

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

PERMIT ISSUED	
Permit No: 02-0978	Issue Date:
CBL: 013 C002001	

Location of Construction: Monroe St	Owner Name: Peninsula Community Lp	Owner Address: 510 Cumberland Ave	Phone: 207-874-1140
Business Name: n/a	Contractor Name: PROP	Contractor Address: 510 Cumberland Ave. Portland	Phone: 2078741140
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type:	Zone: R-7

Past Use: Vacant	Proposed Use: Multi Family / New 24' x 56' three unit with three levels, basement not included.	Permit Fee: \$1,913.00	Cost of Work: \$270,000.00	CEO District: 1	<i>orulan</i>
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB 9/11/02		

Proposed Project Description: Build New 24' x 56' three unit.	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: gg	Date Applied For: 08/30/2002	Zoning Approval
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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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>panel 13 zmeC</i> <input checked="" type="checkbox"/> Subdivision <i>yes</i> <input checked="" type="checkbox"/> Site Plan # 2002-0042 <i>subdivision</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>9/5/02</i>	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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>[Signature]</i>
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CERTIFICATION

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

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

August 30, 2002

Mike Nugent
City of Portland
Office of Inspections
389 Congress Street
Portland, ME

RE: 14 Monroe Street, Cover Letter

Dear Mike,

It is with great pleasure that I present to you for review the application for building permit for 14 Monroe Street. The enclosed building plans have been designed to meet Use Group R3 and construction type 5b requirements of BOCA National Building Code, 1999. Sprinkler systems built to NFPA 13 specifications will be provided throughout the building. Additional information you may require in order to conduct your review of the project, I believe, can be found within the enclosed documents. However, feel free to call me with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Cavendish", written in a cursive style.

Christopher Cavendish
TFH Architects
100 Commercial Street
Portland, Maine 04101
Ph# (207) 775-6141
Fax# (207) 773-0194
csc@tfharchitects.com

All Purpose Building Permit Application

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

Location/Address of Construction: 14 Monroe Street, Portland, ME		
Total Square Footage of Proposed Structure 5,266 sf	Square Footage of Lot 5,102 sf	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 13 C 2,4,6	Owner: Penninsula Community LP I	Telephone: 874-1140
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Penninsula Community LP I 510 Cumberland Street Portland, ME 04101 ph. 874-1140	Cost Of Work: \$270,000 Fee: \$1,913
Current use: <u>Vacant</u>		
If the location is currently vacant, what was prior use: <u>Vacant</u>		
Approximately how long has it been vacant: <u>Unknown</u>		
Proposed use: <u>Three Family</u>	<u>24' X 56' 3 levels</u>	
Project description: <u>See Cover Letter</u>	<u>basement not</u>	
Contractor's name, address & telephone: <u>PROP Family Housing, 842-2988 ext 22</u> <i>included as living space</i>		
Who should we contact when the permit is ready: <u>Bob Cain</u> <i>xx</i>		
Mailing address: <u>94 Auburn Street Portland, ME 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 842-2988 ext 22 <i>xx call</i>		

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

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the 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: [Signature] Date: 8/20/02

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

KAREN A. GERAGHTY (MAYOR) (2)
PETER E. O'DONNELL (1)
NATHAN H. SMITH (3)
CHERYL A. LEEMAN (4)
JAY M. HIBBARD (5)

CITY OF PORTLAND
IN THE CITY COUNCIL

JAMES F. CLOUTIER (A/L)
PHILIP J. DAWSON (A/L)
JILL C. DUSON (A/L)
NICHOLAS M. MAVODONES (A/L)

AMENDMENT TO ZONING MAP
RE: REZONING FROM B2b BUSINESS and R-6 RESIDENTIAL
TO R-7 COMPACT URBAN RESIDENTIAL OVERLAY ZONE
VICINITY OF 6-14 MONROE STREET AND 9 GREENLEAF STREET

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PORTLAND, MAINE
IN CITY COUNCIL ASSEMBLED AS FOLLOWS:

That the Zoning Map of the City of Portland, dated December 2000, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49, be and hereby is amended by adopting the map change amendment included as Attachment 1.

