarantee

Required*

Not Required

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

- | | | | |
|--|-------------------------|--|--------------------------|
| <input checked="" type="checkbox"/> Performance Guarantee Accepted | 10/13/99
date | \$149,305.00
amount | expiration date |
| <input checked="" type="checkbox"/> Inspection Fee Paid | 9/10/99
date | \$2,538.00
amount | |
| <input type="checkbox"/> Building Permit | _____
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 |

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

19980042

I. D. Number

Old Port Management Corp

5/6/98

licant

Application Date

12 Brook St, Wellsbey, MA 02181

Rite Aid

Applicant's Mailing Address

Project Name/Description

Gendron Retail

365 Allen Ave

Consultant/Agent

Address of Proposed Site

781-431-7060

401-A-004+

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

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

11,072 Sq Ft 53,783 Sq Ft B-2

Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

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

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review \$849.60 Date: 5/6/98

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved **Approved w/Conditions**
see attached Denied

Approval Date 11/2/99 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 checked="" type="checkbox"/> Performance Guarantee Accepted | <u>10/13/99</u>
date | <u>\$149,305.00</u>
amount | _____ expiration date |
| <input checked="" type="checkbox"/> Inspection Fee Paid | <u>9/10/99</u>
date | <u>\$2,538.00</u>
amount | |
| <input type="checkbox"/> Building Permit Issued | _____ 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 | | |
| Performance Guarantee Released | _____ date | _____ signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Defect Guarantee Released | | | |

Applicant: RARE D Co, INC

Date: 11/2/99

Address: 365 Allen Ave

C-B-L: 401-A-27

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New

Zone Location - B-2

Interior or corner lot -

Proposed Use/Work - Construct Rite Aid Store (retail) with drive thru

Sewage Disposal - City

Lot Street Frontage - 50' req - 200' shown

Front Yard - None req - except shall not exceed the } ok per site plan
Average depths of Front yards on either side } less than average med

Rear Yard - 10' req - 22' from drive thru

Side Yard - None req (does not Abut a Res. zone or use)

Projections -

Width of Lot - 50' req - 200' shown

Height - 1 story shown & 25' high (45' max)

Lot Area - 53,703 sq ft shown

Lot Coverage (Impervious Surface) - 80% MAX - 80% is shown on approved plan

Area per Family - N/A

Off-street Parking - 10,672 sq ft - 2,000 = 8,672 sq ft @ 200 = 43(36) sp. req
45 spc. shown

Loading Bays - 1 req - 1 shown

Site Plan - Major # 19980042

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Zone X ~~MAP 2~~ panel

11
14
19
5

45



STATE OF MAINE
17 State House Station
Augusta, ME 04333

M. To Aide

Tier 1 / Tier 2 Decision

Applicant Name & Address:

ALC Development
258 Black Point Road
Scarborough ME 04074

DEP Project Number: 99-818-S

CORPS Permit Number:

Project Location: Allen Avenue, Portland

Description of Work: Fill approximately 16,504 square feet of forested freshwater wetlands for the construction of a 62-unit condominium project, Washington Crossing, off Allen Avenue in Portland.

Permit for:	<input type="checkbox"/> Tier 1	<input checked="" type="checkbox"/> Tier 2
Date of Joint Review:		
DEP Decision:	<input checked="" type="checkbox"/> Approved	<input type="checkbox"/> Denied (see attached letter)
CORPS Action:	<input type="checkbox"/> Approved ↻	<input checked="" type="checkbox"/> Review pending, contact ACOE, Maine Project Office for further information, 623-8367.
	<input type="checkbox"/> enclosed	
	<input type="checkbox"/> pending (see below)	

Approval Pending: The Corps, Maine Project office, is in the process of reviewing the project. The final decision will be forthcoming directly from their regional office headquarters.

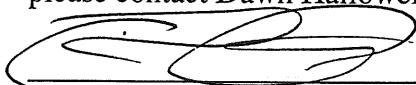
Special Conditions: No additional wetland fill for lot development is authorized.

Standard Conditions:

- Approval from both the DEP and the Army Corps of Engineers is required in order to proceed with your project. This permit is good for two (2) years from the date signed and is transferable only with prior approval from the Department.
- The project must be completed according to the plans in the application. Any change in the project plans must be reviewed and approved by the Department.
- Properly installed erosion control measures must be installed prior to beginning the project, and all disturbed soil should be stabilized immediately upon project completion.
- A copy of this approval will be sent to the City of PORTLAND. Department approval of your activity does not supersede or substitute the need for any necessary local approvals.

This decision satisfies the Water Quality Certification requirement.

