

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that C & N PROPERTIESLLC.C

Located At 273 PRESUMPCOT ST

Job ID: 2011-05-1046-ALTCOMM

CBL: 420 - - B - 005 - 001 - - - -

has permission to Renovate second floor office fit up including new interior stair and re-build exterior stair provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
Fire Prevention Officer

  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

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

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

Job No: 2011-05-1046-ALTCOMM	Date Applied: 5/11/2011	CBL: 420 - - B - 005 - 001 - - - -	
Location of Construction: 273 PRESUMPCOT	Owner Name: C & N PROPERTIES LLC	Owner Address: PO BOX 1838 PORTLAND, ME - MAINE 04104	Phone:
Business Name: Haskell & Hall	Contractor Name: RDB Construction,	Contractor Address: 155 Center St, Suite G-6, Auburn, ME 04210	Phone: ( ) - 783-6339
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: I-M
Past Use: Offices	Proposed Use: Same: Offices - 2 <sup>nd</sup> floor office fit-up (original bldg permit under #10-1499)	Cost of Work: \$10,5000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B/S Type: SA separated IBL-2009 Signature:
Proposed Project Description: 273 Presumpscot St. tenant fit-up of 2 <sup>nd</sup> floor		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle	<b>Zoning Approval</b>		

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
2. Building Permits do not include plumbing, septic or electrical work.	<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
	Date: ok with conditions - S	Date:	Date: S

**CERTIFICATION** 5/18/11

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 appication 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	PHON



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-05-1046-ALTCOMM

Located At: 273 PRESUMPCOT

CBL: 420 - - B - 005 - 001 - - - -

## **Conditions of Approval:**

### **Zoning**

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 shall be required for any new signage.
3. This property on the second floor shall remain a offices. Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. Fire extinguishers are required. Installation per NFPA 10.
4. All means of egress to remain accessible at all times the building is open for occupancy.
5. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
6. A single source supplier should be used for all through penetrations.
7. Any cutting and welding done will require a Hot Work Permit from Fire Department.
8. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
  2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2009 Section 713.
  3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
-

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
  - **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
  - **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**
1. Close In Elec/Plmb/Framing
  2. Exterior framing
  3. Final at completion of work

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUOPIED.



# 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>273 PRESUMPSCOT ST PORTLAND 04103</u>		
Total Square Footage of Proposed Structure/Area <u>4042</u>	Square Footage of Lot <u>212,975</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>420      B005001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>ROB BERGERON</u> <u>HASKELL &amp; HALL</u> Address <u>273 PRESUMPSCOT ST</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>775-1481</u>
Lessee/DBA (If Applicable) <b>RECEIVED</b>  MAY 11 2011  Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address <u>NA</u> City, State & Zip	Cost Of Work: \$ <u>105,000.-</u> C of O Fee: \$ <u>1070.00</u> Total Fee: \$ <u>75.00</u>
	Current legal use (i.e. single family) <u>VACANT OFFICE</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>OFFICE</u> Proposed Specific use: <u>OFFICE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>SECOND FLOOR OFFICE FIT-UP W/ UPGRADED</u> <u>ZNR SEPERATION BETWEEN TENANTS</u>	
Contractor's name: <u>RDB CONSTRUCTION</u> Address: <u>155 CENTER ST, SUITE 9-6</u> City, State & Zip: <u>AUBURN ME 04210</u> Telephone: <u>783-6339</u> Who should we contact when the permit is ready: <u>RDB</u> Telephone: <u>783-6339</u> Mailing address: <u>ABOVE</u>		

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](http://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: Mark Jengel      Date: 5-11-11

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



# Certificate of Design Application

From Designer: MARK SENDELMANN dba ALPHA architects  
 Date: 5-11-11  
 Job Name: HASCALL & HALL OFFICES  
 Address of Construction: 273 PREGUMPSOT ST OAKTON

## 2009 International Building Code

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

Building Code & Year 2009 IRC Use Group Classification (s) B - BUSINESS  
 Type of Construction TYPE 5A  
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO  
 Is the Structure mixed use? YES If yes, separated or non separated or non separated (section 302.3) SEPARATED  
 Supervisory alarm System? NO Geotechnical/Soils report required? (See Section 1802.2) NO

### Structural Design Calculations

N/A Submitted for all structural members (104.1 - 106.1)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (703.11, 1807)

Floor Area Use	Loads Shown
<u>OFFICE</u>	<u>50 psf + 20 psf PRELIMINARY</u>

### Wind loads (1603.1.4, 1609)

SIMPLIFIED Design option utilized (1609.1.1, 1609.6)  
90 MPH Basic wind speed (1809.3)  
1.0 Building category and wind importance factor,  $I_w$  (table 1609.5, 1609.5)  
B Wind exposure category (1609.4)  
0.8 Internal pressure coefficient (ASCE 7)  
Zone (4) 16 psf; Zone (6) 20 psf Component and cladding pressures (1609.1.1, 1609.6.2.2)  
12.0 psf (H); 8.5 psf (L) Main force wind pressures (1603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

GROUP 1 Design option utilized (1614.1)  
II Seismic use group ("Category")  
0.3289 / 0.1219 Spectral response coefficients,  $S_D$  &  $S_1$  (Table 1614.5)  
D Site class (1615.4.5)

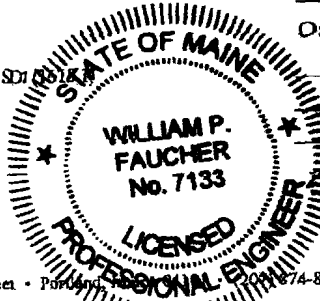
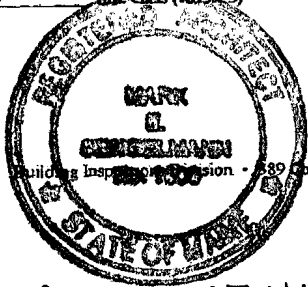
20 psf Live load reduction  
20 psf Roof live loads (1603.1.2, 1607.11)  
60 psf Roof snow loads (1603.7.3, 1608)  
41.6 psf Ground snow load,  $P_g$  (1608.2)  
41.6 psf If  $P_g > 10$  psf, flat-roof snow load  $P_f$   
0.9 If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
1.0 If  $P_g > 10$  psf, snow load importance factor,  $I_s$   
1.1 Roof thermal factor,  $C_t$  (1608.4)  
41.6 psf Sloped roof snowload,  $P_s$  (1608.4)  
B Seismic design category (1616.3)  
A, II Basic seismic force resisting system (1617.6.2)  
R=1/6, C\_d=1/4 Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (1617.6.2)  
 Analysis procedure (1616.6, 1617.5)  
 Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.5)  
 Elevation of structure

### Other loads

Concentrated loads (1607.4)  
 Partition loads (1607.5)  
 Misc. loads (Table 1607.2, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)  
2.5 psf 3rd Floor Topping & 2nd Floor



PROJECT ARCHITECT

CONSULTING ENGINEER



# Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bears their seal; you will need the City of Portland forms for the Certificate of Design, Certificate of Design Application and Accessibility Building Code Certificate.