BE IT FURTHER ORDAINED, that this Amendment shall take effect immediately under the City Charter, Article II, Section 8, as an emergency in order to permit timely Planning Board review of proposed housing projects for this site.

First reading on 2/4/02
Postponed on 2/20/02
Passage 3/4/02 9-0

2-0978

Building

Approved with Conditions

Mike Nugent

[Redacted]

09/11/2002

09/11/2003

[Redacted]



Mike Nugent

09/11/2002

[Redacted]

Must provide certificate of thrd party inspection prior to C/O.

09/03/2002

gg

09/11/2002

mjn

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 020978

This is to certify that Peninsula Community Lp / P
has permission to Build New 24' x 56' three un
AT 4 Monroe St L 013 C002001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in.
HOURS NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 9/11/02
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

August 30, 2002

Mike Nugent
City of Portland
Office of Inspections
389 Congress Street
Portland, ME

RE: 14 Monroe, Drawing Title

Dear Mike,

The purpose of this letter is to explain the labeling of the construction drawings of as 49 Hanover Street. 14 Monroe Street and 49 Hanover Street are identical buildings with the exception of the sprinkler systems. While the sprinkler system presented with this application is valid for 14 Monroe Street there is to be additional sprinkler coverage for 49 Hanover Street due to site conditions unique to that site. With this in mind, the drawings labeled 49 Hanover Street submitted with this application are identical to 14 Monroe Street in all respects excepting the label.

In the interest of expediting the process of permitting I ask that you review the enclosed plans as if they were labeled 14 Monroe Street. If you have any questions feel free to call.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Cavendish", written in a cursive style.

Christopher Cavendish
TFH Architects
100 Commercial Street
Portland, Maine 04101
Ph# (207) 775-6141
Fax# (207) 773-0194
csc@tfharchitects.com

Transmittal Letter

Project: 49 Hanover Street

Project No.: 118

Date: 08/30/02

To: Mike Nugent
 City Hall - Inspections
 389 Congress St.
 Portland, ME 04101

Phone No.: 775-6141
Fax No.: 773-0194

If enclosures are not as noted, please inform us immediately.

We transmit:

- Herewith Under separate cover via _____
 In accordance with your request _____

For your:

- Approval Distribution to Parties Information
 Record Review and Comment
 Use _____

The following:

- Drawings Shop Drawing Prints Samples
 Specifications Shop Drawing Reproduces Product Literature
 Change Order Other:

Copies	Date	Rev. No.	Description	Action
1	8/30/02		Cover Letter	
1	8/30/02		Building permit application	
1	1/28/02		Deed of sale	
1	8/23/02		Construction drawings (letter explaining title)	
1	5/21/02		Civil Drawings	
1	8/30/02		Fee	

Action Code:

- A. Action indicated on item transmitted D. For signature and forwarding as
 B. No action required noted below under Remarks
 C. For signature and return to this office E. See Remarks below

Remarks:

Copies to:	O	TFH Architects, P. A.
	O	100 Commercial Street
	X	Portland Maine 04101
	X	Telephone 207-775-6141
	O	Fax No.: 207-773-0194
	O	By: Chris Cavendish
	O	

Recorded 01/28/02
CCRD BK 17252 Page 114

QUITCLAIM DEED WITH COVENANT
Maine Statutory Short Form

KNOW ALL BY THESE PRESENTS, that **ANTONIO DIPIETRO** of Portland, **NICHOLAS DIPIETRO** of Westbrook, **CONCETTA RICHARDS** of Portland, and **DENISE ROES** of Cape Elizabeth, all in the County of Cumberland and State of Maine, for consideration paid, **GRANT** to **PORTLAND REGIONAL OPPORTUNITY PROGRAM**, a nonprofit corporation organized and existing under the laws of the State of Maine and having a place of business at 510 Cumberland Avenue, Portland, Maine 04101, with **QUITCLAIM COVENANTS**, the real property in Portland, County of Cumberland, State of Maine, described as follows:

Beginning at a certain 5/8" iron rod with cap #1172 set in the southerly sideline of Monroe Street at the northwesterly corner of land now or formerly of Rudolph DiPietro and Pauline DiPietro as conveyed to them by the Estate of Lucia DiPietrantonio in Book 15255, Page 277, as corrected by deed recorded in said Registry in Book 15287, Page 269, said marker being situated westerly of the westerly sideline of Washington Avenue a distance of One Hundred Thirty and Eight Tenths (130.8), and proceeding around the parcel hereby described and conveyed in clockwise fashion:

Thence S 21°39'21" E along the westerly bound of said DiPietro for a distance of 36.24 feet to a point;

Thence N 71°30'17" E along the southerly bound of said DiPietro for a distance of 34.52 feet to a 5/8" rod with cap #1172 set near the base of a certain cobblestone and concrete retaining wall;

Thence S 12°28'45" E along the westerly boundary of land now or formerly of Erlinda C. Rodriguez and Luis A. Rodriguez as conveyed to them by the Estate of Lucia DiPietrantonio in Book 15512, Page 41, a distance of 43.26 feet, more or less, to the southwestly corner of said land now or formerly of Rodriguez;

Thence southwestly toward Greenleaf Street along a line which is an extension of the southerly sideline of the land now or formerly of said Rodriguez a distance of 42 feet, more or less, to a stake;

Thence by a deflection angle to the left of zero degrees and thirty minutes (0°30') one hundred two and seventy-three hundredths (102.73) feet to a stake in the easterly line of Greenleaf Street;

Thence northerly by the easterly side line of Greenleaf Street forty (40) feet to a stake, which is forty (40) feet from the southeasterly corner of Monroe Street;

Thence by a deflection angle to the right of ninety degrees and twenty minutes (90°20') eighty and twenty hundredths (80.20) feet to a stake;

Thence by a deflection angle to the left ninety degrees and eighteen minutes (90°18')
forty and eight tenths (40.8) feet to a stake in the southerly side of Monroe Street;

Thence easterly by the southerly side of Monroe Street a distance of forty (40) feet, more
or less, to the point of beginning.

But EXCLUDING from this conveyance any land previously taken by Portland Housing
Authority by eminent domain in the Monroe Street Condemnation dated June 15, 1971
and recorded in the Cumberland County Registry of Deeds in Book 3176, Page 108.

Being the same premises conveyed to the Grantors herein by deed of distribution of
Nicholas DiPietro, Personal Representative of the Estate of Lucia DiPietrantonio dated
June 15, 2000 and recorded in the Cumberland County Registry of Deeds in Book 15538,
Page 53.

Full consideration paid. No spousal signatures required.

WITNESS our hands and seals this 23rd day of January, 2002.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Barbara A. Vernal

Antonio DiPietro
Antonio DiPietro

Barbara A. Vernal

Nicholas DiPietro
Nicholas DiPietro

Barbara A. Vernal

Concetta Richards
Concetta Richards

Barbara A. Vernal

Denise Ross
Denise Ross

STATE OF MAINE
CUMBERLAND, SS.

January 28, 2002

Then personally appeared the above named Nicholas DiPietro and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Barbara A. Vestal

Notary Public/Attorney at Law

Printed name: BARBARA A. VESTAL

Applicant: **PROP**
Address: ~~14~~ **Monroe**
14

Date: **9/5/02**
C-B-L: **013-C-002**
New lot created under Subdivision

CHECK-LIST AGAINST ZONING ORDINANCE # 02-0978

Date -

Zone Location - **R-7 overlay Zone**

Interior or corner lot -

Proposed Use/Work - **New Tree with 24' x 56'**

Sevage Disposal - **City**

Lot Street Frontage - **none required**

Front Yard - **None**

Rear Yard - **None except 20' from an Adjoining rear bldg - 20' + shown in req**

Side Yard - **None except 10' from an Adjoining side Bldg - 15.5' & 25' + shown**