Please note the attached sheet for guidance on appeal procedures. If you have any questions regarding this, please contact Dawn Hallowell at 207-822-6300.

 For
MARTHA G. KIRKPATRICK, COMMISSIONER

SEPTEMBER 14, 1999
DATE

cc: ✓file
Shawn Frank, Sebago Technics
ACOE, Maine Project Office

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

19980042

I. D. Number

Old Port Management Corp

licant

12 Brook St, Wellsby, MA 02181

Applicant's Mailing Address

Gendron Retail

Consultant/Agent

781-431-7060

Applicant or Agent Daytime Telephone, Fax

5/6/98

Application Date

Rite Aid

Project Name/Description

365 Allen Ave

Address of Proposed Site

401-A-004+

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)

11,072 Sq Ft

53,783 Sq Ft

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 Plan \$300.00 Subdivision _____ Engineer Review \$849.60 Date: 5/6/98

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

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

19980042

I. D. Number

Old Port Management Corp

Applicant

12 Brook St, Wellsbey, MA 02181

Applicant's Mailing Address

Gendron Retail

Steve Subord

Consultant/Agent

781-431-7060

873-0186

Applicant or Agent Daytime Telephone, Fax

5/6/98

Application Date

Rite Aid

Project Name/Description

365 Allen Ave

Address of Proposed Site

401-A-004+

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) _____

11,072 Sq Ft

53,783 Sq Ft

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review \$849.60 Date 5/6/98

Planning Approval Status:

Reviewer Kandice Talbot

- Approved Approved w/Conditions
See Attached Denied

Approval Date 6/9/98 Approval Expiration 6/9/99 Extension to _____ Additional Sheets
Attached

OK to Issue Building Permi Kandi Talbot 10/13/99
signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>10/13/99</u> date	<u>\$149,305.00</u> amount	_____ expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>9/10/99</u> date	<u>\$2,538.00</u> 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		
Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

19980042

I. D. Number

Old Port Management Corp

Applicant

12 Brook St, Wellsbey, MA 02181

Applicant's Mailing Address

Gendron-Retail

Steve Dubord

Consultant/Agent

~~781-431-7060~~

813-6186

Applicant or Agent Daytime Telephone, Fax

5/6/98

Application Date

Rite Aid

Project Name/Description

365 Allen Ave

Address of Proposed Site

401-A-004+

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) _____

11,072 Sq Ft

53,783 Sq Ft

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

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

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review \$849.60 Date: 5/6/98

DRC Approval Status:

Reviewer Jim Wendel

- Approved Approved w/Conditions
see attache Denied

Approval Date 6/9/98 Approval Expiration 6/9/99 Extension to _____ Additional Sheets
Attached

Condition Compliance Kandi Talbot 10/13/99
signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>10/13/99</u> date	<u>\$149,305.00</u> amount	_____ expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>9/10/99</u> date	<u>\$2,538.00</u> amount	
<input type="checkbox"/> Building Permit	_____ 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	

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

19980042

I. D. Number

Old Port Management Corp

Applicant

12 Brook St, Wellsbey, MA 02181

Applicant's Mailing Address

Gendron Retail

Consultant/Agent

781-431-7060

Applicant or Agent Daytime Telephone, Fax

5/6/98

Application Date

Rite Aid

Project Name/Description

365 Allen Ave

Address of Proposed Site

401-A-004+

Assessor's Reference: Chart-Block-Lot

DRC Conditions of Approval

- that the plans be revised in accordance with the DRC's memo regarding the storm water analysis, location of utility services, erosion control notes, pavement structure locations, and the sidewalk along Allen Avenue.

Planning Conditions of Approval

- that the applicant install a raised curb median with handicapped sidewalk crossing at the Washington Avenue driveway.
- that the applicant submit utility letters from Portland Water District and Central Maine Power.
- that the landscaping plan be revised in accordance with the City Arborist's memo regarding the landscaping along the easterly elevation, the four trees along Allen Avenue should be Armstrong Red Maple instead of Column Maple and Rhododendron along the northeasterly edge of the building.
- that the plans be revised in accordance with Public Works' memo regarding in Allen Avenue and granite curb detail.
- that the applicant submit specific lighting information to Planning Staff for review and approval regarding height of poles and wall paks, voltage of lights, and catalogue specifications for fixture type and that all lighting be total cut-off lights.

Inspections Conditions of Approval

Fire Conditions of Approval

The following State law governs technical submission requirements for building plans as well as site development. The law explains the *exemptions*, please read it CAREFULLY and our staff will answer any question that you may have.