- A statement of special inspections as required per Chapter 17 of the IBC 2003 **NOT REQ'D**  
i.e.: [http://www.acec.org/coalitions/CASE/case1004/statement\\_of\\_si.doc](http://www.acec.org/coalitions/CASE/case1004/statement_of_si.doc)
- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- NA**  Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are also required if original plans are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

### Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant and the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - NA a) Suppression system
  - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - AI.O a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- NA  Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

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





# Accessibility Building Code Certificate

Designer: MARK SENGELEMAN  
ALPHA architects

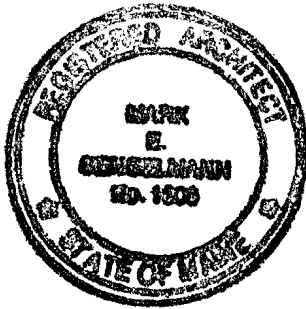
Address of Project: 213 PRESUMPSCOT ST PORTLAND 04103

Nature of Project: OFFICE FIT-UP

\_\_\_\_\_

\_\_\_\_\_

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.



(SEAL)

Signature: Mark Senzelmann

Title: PRINCIPAL

Firm: ALPHA architects

Address: 17 Chestnut St  
Portland ME 04101

Phone: 761-9500

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Certificate of Design

Date: 5-11-11

From: Mark Sengdmann  
ALPHA architects

These plans and / or specifications covering construction work on:

273 Presumpscot St Portland, second floor  
office fit-up & 2 HR separation from tenants below.

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2009 International Building Code* and local amendments.



Signature: Mark Sengdmann

Title: PRINCIPAL

Firm: ALPHA architects

Address: 17 Chestnut St  
Portland 04101

Phone: 761-9500

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

May 11, 2011



Robert Bergeron, Applicant  
**Hascall and Hall**  
273 Presumpscot Street  
Portland ME 04103  
(207) 775-1481

ALPHAarchitects, Project Architect  
17 Chestnut Street  
Portland ME 04101  
(207) 761-9500

B- Business occupancy over S- Storage occupancy  
4042sf Second Floor Remodel

2 hour separation between second floor office tenant and (2) first floor Storage Tenants

Life Safety Plan = A1.0



June 3, 2011

Jeannie Bourke  
City of Portland  
Building Inspections  
389 Congress Street  
Portland, Maine 04101

RE: 273 Presumpscot Street Building Permit Application

Dear Ms. Bourke:

This letter is to address your concerns regarding bathrooms in the proposed office space at 273 Presumpscot Street.

Hascall & Hall currently employs six management/administrative staff who work in the office, and 20 field personnel.

In addition to office space leased by Hascall & Hall, our complex includes shop space (also leased by Hascall & Hall) where the field personnel congregate prior to going to various jobsites and upon their return at the end of their work shift. There is a bathroom available to the men in the shop.

Although we also have included a conference room in our plan, it is rare that we would have more than ten people at one time occupy the conference space.

Sincerely,

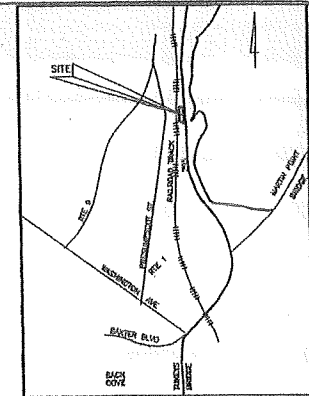
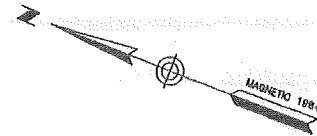
Katherine B. Bunikis  
Office Manager

/kbb

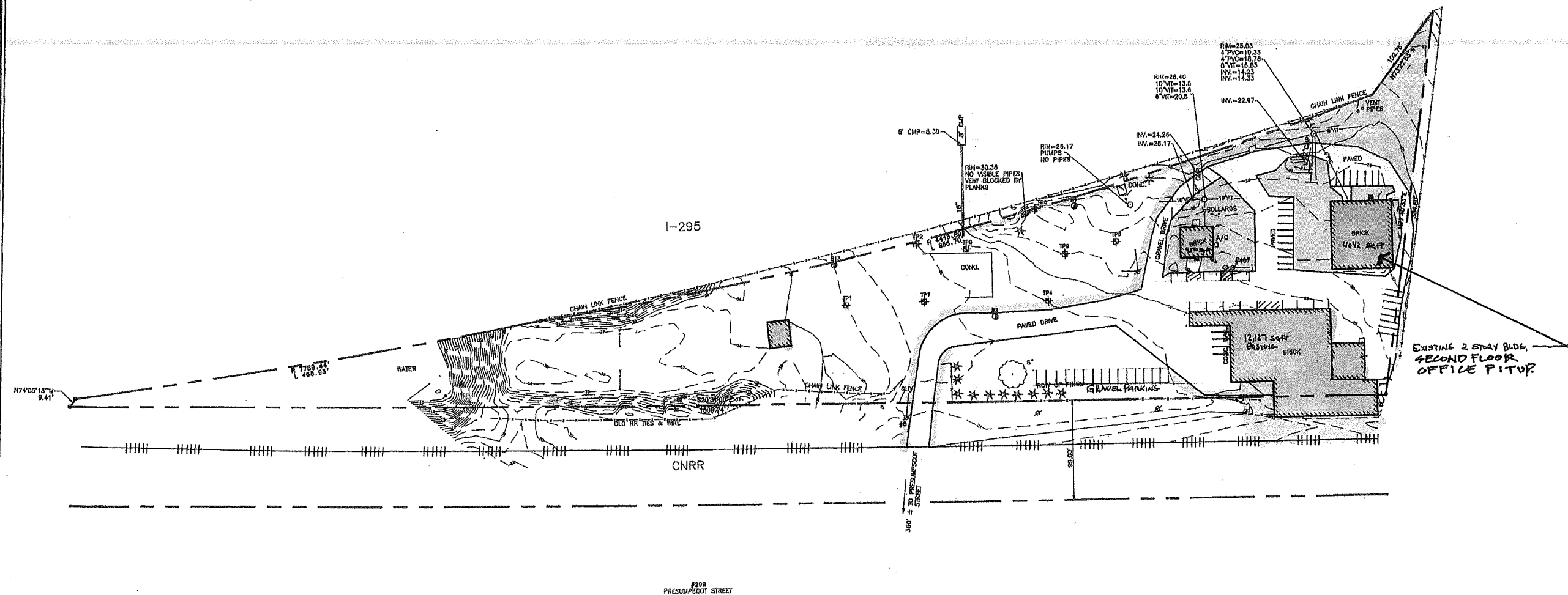
RECEIVED

JUN - 6 2011

Dept. of Building Inspections  
City of Portland, Maine



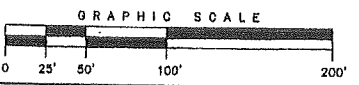
LOCATION MAP N.T.S.



**PLAN REFERENCE:**  
 1. LAND IN PORTLAND, MAINE BELONGING TO EDWIN F. SMITH AND RUDOLPH L. VIOLETTE BY A.W.I. ENGINEERING CO. DATED NOVEMBER 1984.

