

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-1008	Issue Date: SEP 16 2002	CBL: 013 C002001
-----------------------	----------------------------	---------------------

Location of Construction: Greenleaf St 9 Greenleaf	Owner Name: Peninsula Community Lp	Owner Address: 510 Cumberland Ave	Phone: 207-842-2988
Business Name:	Contractor Name: PROP	Contractor Address: 510 Cumberland Ave, Portland	Phone: 207-741140
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	Zone: R-7

Past Use: Vacant	Proposed Use: Three family housing	Permit Fee: \$1,913.00	Cost of Work: \$270,000.00	CEO District: 1	overlady
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 5B 9/12/02		

Proposed Project Description:
Construct 1 24' x 56' 3-story, 3-family housing bld.

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: jmy	Date Applied For: 09/05/2002	Zoning Approval
-------------------------	---------------------------------	------------------------

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 13 zone C</i></p> <p><input checked="" type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>Planning BD #2002-0042</i></p> <p>Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK with conditions</i></p> <p>Date: <i>9/11/02</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------

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

Application ID Number: 2-1008

Department: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal

Comments: 9 Greenleaf St Approval Date: 09/11/2002

Given On Date: 09/10/2002

OK to Issue Permit Name: Marge Schmuckal Date: 09/11/2002 Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

This approval is based upon the details previously submitted which outlines how the front and side entry ways are to be fabricated. It is understood by this detail that these will not be a "structure" but rather a landscaping detail. ANY changes to this concept shall be approved PRIOR to its fabrication.

Create Date: 09/09/2002 By: jmy Update Date: 09/11/2002 By: mes

Application ID Number: 2-1008

Delete Save Close

Department: Building

Status: Approved with Conditions

Reviewer: Mike Nugent

Comments:

[Empty text box for comments]

Approval Date: 09/12/2002

Given On Date: 09/11/2002

OK to Issue Permit

Name: Mike Nugent

Date: 09/12/2002

Date 2: [Empty]

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

Must provide a certificate of third party inspection prior to C/O/

Create Date: 09/09/2002 By: jmy

Update Date: 09/12/2002 By: 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: 021008

This is to certify that Peninsula Community Lp / P
has permission to Construct 1 24' x 56' 3-story family housing bl
AT ~~521 Main St~~ 9 Greenleaf 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 work on permit must be completed before this building or part thereof is opened or closed-in. **HEAVY 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]
Director - Building Inspection Services

PENALTY FOR REMOVING THIS CARD

Applicant: Peninsula Community LP Date: 9/10/02

Address: 9 Greenleaf St C-B-L: 13-C-2
part of

CHECK-LIST AGAINST ZONING ORDINANCE

Date - New Development #02-1008

Zone Location - R-7 overlay

Interior or corner lot -

Proposed Use/Work - construct new 3 Dwelling Units -
24.25' x 56.25'

Sevage Disposal - City

Lot Street Frontage - none req - 40' shown

Front Yard - None ~~except 10'~~

Rear Yard - ~~None~~ - except 20' to neighboring residential - 20' shown

Side Yard - uses exception of 10' to neighboring residential

Projections - \rightarrow 2nd & 3rd floor overhang 10' shown in rear - side & front entries using landscaping features (previously determined not to be a structure)

Width of Lot - N/A

Height - 50' max allowed

Lot Area - New lot (N/A min) 3,258# given

Lot Coverage/ Impervious Surface - 100% allowed OK

Area per Family - 725# / DU x 3 = 2175#

Off-street Parking - 1 per unit or 3 parking spaces - 4 shown on site in rear - easement over 14 Monroe St.

Loading Bays - N/A

Site Plan - minor site plan #2002-0012

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel B - Zone C

Any New D.U. shall contain a min of 400# of habitable floor area - over 1200# for each unit shown

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 COMPLEX 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:**