2. Technical submissions; construction or development. Nothing in this chapter may be construed to prevent any person from preparing technical submissions for, or administering construction contracts in, the erection, construction or development of:

A. Detached single or 2-family dwellings, including those to be utilized for home occupations, as defined by local ordinances, and sheds, storage buildings and garages incidental to the dwellings; [1991, c. 874, §3 (amd).]

B. Farm buildings, including barns, silos, sheds or housing for farm equipment and machinery, livestock, poultry or storage, if the structures are designed to be occupied by no more than 10 persons; [1991, c. 874, §3 (amd).]

C. Alterations, renovations or remodeling of a building when the cost of the work contemplated by the design does not exceed 15% of the assessed value of the building or \$50,000, whichever is the lesser, or does not require the issuance of a permit under applicable building codes or when the work involves those structures as provided in paragraphs A, B, F, G and H or when the work involves interior design services performed by a certified interior designer; [1993, c. 680, Pt. A, §28 (rpr).]

D. [1991, c. 396, §21 (rp).]

E. [1991, c. 396, §21 (rp).]

F. Buildings that do not have as their principal purpose human occupancy or habitation; [1991, c. 874, §4 (new).]

G. Single-story, above-grade buildings of less than 1,000 square feet that are designed to be occupied by no more than 10 persons; and [1991, c. 874, §4 (new).]

H. Preengineered manufactured buildings. For the purposes of this section, "preengineered manufactured building" means a structural unit, other than a dwelling, that is designed by a person licensed as an engineer in the State and is constructed in a manufacturing facility. [1991, c. 874, §4 (new).]
[1993, c. 680, Pt. A, §28 (amd).]

Section History:

1977, c. 463, § 3 (NEW). 1991, c. 396, § 21 (RPR). 1991, c. 874, § 2-4 (AMD). 1993, c. 349, § 65 (AMD). 1993, c. 389, § 16-18 (AMD). 1993, c. 680, § A28 (AMD).

32 § 227. Enforcement

It shall be the duty of all duly constituted law enforcement officers of the State and all political subdivisions thereof to enforce this chapter and to prosecute any persons violating this chapter. [1977, c. 463, § 3 (new).]

Section History:

1977, c. 463, § 3 (NEW).

32 § 228. Penalties

Violation of any provision of this chapter shall be a Class E crime punishable by a fine of not less than \$100 nor more than \$500, or by imprisonment for not more than 3 months, or by both. [1977, c. 463, § 3 (new).]

The State may bring an action in Superior Court to enjoin any person from violating this chapter, regardless of whether proceedings have been or may be instituted in the Administrative Court or whether criminal proceedings have been or may be instituted. [1983, c. 413, § 12 (new).]

Section History:

1977, c. 463, § 3 (NEW). 1983, c. 413, § 12 (AMD).

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): 365 Allen Avenue, Portland, ME			
Total Square Footage of Proposed Structure 11,180 sf		Square Footage of Lot 53,783 sf	
Tax Assessor's Chart, Block & Lot Number Chart# 401 Block# 8863A Lot# 60		Owner: RARED Company, Inc.	Telephone#: (207) 872-5561
Owner's Address: P.O. Box 708 Waterville, ME 04903-0708		Lessee/Buyer's Name (If Applicable) Rite Aid Corporation	Cost Of Work: Fee \$906,000.00 \$5,460.00
Proposed Project Description:(Please be as specific as possible) Construction of a Rite Aid Pharmacy store			
Contractor's Name, Address & Telephone Mark Winters (207) 872-5561 H.T. Winters Co., Inc., 57 Bay St., Winslow, ME 04901			Rec'd By
Current Use: Vacant lot and buildings		Proposed Use: Rite Aid Pharmacy	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventililation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

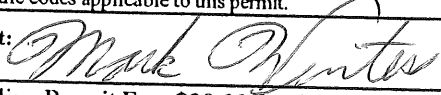
Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: 	Date: 8/9/99
---	--------------

Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

REVIEWED FOR

BARRIER FREE

COMPLIANCE

STATE OF MAINE
DEPARTMENT OF PUBLIC SAFETY
LICENSING AND INSPECTIONS UNIT
AUGUSTA
CONSTRUCTION PERMIT



Permit N° 9615

PERMISSION IS HEREBY GIVEN TO:

Location of project:

PROJECT TITLE:

Rite Aid Corporation

365 Allen Avenue

Rite Aid Pharmacy #4122-02

Store Development
NWC 202 & 17

Portland, ME

OCCUPANCY CLASSIFICATION:

Manchester, ME 04351

Mercantile "B"

To construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from such plans shall be made without prior approval in writing.