- LEGEND:**
- IRON PIPE OR ROD FOUND
  - CONC. MONUMENT FOUND
  - ⊕ HYDRANT
  - ⊙ UTILITY POLE
  - ⊗ MANHOLE
  - ⊘ CATCH BASIN
  - ⊙ WATER VALVE
  - ⊙ DECIDUOUS TREE
  - ⊙ CONIFEROUS TREE
  - FENCE
  - - - EXISTING 1' CONTOUR
  - ⊙ TEST PIT
  - ⊙ BORING

**NOTE:**  
 1. PERIMETER BOUNDARIES TAKEN FROM PLAN REFERENCE 1.



**TOPOGRAPHIC SURVEY**  
 ON  
 PRESUMPCOT STREET, PORTLAND, MAINE  
 MADE FOR  
**HASCALL & HALL**  
 273 PRESUMPCOT STREET, PORTLAND, MAINE

**OWEN HASKELL, INC.**  
 18 CASCO STREET, PORTLAND, ME 04101 (207) 774-0484  
 PROFESSIONAL LAND SURVEYORS

Drawn By	EC	Date	Job No.
Trace By	RWC	OCTOBER 13, 1999	99289P
Check By	JPRC	Scale	Drwg. No.
Book No.	884	1" = 50'	1

A: 10/28/99.dwg Wed Dec 01 10:25:37 1999



# Development Review Application

PORTLAND, MAINE

Planning and Urban Development Department  
Planning Division and Planning Board

PROJECT NAME: Hascall & Hall Addition

**PROPOSED DEVELOPMENT ADDRESS:**

273 Presumpscot Street, Portland, Maine 04103

**PROJECT DESCRIPTION:**

1,482 square foot second story addition housing office space

CHART/BLOCK/LOT: 420-B-005-001

PRELIMINARY PLAN X  
FINAL PLAN \_\_\_\_\_

**CONTACT INFORMATION:**

**APPLICANT**  
Name: Robert L. Bergeron  
C&N Properties, LLC  
Address: PO Box 1838  
Portland, Maine  
Zip Code: 04104  
Work #: 775-1481  
Cell #: 831-0659  
Fax #: 773-5727  
Home: \_\_\_\_\_  
E-mail: rob@hascallhall.com

**PROPERTY OWNER**  
Name: C&N Properties, LLC  
Address: PO Box 1838  
Portland, Maine  
Zip Code: 04104  
Work #: 775-1481  
Cell #: 831-0659  
Fax #: 773-5727  
Home: \_\_\_\_\_  
E-mail: rob@hascallhall.com

**BILLING ADDRESS**

Name: C&N Properties, LLC  
Address: PO Box 1838  
Portland, Maine  
Zip: 04104  
Work #: 775-1481  
Cell #: 831-0659  
Fax #: 773-5727  
Home: \_\_\_\_\_  
E-mail: rob@hascallhall.com

11/3/10

~As applicable, please include additional contact information on the next page~

**AGENT/REPRESENTATIVE**

Name: \_\_\_\_\_ N/A \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**ENGINEER**

William Faucher  
Name: Allied Engineering  
Address: 160 Veranda Street  
Portland, Maine  
Zip Code: 04103  
Work #: 221-2260  
Cell #: 831-1970  
Fax #: 221-2266  
Home: \_\_\_\_\_  
E-mail: wfaucher@allied-eng.com

**ARCHITECT**

Robert Howe  
Name: HKTA Architects  
Address: 482 Congress Street  
Portland, Maine  
Zip Code: 04101  
Work #: 774-6016  
Cell #: \_\_\_\_\_  
Fax #: 774-9124  
Home: \_\_\_\_\_  
E-mail: hkta@aol.com

**CONSULTANT**

Name: \_\_\_\_\_ N/A \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**SURVEYOR**

Owen Haskell, Inc.  
Name: \_\_\_\_\_  
Address: 390 US Route 1, Unit 10  
Falmouth, Maine  
Zip Code: 04105  
Work #: 774-0424  
Cell #: \_\_\_\_\_  
Fax #: 774-0511  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**ATTORNEY**

Name: \_\_\_\_\_ N/A \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_  
Zip Code: \_\_\_\_\_  
Work #: \_\_\_\_\_  
Cell #: \_\_\_\_\_  
Fax #: \_\_\_\_\_  
Home: \_\_\_\_\_  
E-mail: \_\_\_\_\_

# PROJECT DATA

The following information is required where applicable, in order to complete the application

Total Site Area 161842 sq. ft. *NO*  
 Proposed Total Disturbed Area of the Site 0 sq. ft.  
 (If the proposed disturbance is greater than one acre, then the applicant shall apply for a Maine Construction General Permit (MCGP) with DEP and a Stormwater Management Permit, Chapter 500, with the City of Portland)

**IMPERVIOUS SURFACE AREA**

Proposed Total Paved Area N/A sq. ft.  
 Existing Total Impervious Area None given sq. ft.  
 Proposed Total Impervious Area None given sq. ft.  
 Proposed Impervious Net Change -0- sq. ft.

**BUILDING AREA**

Existing Building Footprint 12127 sq. ft.  
 Proposed Building Footprint 12127 sq. ft.  
 Proposed Building Footprint Net change 0 sq. ft.  
 Existing Total Building Floor Area 13315 sq. ft.  
 Proposed Total Building Floor Area 14797 sq. ft.  
 Proposed Building Floor Area Net Change 1482 sq. ft.  
 New Building No (yes or no)

**ZONING**

Existing IM  
 Proposed, if applicable \_\_\_\_\_

**LAND USE**

Existing N/A  
 Proposed \_\_\_\_\_

**RESIDENTIAL, IF APPLICABLE**

Proposed Number of Affordable Housing Units N/A  
 Proposed Number of Residential Units to be Demolished \_\_\_\_\_  
 Existing Number of Residential Units \_\_\_\_\_  
 Proposed Number of Residential Units \_\_\_\_\_  
 Subdivision, Proposed Number of Lots \_\_\_\_\_

**PARKING SPACES**

Existing Number of Parking Spaces 48  
 Proposed Number of Parking Spaces 48  
 Number of Handicapped Parking Spaces 0  
 Proposed Total Parking Spaces 48

**BICYCLE PARKING SPACES**

Existing Number of Bicycle Parking Spaces N/A  
 Proposed Number of Bicycle Parking Spaces \_\_\_\_\_  
 Total Bicycle Parking Spaces \_\_\_\_\_

*only 29 shown on plan*

**ESTIMATED COST OF PROJECT**

\$114,000

Please answer the following with a Yes/No response on all that apply to the proposed development

Institutional	<u>No</u>	Design Review	<u>No</u>
Parking Lot	<u>No</u>	Flood Plain Review	<u>No</u>
Manufacturing	<u>No</u>	Historic Preservation	<u>No</u>
Office	<u>Yes</u>	Housing Replacement	<u>No</u>
Residential	<u>No</u>	14-403 Street Review	<u>No</u>
Retail/Business	<u>No</u>	Shoreland	<u>No</u>
Warehouse	<u>No</u>	Site Location	<u>No</u>
Single Family Dwelling	<u>No</u>	Stormwater Quality	<u>No</u>
2 Family Dwelling	<u>No</u>	Traffic Movement	<u>No</u>
Multi-Family Dwelling	<u>No</u>	Zoning Variance	<u>No</u> (or date)
B-3 Ped Activity Review	<u>No</u>	Historic Dist./Landmark	<u>No</u>
Change of Use	<u>No</u>	Off Site Parking	<u>No</u>



**APPLICATION FEES:**

Check all reviews that apply. Payment may be made in cash or check to the City of Portland.