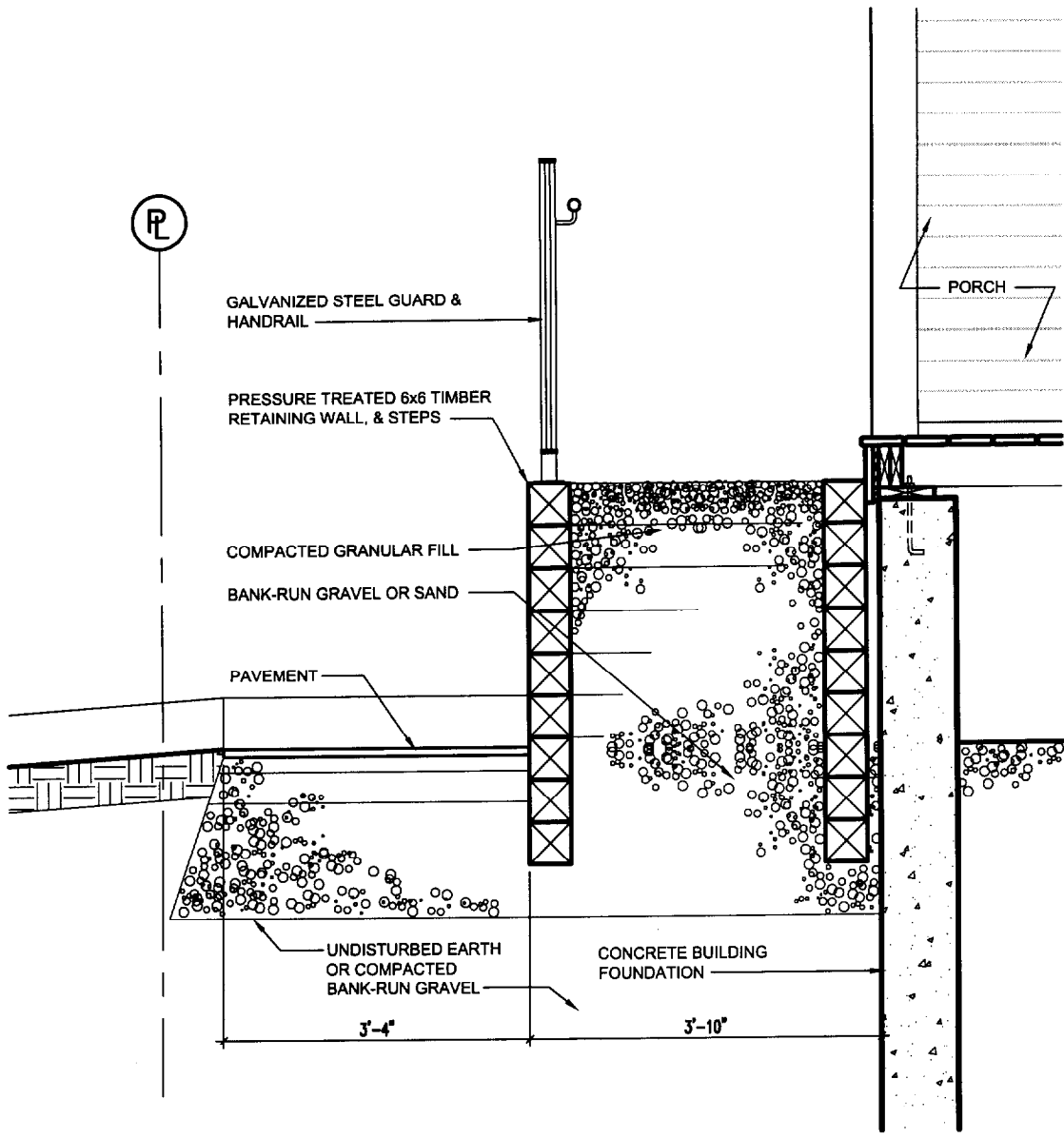
That the Zoning Map of the City of Portland, dated December 2000, as amended and on file in the Department of Planning and Urban Development, and incorporated by reference into the Zoning Ordinance by §14-49, be and hereby is amended by adopting the map change amendment included as Attachment 1.

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

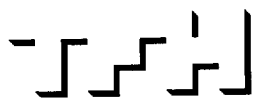
Not A Structure

12-14 GREENLEAF
People's Regional Opportunity Program
Portland, Maine



SECTION THROUGH EXTERIOR STAIR

SCALE: 1/2" = 1'-0"



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

REVISED: March 8, 2002

DATE: March 6, 2002

PROJECT No.

DRAWN BY: WJT

CHECKED BY: TST

SCALE: As Noted

SHEET TITLE:

Exterior
Stair

*PROGRESS PRINT
NOT FOR CONSTRUCTION*

SK
C-1

02-1008

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.