Projections -

Width of Lot - **N/A**

Height - **50' MAX**

Lot Area - **No min req - 5,102 sq ft shown**

Lot Coverage/Impervious Surface - **100% OK**

Area per Family - **725 sq ft of Land area per D.U. = 2175 sq ft total**

Off-street Parking - **1 per unit - 3 total req - 3+ shown with easements to Adjoining properties**

Loading Bays - **N/A**

Site Plan - **Major Subdivision # 2002-0042**

Shoreland Zoning/Stream Protection - **N/A**

Flood Plains - **Panel 13**

Zone C
min of 400 sq ft of habitable floor space per D.U. - **1344 sq ft of habitable space each**

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

2002-0042
Application I. D. Number
02/21/2002
Application Date

PROP
Applicant
510 Cumberland Ave, Portland, ME
Applicant's Mailing Address
Bob Cain / PROP
Consultant/Agent
Applicant Ph: (207) 842-2988 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

PROP Family Housing
Project Name/Description

12 - 14 Monroe St, Portland, Maine
Address of Proposed Site
013 C002001
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) **6 units and 1 existing**

11868 sq. ft. **10883 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 **\$500.00** Subdivision _____ Engineer Review _____ Date **02/26/2002**

Planning Comments

1. That revised copies of the parking, access and dumpster use easements shall be submitted to planning staff for review and approval.
2. The Greenleaf St. Building front entrway shall meet the requirements of the Marge Schmuckal, Zoning Administrator.
3. The sideyard setbacks of the proposed buildings are very tight. The Building Inspection office will require a land surveyor to certify the appropriate location and setbacks of the building foundations.

Performance Guarantee	<input checked="" type="checkbox"/> Required*	<input type="checkbox"/> 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>07/11/2002</u> date	<u>\$51,186.00</u> amount	<u>03/08/2004</u> expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ 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)	_____ expiration date
<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
Planning Copy**

2002-0042

Application I. D. Number

02/21/2002

Application Date

PROP Family Housing

Project Name/Description

PROP

Applicant

510 Cumberland Ave, Portland, ME

Applicant's Mailing Address

Bob Cain / PROP

Consultant/Agent

Applicant Ph: (207) 842-2988 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

12 - 14 Monroe St./Greenleaf St., Portland, Maine

Address of Proposed Site

013 C002001

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) **6 units and 1 existing**

11868 sq. ft.

10883 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 **\$500.00** Subdivision _____ Engineer Review **\$1,023.72** Date **07/31/2002**

Planning Approval Status:

Reviewer **Rick Knowland**

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

Approval Date **04/23/2002** Approval Expiration **04/23/2003** Extension to _____ Additional Sheets Attached

OK to Issue Building Permit **Rick Knowland** **07/30/2002**
signature date

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

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<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

2002-0042

Application I. D. Number

02/21/2002

Application Date

PROP Family Housing

Project Name/Description

PROP

Applicant

510 Cumberland Ave, Portland, ME

Applicant's Mailing Address

Bob Cain / PROP

Consultant/Agent

Applicant Ph: (207) 842-2988 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

12 - 14 Monroe St./Greenleaf St., Portland, Maine

Address of Proposed Site

013 C002001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

1. That revised copies of the parking, access and dumpster use easements shall be submitted to planning staff for review and approval.
 2. The Greenleaf St. Building front entryway shall meet the requirements of Marge Schmuckal, Zoning Administrator.
 3. The sideyard setbacks of the proposed buildings are very tight. The Building Inspection office will require a land surveyor to certify the appropriate location and setback of the building foundations.
-

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

2002-0042
Application I. D. Number
02/21/2002
Application Date

PROP
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510 Cumberland Ave, Portland, ME
Applicant's Mailing Address
Bob Cain / PROP
Consultant/Agent
Applicant Ph: (207) 842-2988 Agent Fax:
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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 **\$500.00** Subdivision _____ Engineer Review **\$1,023.72** Date **07/31/2002**