<p><b>Level II Development</b>  <input checked="" type="checkbox"/> Less than 10,000 sq. ft. (\$400.00)  <input type="checkbox"/> After-the-fact Review (\$1,000.00 plus applicable application fee)</p>	<p><b>Plan Amendments</b>  <input type="checkbox"/> Planning Staff Review (\$250)  <input type="checkbox"/> Planning Board Review (\$500)</p> <p><b>Subdivision</b>  <input type="checkbox"/> Subdivision (\$500) + amount of lots _____ (\$25/lot)                  \$ _____ + (applicable + Major site plan fee)</p>
<p><b>Level III Development</b>  <input type="checkbox"/> Under 50,000 sq. ft. (\$500)  <input type="checkbox"/> 50,000 - 100,000 sq. ft. (\$1,000)  <input type="checkbox"/> Parking Lots over 100 spaces (\$1,000)  <input type="checkbox"/> 100,000 - 200,000 sq. ft. (\$2,000)  <input type="checkbox"/> 200,000 - 300,000 sq. ft. (\$3,000)  <input type="checkbox"/> Over 300,000 sq. ft. (\$5,000)  <input type="checkbox"/> Parking lots over 100 spaces (\$1,000)  <input type="checkbox"/> After-the-fact Review (\$1,000 plus applicable application fee)</p>	<p><b>Other Reviews</b>  <input type="checkbox"/> Site Location of Development (\$3,000) (except for residential projects which shall be \$200 per lot _____)  <input type="checkbox"/> Traffic Movement (\$1,000)  <input type="checkbox"/> Stormwater Quality (\$250)  <input type="checkbox"/> Section 14-403 Review (\$400 + \$25/lot)  <input type="checkbox"/> Other _____</p>

**LEVEL II AND LEVEL III REVIEW APPLICATION SUBMISSION**

Submissions shall include seven (7) packets with folded plans containing the following materials:


1. Seven (7) full size site plans that must be **folded**.
2. Seven (7) copies of all written materials as follows, unless otherwise noted:
  - a. Application form that is completed and signed.
  - b. Cover letter stating the nature of the project.
  - c. All Written Submittals (Sec. 14-525 2. (c), including evidence of right, title and interest.
5. A stamped standard boundary survey prepared by a registered land surveyor at a scale not less than one inch to 100 feet.
6. Plans and maps based upon the boundary survey and containing the information found in the attached sample plan checklist.
7. Copy of the checklist completed for the proposal listing the material contained in the submitted application.
8. One (1) set of plans reduced to 11 x 17.

**Refer to the application checklist (page 7) for a detailed list of submittal requirements.**

Portland's development review process and requirements are outlined in the Land Use Code (Chapter 14), which includes the Subdivision Ordinance (Section 14-491) and the Site Plan Ordinance (Section 14-521). Portland's Land Use Code is on the City's web site: [www.portlandmaine.gov](http://www.portlandmaine.gov) Copies of the ordinances may be purchased through the Planning Division.

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 Planning Authority and Code Enforcement'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.

**This application is for a Site Plan review only. A Performance Guarantee, Inspection Fee, Building Permit Application and associated fees will be required prior to construction.**

<p>Signature of Applicant:  </p>	<p>Date:                  October 28, 2010</p>
---	--

Please refer to Article V, Site Plan of the City of Portland Land Use Code for detailed information concerning the City's site plan review process, thresholds and standards. Should you have any questions regarding the submittal requirements or any other aspect of the site plan review process, please contact the Planning Division.

**City of Portland Planning Division**  
 389 Congress Street  
 Portland, Maine 04101  
 (207) 874-8719  
 www.portlandmaine.gov

**Office Hours:**  
 Unless noted, office hours are  
 Monday thru Friday  
 8:00 a.m. – 4:30 p.m.

**General Submittal Requirements – Level II and Level III Site Plan**

**Preliminary Plan Phase (if elected by applicant)**

Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Completed application form
<input checked="" type="checkbox"/>	<input type="checkbox"/>	1	Application fees
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Written description of project
<input checked="" type="checkbox"/>	<input type="checkbox"/>	7	Evidence of right, title and interest.
<input type="checkbox"/> N/A	<input type="checkbox"/>	7	Copies of required State and/or Federal permits.
<input type="checkbox"/>	<input type="checkbox"/>	7	Written assessment of zoning.
<input type="checkbox"/>	<input type="checkbox"/>	7	Written description of existing and proposed easements or other burdens.
<input type="checkbox"/>	<input type="checkbox"/>	7	Written requests for waivers from individual site plan and/or technical standards, where applicable.
<input type="checkbox"/>	<input type="checkbox"/>	7	Traffic analysis (may be preliminary, in nature, during the preliminary plan phase).
<input type="checkbox"/>	<input type="checkbox"/>	7	Written summary of significant natural features located on the site.
<input type="checkbox"/>	<input type="checkbox"/>	7	Written summary of project's consistency with related city master plans.

**Final Plan Phase (including items listed above if no preliminary plan review)**

Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
<input type="checkbox"/>	<input type="checkbox"/>	1	Evidence of financial and technical capacity.
<input type="checkbox"/>	<input type="checkbox"/>	1	Evidence of utilities' capacity to serve the development.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written summary of fire safety (referencing NFPA fire code and Section 3 of the City of Portland Technical Manual).
<input type="checkbox"/>	<input type="checkbox"/>	1	Construction management plan.
<input type="checkbox"/>	<input type="checkbox"/>	1	Traffic Plan (if development will (1) generate 100 or more PCE or (2) generate 25 or more PCE and is located on an arterial, within 1/2 mile of a high crash location, and/or within 1/4 mile of an intersection identified in a previous traffic study as a failing intersection).
<input type="checkbox"/>	<input type="checkbox"/>	1	Stormwater management plan.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written summary of solid waste generation and proposed management of solid waste.
<input type="checkbox"/>	<input type="checkbox"/>	1	Written assessment of conformity with applicable design standards.
<input type="checkbox"/>	<input type="checkbox"/>	1	Manufacturer's verification that HVAC and manufacturing equipment meets applicable state and federal emissions requirements.

## Site Plans and Boundary Survey Requirements – Level II and Level III Site Plan

		Preliminary Plan Phase (if elected by applicant)	
Applicant Checklist	Planner Checklist	Number of Copies	Submittal Requirement
<input type="checkbox"/>	<input type="checkbox"/>	7	Boundary Survey meeting the requirements of Section 13 of the City of Portland Technical Manual.
<input type="checkbox"/>	<input type="checkbox"/>	7	<b>Preliminary Site Plan Including the following:</b> <i>(*information provided may be preliminary in nature during the preliminary plan phase):</i>
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Location of adjacent streets and intersections and approximate location of structures on abutting properties..
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed site access and circulation.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed grading and contours.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary landscape plan including existing vegetation to be preserved, proposed site landscaping and street trees.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed utilities (preliminary layout).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary infrastructure improvements (e.g. - curb and sidewalk improvements, roadway intersection modifications, utility connections, transit infrastructure, roadway improvements).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Preliminary stormwater management and erosion control plan.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b) 1. of the Land Use Code).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed alterations to and protection measures for significant natural features located on the site (including wetlands, ponds, watercourses, floodplains, significant wildlife habitats and fisheries or other important natural features listed in Section 14-526 (b)1. of the Land Use Code).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed easements or public or private rights of way.