This permit will expire at midnight on April 29, 1999

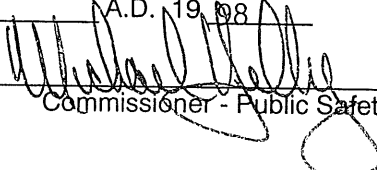
This permit is issued under the provisions of Title 25, Chapter 317, Section 2448

Nothing herein shall excuse the holder of this permit for the failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Dated the 30th day of October A.D. 1998

FEE \$ 200/200

NOT SPRINKLED



Commissioner - Public Safety



CITY OF PORTLAND

March 13, 2000

Mr. Randy Kangas
Bruce Ronayne Hamilton Architects Inc.
833 Turnpike Road
P.O. Box 104
New Ipswich, NH 03071

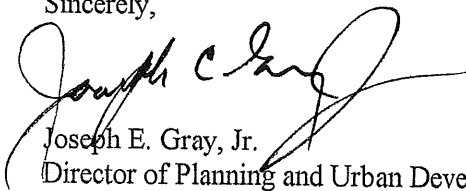
RE: Rite Aid, Allen Avenue

Dear Mr. Kangas:

This letter is to confirm the revision to the approved site plan of the Rite Aid project located at Allen Avenue. The approved revision includes the relocation of the remote drive-through up to the building. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8901.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Jeff Tarling, City Arborist
William Bray, Director of Public Works
Tony Lombardo, Project Engineer
Lt. Gaylen McDougall, Fire Prevention
Penny Littell, Associate Corporation Counsel
Inspection Department
Development Review Coordinator
Lee Urban, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

O:\PLANDEVRE\WALLEN365\REVISION.WPD



CITY OF PORTLAND

March 4, 1999

Mr. Andy Reinach
Project Manager
The Whiting-Turner Contracting Company
Two University Office Park
51 Sawyer Road
Waltham, MA 02453-3448

RE: Rite Aid, Washington and Allen Avenues

Dear Mr. Reinach:

This letter is to confirm the revision to the approved site plan of the Rite Aid project located at Washington and Allen Avenue. The approved revision includes the installation of granite curb throughout the site and the redesign of the retaining wall. The revised plan has been reviewed and approved by the project review staff including representatives of the Planning, Public Works, Building Inspections, Fire and Parks Departments.

If you have any questions regarding the revision please contact the planning staff at 874-8901.

Sincerely,

Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Kandice Talbot, Planner
P. Samuel Hoffses, Building Inspector
Jeff Tarling, City Arborist
William Bray, Director of Public Works
Tony Lombardo, Project Engineer
Lt. Gaylen McDougall, Fire Prevention
Penny Littell, Associate Corporation Counsel
Mary Gresik, Building Permit Secretary
Development Review Coordinator
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

O:\PLAN\DEVREVW\ALLEN365\SPREVIS.WPD

CITY OF PORTLAND, MAINE

PLANNING BOARD

John H. Carroll, Chair
Jaimey Caron, Vice Chair
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Erin Rodriguez
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401-A-1017
June 17, 1998

Mr. J. Robert Conner
Old Port Management Corp.
12 Brook Street
Wellesley, MA 02181

RE: Rite-Aid Pharmacy, 365 Allen Avenue

Dear Mr. Conner:

On June 9, 1998, the Portland Planning Board voted 5-0 (Krichels, Hagge absent) to approve an 11,180 sq. ft. pharmacy with drive-through at 365 Allen Avenue. The approval was granted for the project with the following conditions:

- i. that the applicant install a raised curb median with handicapped sidewalk crossing at the Washington Avenue driveway.
- ii. that the applicant submit utility letters from Portland Water District and Central Maine Power.
- iii. that the landscaping plan be revised in accordance with the City Arborist's memo regarding the landscaping along the easterly elevation, the four trees along Allen Avenue should be Armstrong Red Maple instead of Column Maple and Rhododendron along the northeasterly edge of the building.
- iv. that the plans be revised in accordance with the DRC's memo regarding the storm water analysis, location of utility services, erosion control notes, pavement structure locations and the sidewalk along Allen Avenue.
- v. that the plans be revised in accordance with Public Works' memo regarding connections in Allen Avenue and granite curb detail.
- vi. that the applicant submit specific lighting information to Planning Staff for review and approval regarding height of poles and wall paks, voltage of lights, and catalogue specifications for fixture type and that all lighting be total cut-off lights.

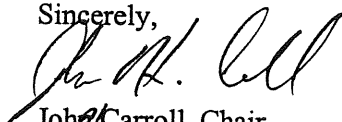
The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #25-98, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
6. The Development Review Coordinator (874-8300 ext. 8722) 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,


John Carroll, 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 Schmuckal, Zoning Administrator
Tony Lombardo, Project Engineer
Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
May Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File