DRC Approval Status:

Reviewer **Rick Knowland**

- Approved Approved w/Conditions See Attached Denied

Approval Date **07/23/2002** Approval Expiration **07/23/2003** Extension to _____ Additional Sheets Attached

Condition Compliance **Rick Knowland** **07/23/2002**
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>07/11/2002</u> date	<u>\$51,186.00</u> amount	<u>03/08/2004</u> expiration date
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<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

March 18, 2002

Mr. Scott Teas
TFH Architects
100 Commercial Street
Portland, ME 04101

RE: 6-14 Monroe Street and 9 Greenleaf Street; PROP; CBL 13-C-002

Dear Mr. Teas,

On March 12, 2002, the Planning Board voted 5-0 (Delogu absent) to table the public housing for multi-family development proposed by the People's Regional Opportunity Program in the vicinity of 6-14 Monroe Street and 9 Greenleaf Street.

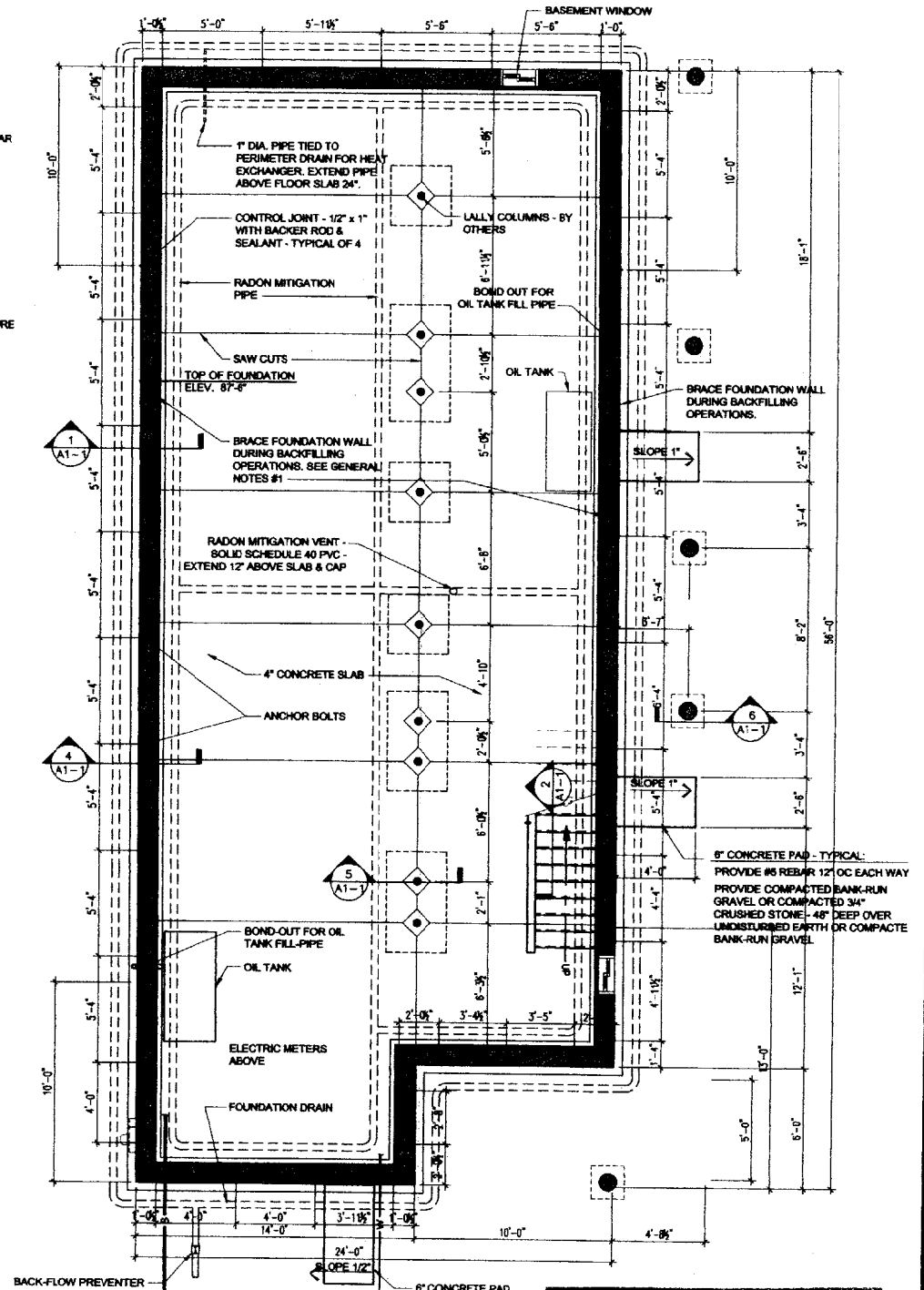
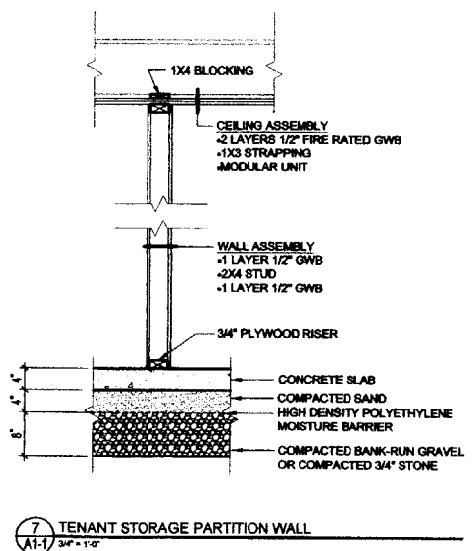
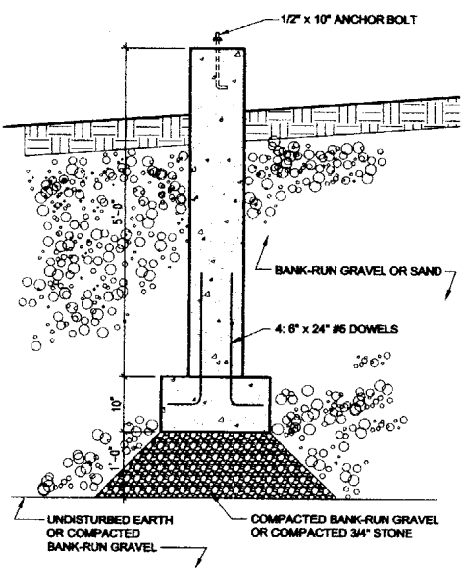
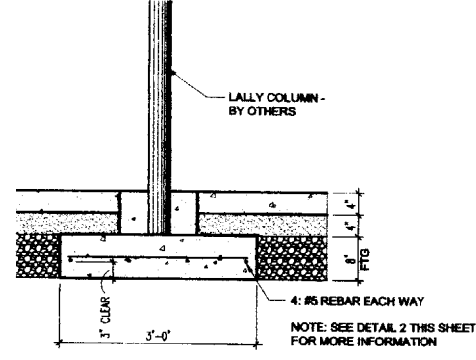
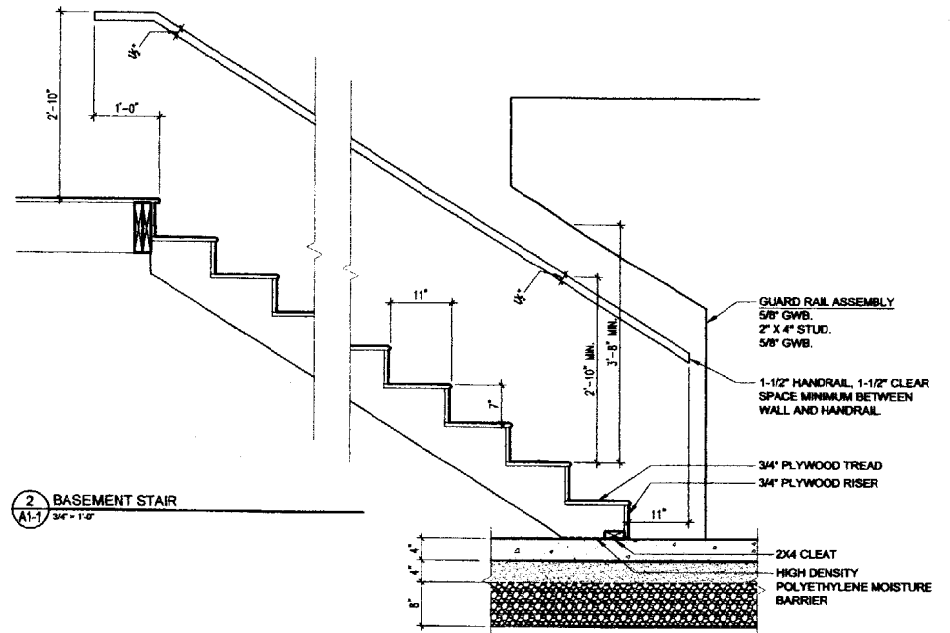
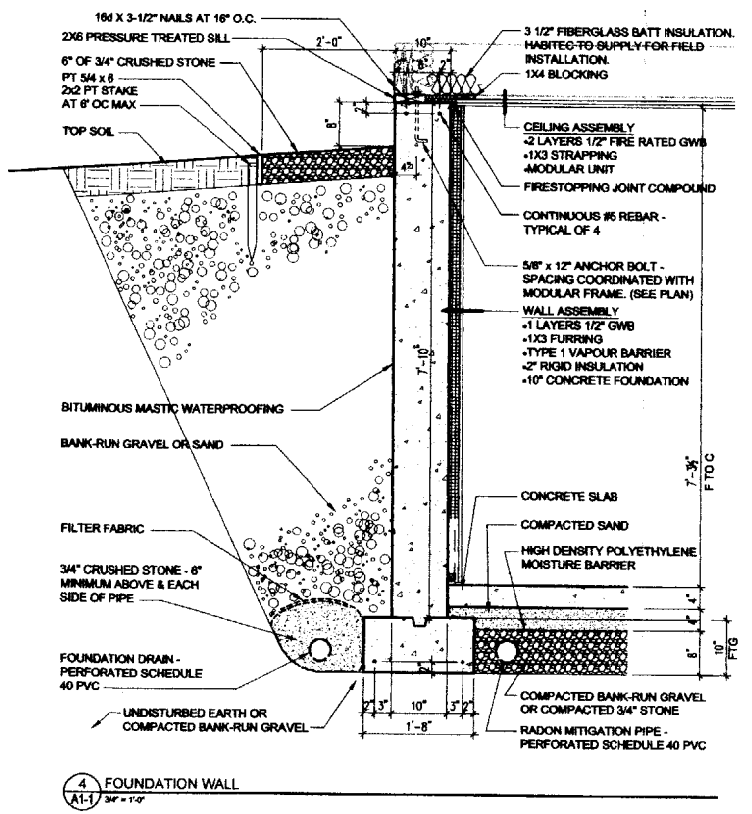
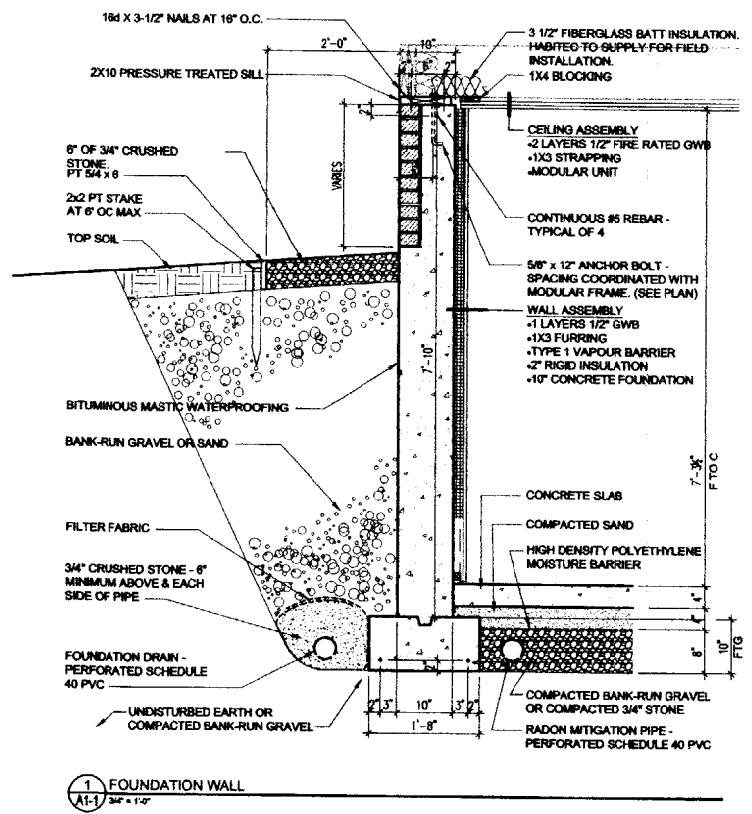
Should you have any questions concerning this letter please call the Planning staff office.