		Final Plan Phase	
<input type="checkbox"/>	<input type="checkbox"/>	7	<b>Final Site Plan Including the following</b>
<input type="checkbox"/>	<input type="checkbox"/>		▪ Existing and proposed structures on the site with distance from property line (including location of proposed piers, docks or wharves if in Shoreland Zone).
<input type="checkbox"/>	<input type="checkbox"/>		▪ Location of adjacent streets and intersections and approximate location of structures on abutting properties.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed site access and circulation.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed grading and contours.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Location and dimension of existing and proposed paved areas including all parking areas and vehicle, bicycle and pedestrian access ways. Proposed curb lines must be shown.
<input type="checkbox"/>	<input type="checkbox"/>		▪ Proposed loading and servicing areas, including applicable turning templates for delivery vehicles



# CITY OF PORTLAND WASTEWATER CAPACITY APPLICATION

Department of Public Services,  
55 Portland Street,  
Portland, Maine 04101-2991



Mr. Frank J. Brancely,  
Senior Engineering Technician,  
Phone #: (207) 874-8832,  
Fax #: (207) 874-8852,  
E-mail: fjb@portlandmaine.gov

Date: \_\_\_\_\_

## 1. Please, Submit Utility, Site, and Locus Plans.

Site Address: \_\_\_\_\_ N/A

(Regarding addressing, please contact Leslie Kaynor, either at 756-8346,  
or at LMK@portlandmaine.gov)

Chart Block Lot Number: \_\_\_\_\_

Proposed Use: \_\_\_\_\_

Previous Use: \_\_\_\_\_

Existing Sanitary Flows: \_\_\_\_\_ GPD

Existing Process Flows: \_\_\_\_\_ GPD

Description and location of City sewer, at proposed  
building sewer lateral connection: \_\_\_\_\_

Site Category	Commercial	_____
	Industrial (complete part 4 below)	_____
	Governmental	_____
	Residential	_____
	Other (specify)	_____

Clearly, indicate the proposed connection, on the submitted plans.

## 2. Please, Submit Domestic Wastewater Design Flow Calculations.

Estimated Domestic Wastewater Flow Generated: \_\_\_\_\_ GPD

Peaking Factor/ Peak Times: \_\_\_\_\_

Specify the source of design guidelines: (i.e. "Handbook of Subsurface Wastewater Disposal in Maine,"  
"Plumbers and Pipe Fitters Calculation Manual," \_\_\_\_\_ Portland Water District Records, \_\_\_\_\_ Other (specify)

**Note: Please submit calculations showing the derivation of your design flows, either on the following page, in the space provided, or attached, as a separate sheet.**

## 3. Please, Submit Contact Information.

Owner/Developer Name: \_\_\_\_\_

Owner/Developer Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

Engineering Consultant Name: \_\_\_\_\_

Engineering Consultant Address: \_\_\_\_\_

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail: \_\_\_\_\_

City Planner's Name: \_\_\_\_\_ Phone: \_\_\_\_\_

**Note: Consultants and Developers should allow +/- 15 days, for capacity status, prior to Planning Board Review.**

## 4. Please, Submit Industrial Process Wastewater Flow Calculations

Estimated Industrial Process Wastewater Flows Generated: \_\_\_\_\_ GPD

Do you currently hold Federal or State discharge permits? Yes \_\_\_\_\_ No \_\_\_\_\_

Is the process wastewater termed categorical under CFR 40? Yes \_\_\_\_\_ No \_\_\_\_\_

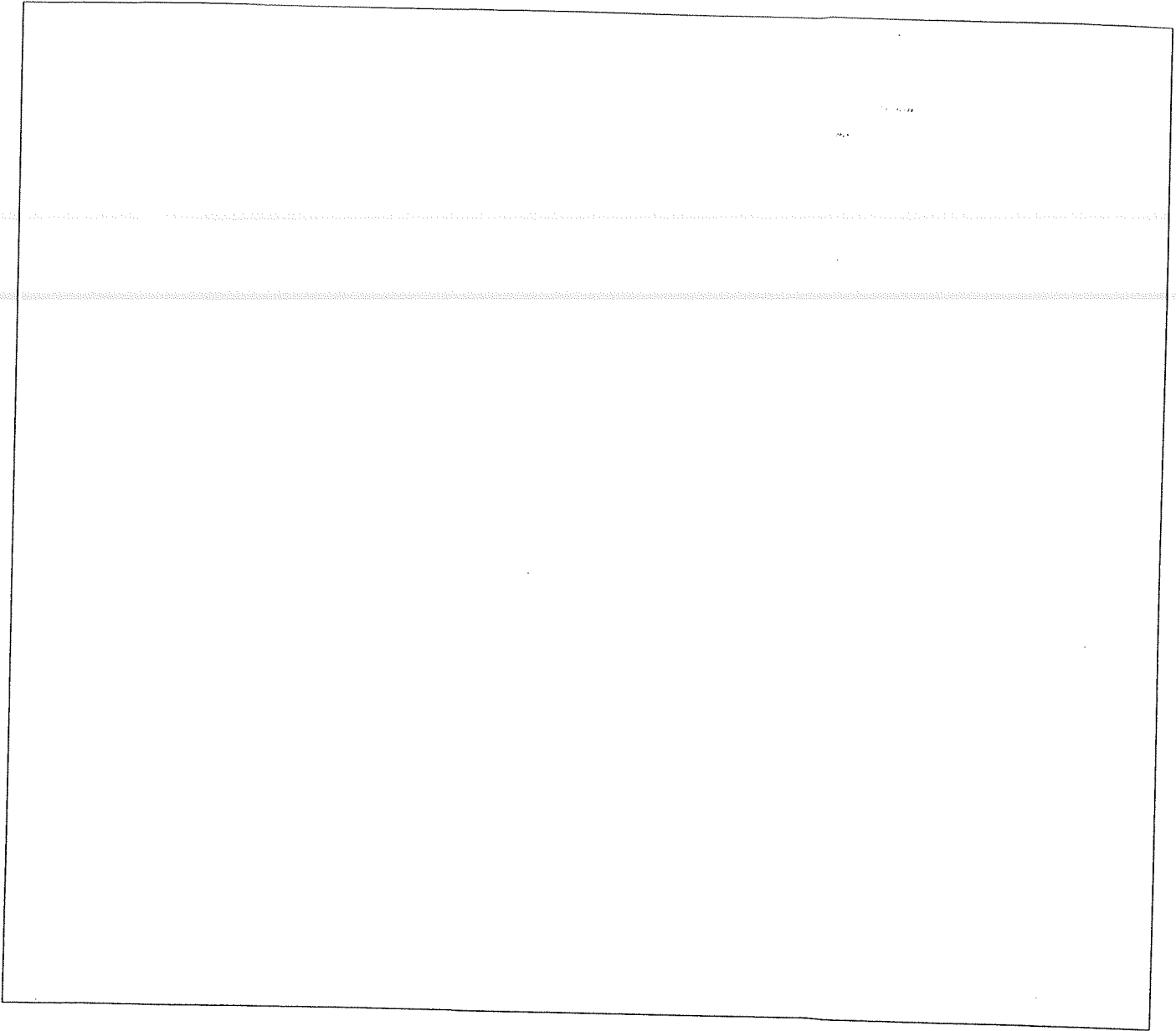
OSHA Standard Industrial Code (SIC): \_\_\_\_\_

(<http://www.osha.gov/oshstats/sicser.html>)

Peaking Factor/Peak Process Times: \_\_\_\_\_

Note: On the submitted plans, please show the locations, where the building's sanitary, and process water sewer laterals, exit the facility, where they enter the city's sewer, the location of any control manholes, wet wells, or other access points, and the locations of any filters, strainers, or grease traps.