72 mmoe

Location/Address of Construction: 9 Greenleaf Street, Portland, ME		
Total Square Footage of Proposed Structure 5,266 sf	Square Footage of Lot 3,258 sf	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 13 C 2,4, and 6	Owner: Penninsula Community LP I 510 Cumberland Avenue Portland, ME 04101	Telephone: 842-2988
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Same as owner	Cost Of Work: <u>\$70,000</u> 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 Housing</u>		
Project description: <u>Three story, three family housing, 24'x56'</u>		
Contractor's name, address & telephone: PROP Family Housing		
Who should we contact when the permit is ready: <u>Bob Cain 842 2988 ext 22</u>		
Mailing address: 94 Auburn Street Portland, ME 04103		
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:		

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 the permit at an reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 	Date: <u>9/19/02</u>
-------------------------------------------------------------------------------------------------------------	----------------------

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

Transmittal Letter

Project: 9 Greenleaf

Project No.: 122

Date: 09/05/02

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 Reproducibles Product Literature
 Change Order Other:

Copies	Date	Rev. No.	Description	Action
1	9/5/02		Cover Letter	
1	9/5/02		Building permit application	
1	9/5/02		Deed of sale	
1			Construction drawings (letter explaining title)	
1			Civil Drawings	
1			Fee	

Action Code:

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

Remarks:

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

September 6, 2002

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

RE: 9 Greenleaf Street, Cover Letter

Dear Mike,

It is with great pleasure that I present to you for review the application for building permit for 9 Greenleaf 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 "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

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 southwestery corner of said land now or formerly of Rodriguez;

Thence southwestery 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

Brahma A. Verma

Antonio DiPietro
Antonio DiPietro

Brahma A. Verma

Nicholas DiPietro
Nicholas DiPietro

Brahma A. Verma

Concetta Richards
Concetta Richards

Brahma A. Verma

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,

Barbora Vestal
Notary Public/Attorney at Law

Printed name: BARBORA A. VESTAL




**CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE**

Designer: T. Scott Teas AIA NCARB
Address of Project 9 Greenleaf Street
Nature of Project Three Family Housing, See attached.

Date September 6, 2002

The technical submissions covering the proposed construction work as described above have been have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

Signature 
Title Principal
Firm TFH Architects
Address 100 Commercial Street
Portland, ME 04101
Telephone (207) 775-6141

September 6, 2002

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

RE: PROP Infill Housing Project, Accessibility Certificate

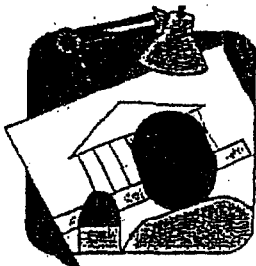
Dear Mike,

PROP is committed to constructing accessible homes for those with disabilities. Our goal since the beginning has been to design and equip 10% of all dwelling units as accessible units. Although there will not be an accessible units located within 49 Hanover Street, 14 Monroe, and 9 Greenleaf, there will be 3 accessible units at Anderson Street. Of a total 18 units being built this amounts to 16% of the units will be accessible. Feel free to call if you have any questions.

Sincerely,

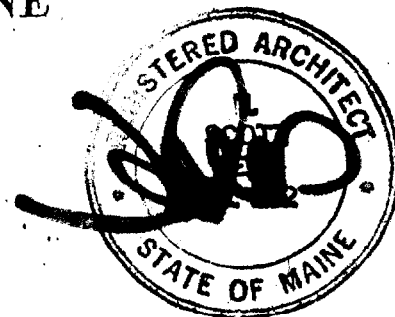
A handwritten signature in black ink, appearing to read "Chris Cavendish". The signature is fluid and cursive, with a large initial "C" and "C".

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



CITY OF PORTLAND MAINE

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



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

FROM DESIGNER: TFH Architects
100 Commercial Street, Portland, ME 04101

DATE: August 30, 2002

Job Name: PROP Family Housing, Infill Housing

Address of Construction: 9 Greenleaf Street

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year BOCA 1999 Use Group Classification(s) R3

Type of Construction 5b Bldg. Height 38' - 1 1/2" Bldg. Sq. Footage 1344 sf (footprint)

Seismic Zone 2a Group Class IV

Roof Snow Load Per Sq. Ft. 60 psf Dead Load Per Sq. Ft. 52.5 psf

Basic Wind Speed (mph) 90mph Effective Velocity Pressure Per Sq. Ft. 20.7

Floor Live Load Per Sq. Ft. 40 psf (non-sleeping) 30 psf (sleeping)

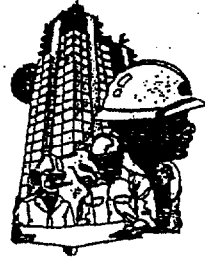
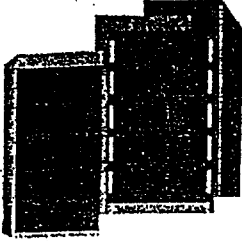
Structure has full sprinkler system? Yes X No Alarm System? Yes X No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes No X

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

List Occupant loading for each room or space, designed into this Project.