Sincerely,



Jaimey Caron, Chair
Portland Planning Board

cc: Alexander Jaegerman, Planning Director
Sarah Hopkins, Development Review Program Manager
Richard Knowland, Senior Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
✓Jodine Adams, Inspections
William Bray, Director of Public works
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lee Urban, Director of Economic Development



CONCRETE SPECIFICATIONS
Reinforcing: Reinforcing bars, ASTM A 615, Grade 60; deformed.
Concrete: All concrete work shall be in accordance with ACI 301 and ACI 318
Typical design mix, unless noted otherwise.
Compressive Strength: 3000 psi at 28 days
Air Entrainment: 4% ± 1% for exterior concrete.
Water/Cement Ratio: 0.49 maximum.
Slump: General, not less than 1", not more than 4".
Footings: Fills and Pads: not less than 1", not more than 3".
HRWR: Admixtures: not more than 8".
Aggregate Size: 3/4" maximum.

GENERAL NOTES:
1. PROVIDE ADEQUATE BRACING (NOT TO EXCEED 14' O.C.) OF FOUNDATION WALL DURING BACKFILLING PROCEDURES.

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14 MONROE STREET
PROP FAMILY HOUSING
PORTLAND, MAINE

TFH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

CONSULTANTS

REVISIONS

DATE	9/9/02
PROJECT No	0122
DRAWN BY:	CSC
CHECKED BY:	
SCALE:	AS NOTED
SHEET TITLE	FOUNDATION

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

SEP 20 2002

RECEIVE

A1-1

issued

Permit # 080978
013 C 002
14 Major

January 24, 2003

Tammy Munson
Code Enforcement Officer
City of Portland
389 Congress Street
Portland, ME 04101



Arthur W. Montana PLS 492
Robert W. Gagnon Jr. PLS 2177

Dear Tammy:

On November 26, 2002 A.R.C.C. Land Surveyors, Inc. located the building foundation on Greenleaf Street Portland, Maine for Benchmark from information as shown on building plans provided to us by Benchmark and on January 8, 2003 we located the building foundation on Munroe Street Portland Maine for Benchmark from information as shown on building plans provide to us by Benchmark.

At both sites and at a later date we set points on the footing for the building foundation.

It is my understanding that the existing building offsets on Greenleaf Street and Munroe Street we set by Daniel Dalfonso a licensed Maine Land Surveyor.

Sincerely,

Arthur W. Montana
Arthur W. Montana, PLS 492

cc: David Dulac

*CBL 13-C-2
Permit # 02-1008
+
Permit # 02-0978*