Notes, Comments, or Calculations:



Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

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

**Current Owner Information:**

**Services**

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

**CBL** 420 B005001  
**Land Use Type** WHOLESALE  
**Property Location** 273 PRESUMPCOT ST  
**Owner Information** C & N PROPERTIES LLC  
 PO BOX 1838  
 PORTLAND ME 04104  
**Book and Page** 24346/281  
**Legal Description** 420-B-5 421-B-3  
 PRESUMPCOT ST 271-371  
 REAR  
**Acres** 161042 SF  
 3.715

**Current Assessed Valuation:**

<b>TAX ACCT NO.</b>	42788	<b>OWNER OF RECORD AS OF APRIL 2010</b>
		C & N PROPERTIES LLC
<b>LAND VALUE</b>	\$324,400.00	PO BOX 1838
<b>BUILDING VALUE</b>	\$534,400.00	PORTLAND ME 04104
<b>NET TAXABLE - REAL ESTATE</b>	\$858,800.00	
<b>TAX AMOUNT</b>	\$15,389.70	

browse city services a-z

browse facts and links a-z

Any Information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

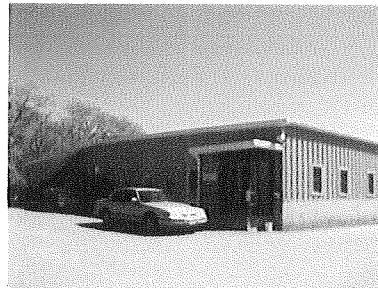


Best viewed at 800x600, with Internet Explorer

**Building Information:**

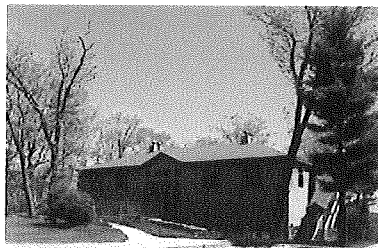
Card 1 of 3

**Year Built** 1940  
**Style/Structure Type** OFFICE WAREHOUSE  
**# Units** 1  
**Building Num/Name** 1 - HASCALL & HALL  
**Square Feet** 13592  
[View Sketch](#)   [View Map](#)   [View Picture](#)



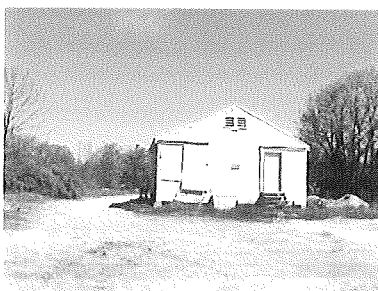
Card 2 of 3

**Year Built** 1940  
**Style/Structure Type** OFFICE BUILDING - LOW-RISE  
**# Units** 1  
**Building Num/Name** 1 - MCLAUGHLIN APPLIANCE  
**Square Feet** 3060  
[View Sketch](#)   [View Map](#)   [View Picture](#)



Card 3 of 3

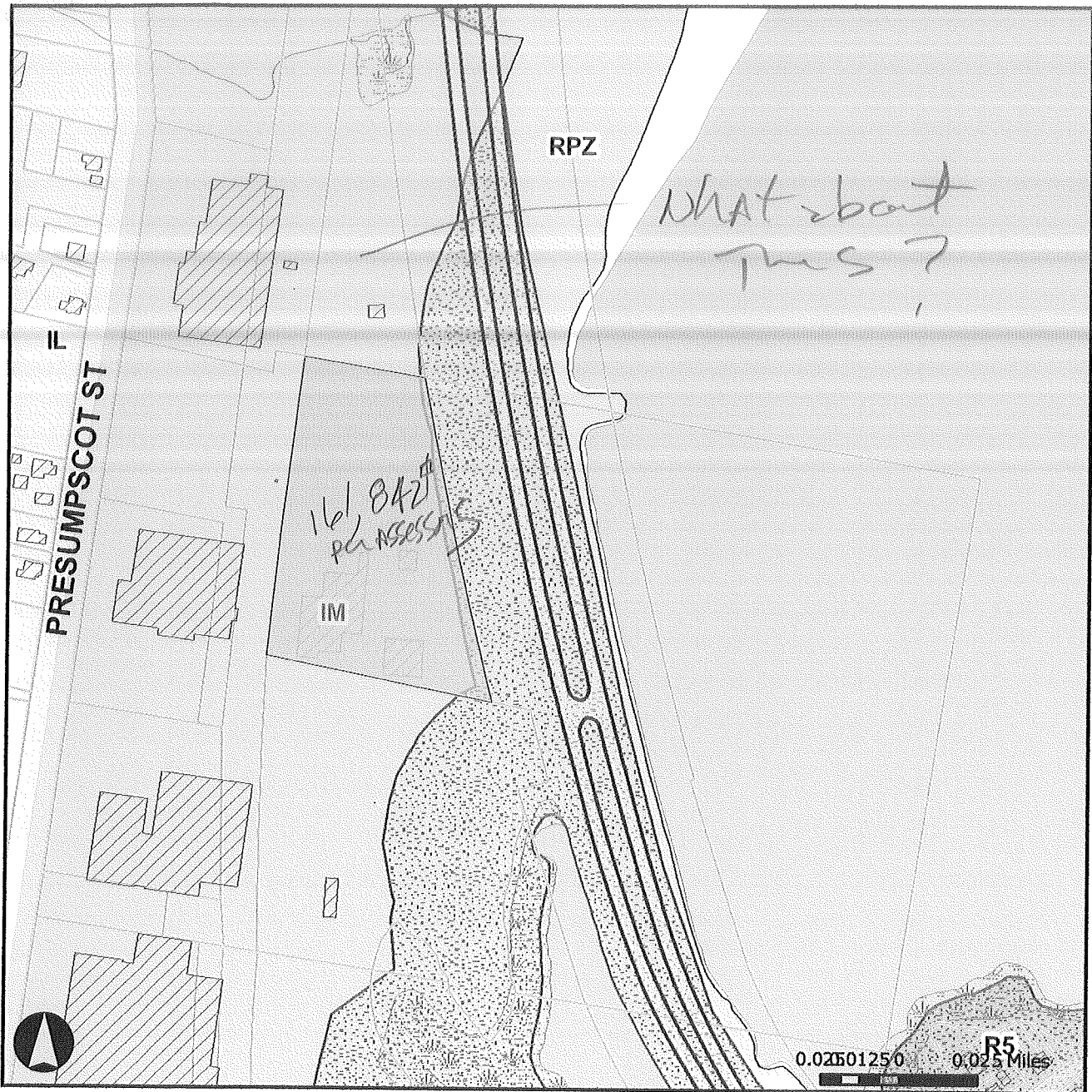
**Year Built** 1940  
**Style/Structure Type** WAREHOUSE  
**# Units** 1  
**Building Num/Name** 1 - CASCO BAY REFINISHING  
**Square Feet** 8040  
[View Sketch](#)   [View Map](#)   [View Picture](#)



**Exterior/Interior Information:**

Card 1

# Map



Parcels



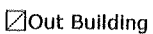
Interstate



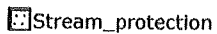
Streets



Buildings



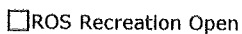
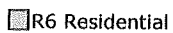
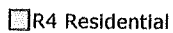
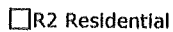
Stream Overlay Zone



Island Zoning



Zoning (continued)



Zoning (continued)





## Agreement to Use Roadway

*Buy to DATE 7*

In consideration of the St. Lawrence and Atlantic Railroad Company, with a place of business in Auburn, Maine, hereinafter called "RR", waiving all license and lease fees for contracts #C-29986-A/ #C-22667-A/ #SLR-1603/ #SLR-1604/#S-513-L/#S-10738-A, H. Timothy O'Neil of Cape Elizabeth, Maine, hereinafter called "HTO", does hereby grant to RR, the use of a certain 25' wide roadway extending from the easterly side of Presumpscot Street to land owned by HTO. Said Agreement shall be effective from July 1, 1996 until June 30, 1997 provided the conditions hereinafter provided for are satisfied, and this Agreement will automatically renew for successive one month periods. Either party can end this continuing monthly renewal process by giving to the other party written notice of termination at least six months prior to termination date. Renewal periods shall be subject to the same terms and conditions as the initial term hereof, except each renewal is for a period of one month.

The Agreement created hereby is made upon the following conditions:

1. RR, its agents and assigns shall not park or leave unattended, vehicles on any portion of the paved roadway, nor allow customers or visitors to park or leave unattended vehicles on any portion of the roadway.
2. RR, its agents and assigns shall use the roadway for access to and from a parcel of land located to the southerly side of said roadway and west of the RR mainline tracks.
3. RR, its agents and assigns shall maintain a public liability insurance policy in the amount of at least \$3,000,000.00 ( Three Million Dollars ) and shall supply HTO with evidence of said insurance policy, when requested by HTO.
4. RR, its agents and assigns shall maintain reasonable and customary signage and safety procedures regarding the use of the roadway by RR for the safety of HTO, his tenants and their property.
5. RR shall pay 1/2 the cost of maintaining ( including snowplowing ), repairing or replacing the roadway, in a reasonably suitable condition for the RR's use and for such other uses by HTO or his tenants, which are customary as of the date of this Agreement. This Agreement does not require HTO to perform any such maintenance ( including snowplowing ), but rather does require RR to pay 1/2 the cost of any reasonable maintenance performed by HTO. Further, RR may perform maintenance ( including snowplowing ) at RR's sole expense if RR determines that HTO's maintenance does not meet RR's needs.

6. RR shall be bound to its obligations in this Agreement for as long as RR actually uses the roadway. Notice of termination of active use, by RR, must be in writing to HTO, 6 months prior to termination date.

In the event that any of the foregoing conditions are not complied with, then this Agreement shall be terminable by HTO by giving written notice to RR of such termination and the reasons therefore.

RR hereby agrees to hold HTO harmless from all costs, loss or damage, including attorneys fees, arising out of the use of said roadway by the RR, its agents, servants, invitees, suppliers, tenants, customers or visitors. HTO agrees to hold RR harmless from all costs, loss or damage, including attorneys fees, arising out of the use of said roadway by HTO, his agents, servants, invitees, suppliers, tenants, customers or visitors.

In witness thereof, the parties hereto have executed this Agreement as of February 28, 1997.

Pat L Coleman  
Witness

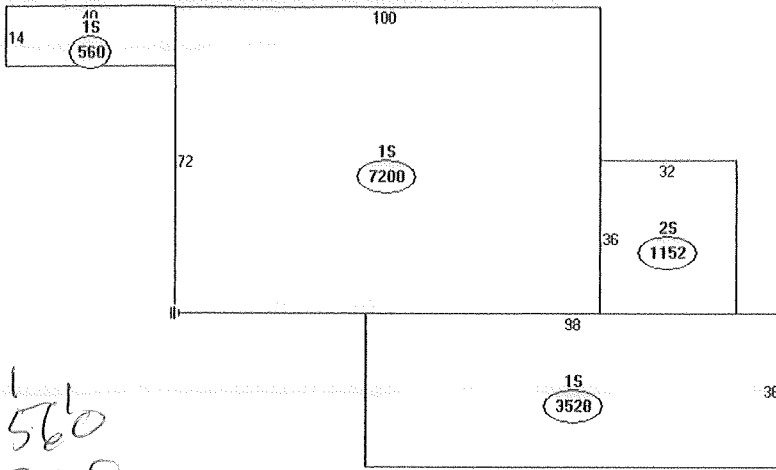
H. Timothy O'Neil  
H. Timothy O'Neil

DALE R. MARSHALL  
Witness

St. Lawrence & Atlantic Railroad Co.

By: [Signature]

Its: VICE PRESIDENT - SLR



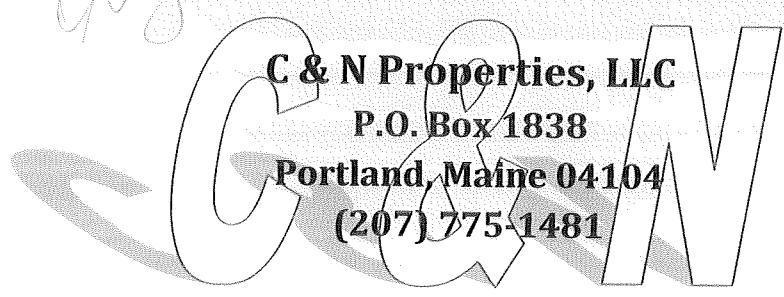
Descriptor/Area	Area
A: 045	12440 sqft
B: 082	1152 sqft
C: OVERHEAD DR:WOOD/MTL	100 sqft
D: OVERHEAD DR:WOOD/MTL	120 sqft
E: 1S	7200 sqft
F: 2S	1152 sqft
G: 1S	3528 sqft
H: 1S	560 sqft
I: SH1	572 sqft

560  
7200  
1152  
3528

$12440 \#$  1st floor footprint  $\times 80\% = 9,952 \#$  max allowed  
upward expansion

proposed  
 $1482 \#$   $\div$   $12440 \# = 12\%$  bay proposed

original



**C & N Properties, LLC**

**P.O. Box 1838**

**Portland, Maine 04104**

**(207) 775-1481**

November 2, 2010

Ms. Barbara Barhydt, Development Review Services Manager  
Department of Planning and Urban Development  
Portland City Hall  
389 Congress Street  
Portland, Maine 04101

RE: 273 Presumpscot Street Addition

Dear Barbara:

Per our telephone conversation this morning, enclosed are seven (7) copies of our stamped site plan to replace the previously submitted "unstamped" site plan.

At your request, I have identified the buildings noted on the plan as well their respective square footage and use as follows:

Building #5	9,500 square feet	Office Space
Building #6	4,042 square feet	Warehouse Space
Building #7	1,120 square feet	Office Space (existing)
	11,007 square feet	Warehouse Space

Please feel free to contact us with any questions or if you require additional information.

Sincerely,

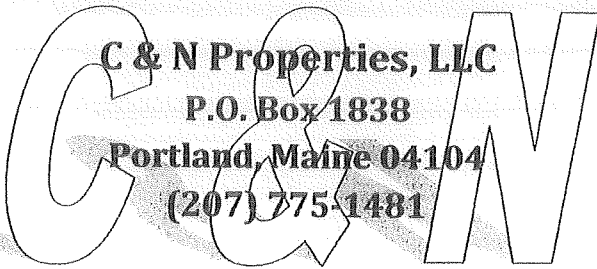
Robert L. Bergeron  
Its Manager

RLB/kbb  
Enclosures

office = 9500  
 1120  
 1482 - New Addition  
 -----  
 12102 ÷ 400 = 30 pkg req  
 11/3/10

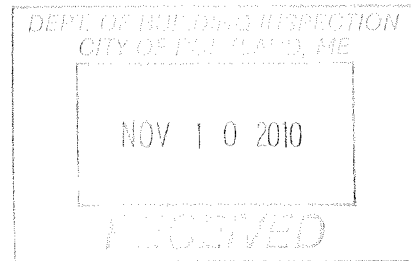
warehouse = 4042  
 11007  
 -----  
 15,049 =  
 15 pkg req

30  
 15  
 -----  
 45 pkg req



November 2, 2010

Ms. Barbara Barhydt, Development Review Services Manager  
Department of Planning and Urban Development  
Portland City Hall  
389 Congress Street  
Portland, Maine 04101



RE: 273 Presumpscot Street Addition

Dear Barbara:

Per our telephone conversation this morning, enclosed are seven (7) copies of our stamped site plan to replace the previously submitted "unstamped" site plan.

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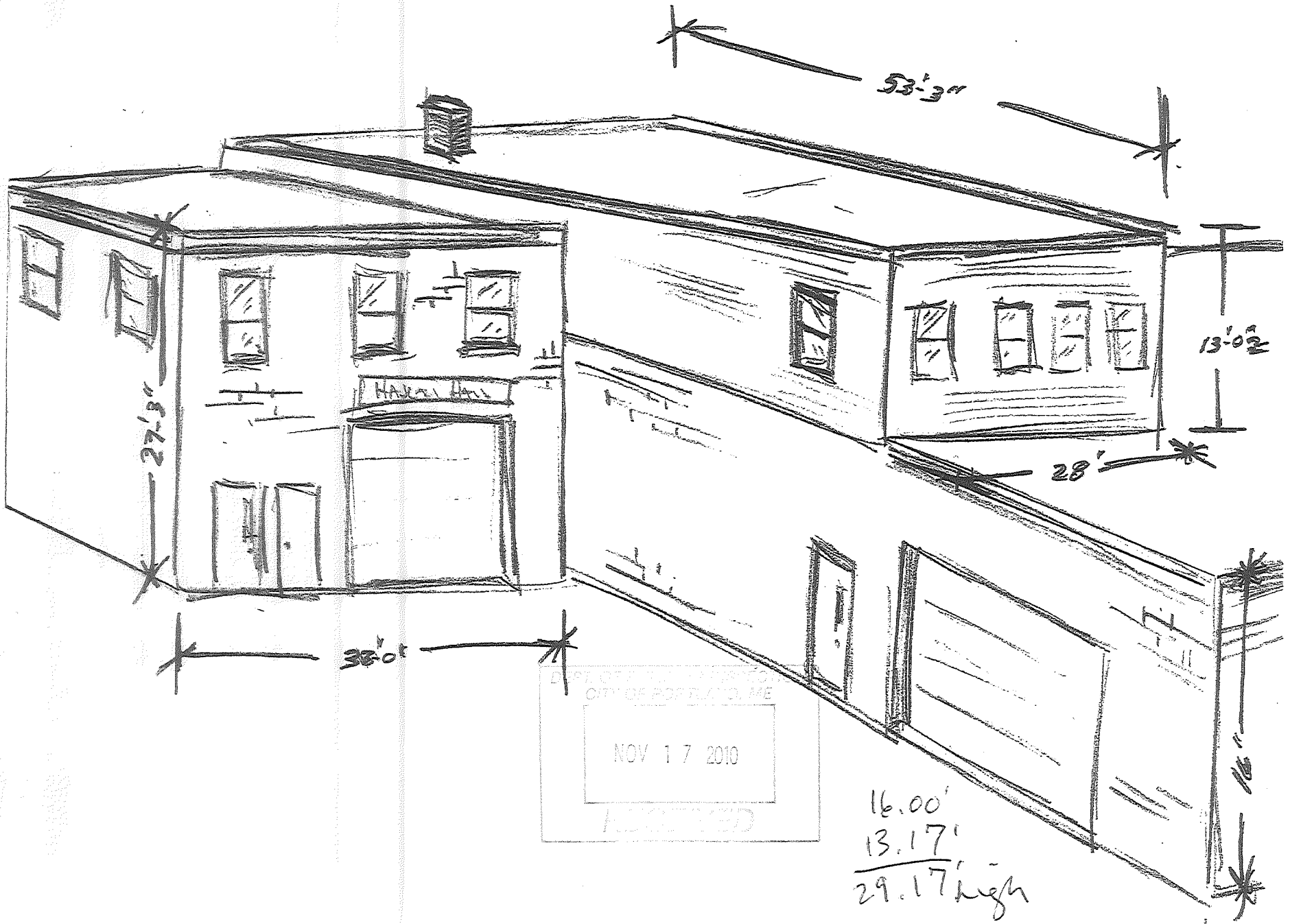
Please feel free to contact us with any questions or if you require additional information.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert L. Bergeron', with a long horizontal line extending to the right.

Robert L. Bergeron  
Its Manager

RLB/kbb  
Enclosures



**From:** "Kathy Booker Bunikis" <Kathy@HascallHall.com>  
**To:** <mes@portlandmaine.gov>  
**Date:** 11/17/2010 2:21 PM  
**Subject:** 273 Presumpscot Street Elevation Drawing  
**Attachments:** scan0001.pdf

Hi Marge,

Attached is the elevation drawing for the addition at 273 Presumpscot Street.

Thank you,

Kathy

Katherine Bunikis

Office Manager

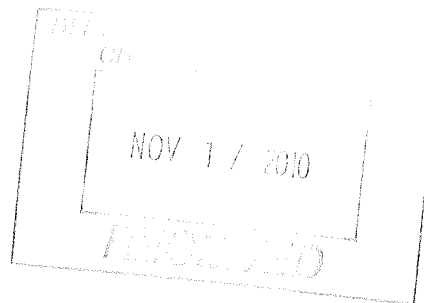
273 Presumpscot Street

P.O. Box 1838







Portland, Maine 04104

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11/3/10

- LEGEND:
- 1 STORAGE BUILDING
  - 2 GAS PUMP
  - 3 "
  - 4 GAS PUMP BUILDING
  - 5 COMMUNICATION COMPANY BUILDING
  - 6 AVERY COMPANY BUILDING
  - 7 HASKELL & HALL ET ALS
  - A+B  -LEASED AREA
  -  CANADIAN NATIONAL RAILROAD MONUMENT
  -  HIGHWAY MONUMENT
  -  FENCE CORNER
  -  RAILROAD FENCE
  -  INTERSTATE FENCE

MAIN PARCEL - 191,650 S.F. - 4.4 ACRES  
 LEASED AREA A - 3480 S.F.  
 " B - 4100 S.F.

LAND IN  
 PORTLAND, MAINE  
 BELONGING TO  
 EDWIN F. SMITH AND  
 RUDOLPH L. VIOLETTE

NOVEMBER 1984 SCALE: 1"=50'  
 SURVEY BY:  
 A.W.I. ENGINEERING CO.  
 W. SCARBOROUGH, MAINE