Apt. 11 5persons , Apt. 2 7persons , Apt. 3 7persons



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

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

FROM: TFH Architects, 100 Commercial Street, Portland, ME

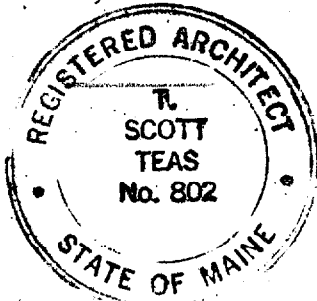
RE: Certificate of Design

DATE: August 28, 2002

These plans and/or specifications covering construction work on:

9 Greenleaf Street

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



Signature 

Title Principal

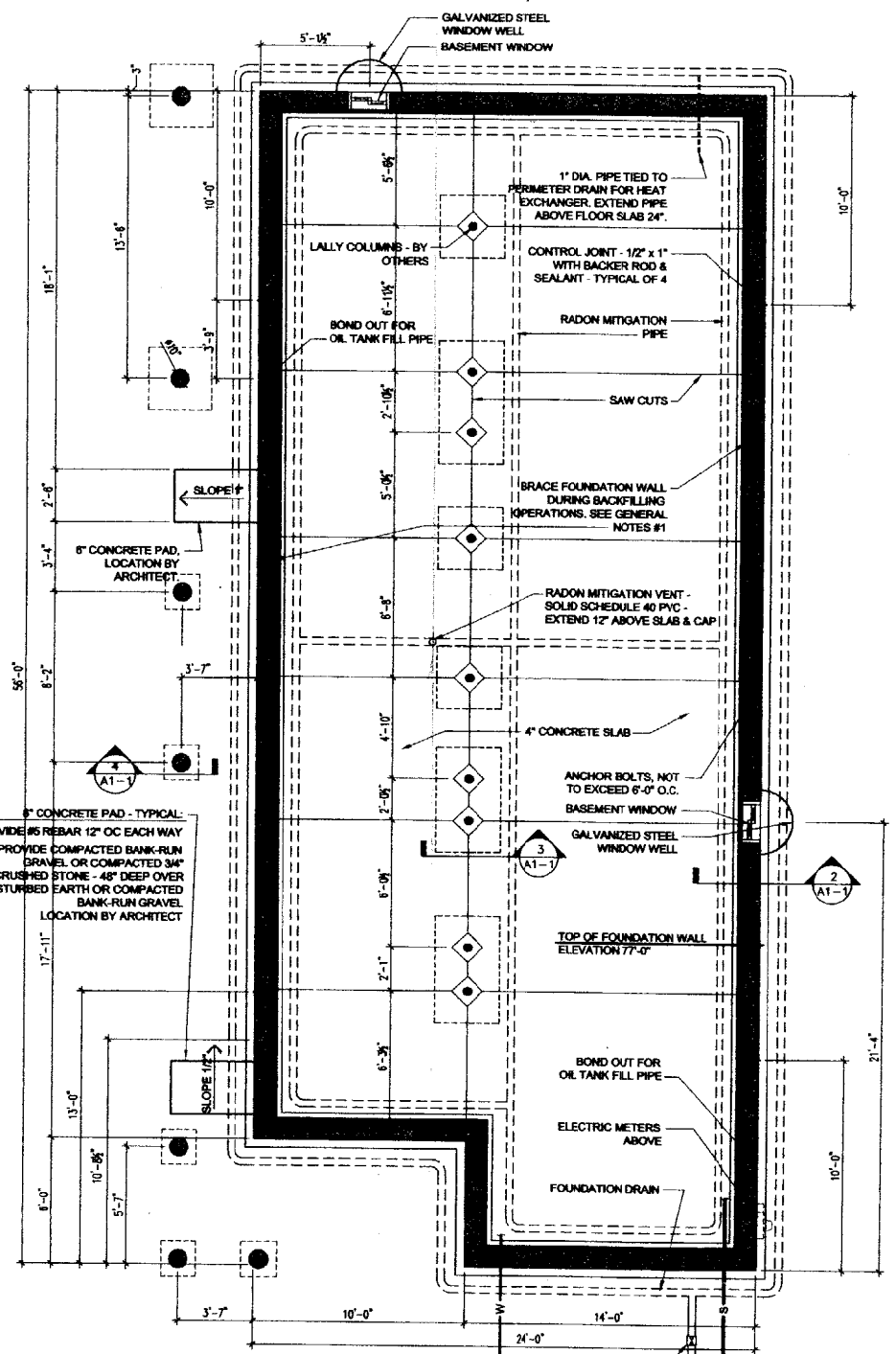
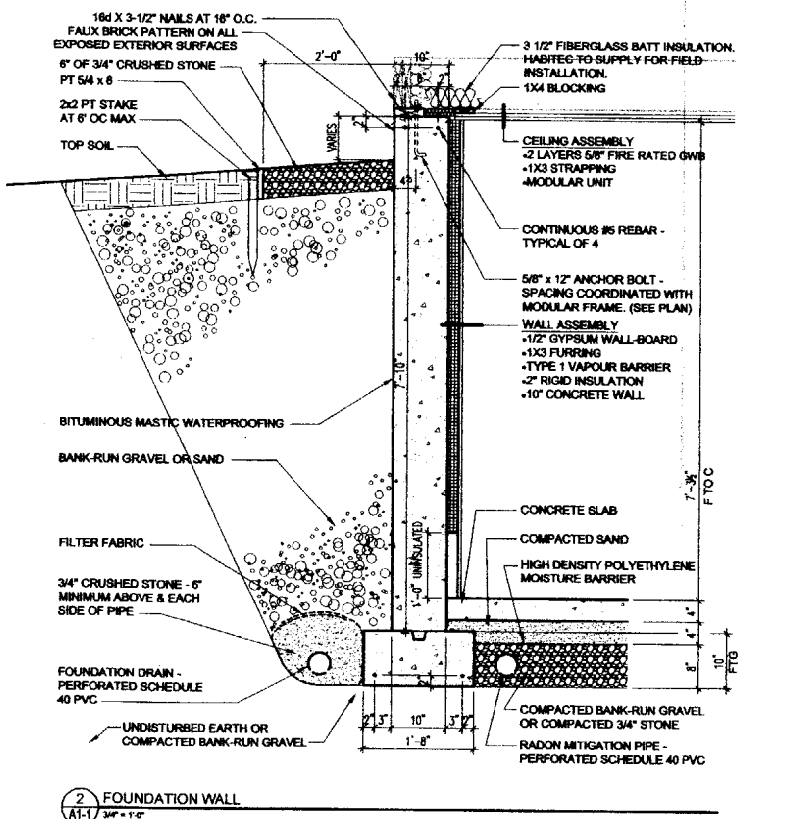
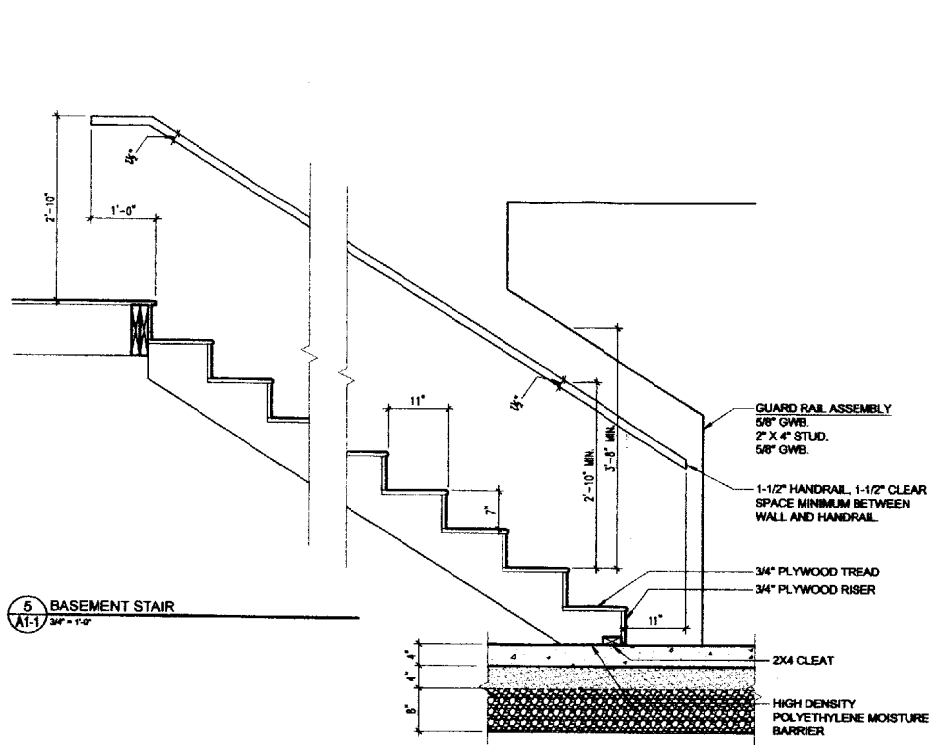
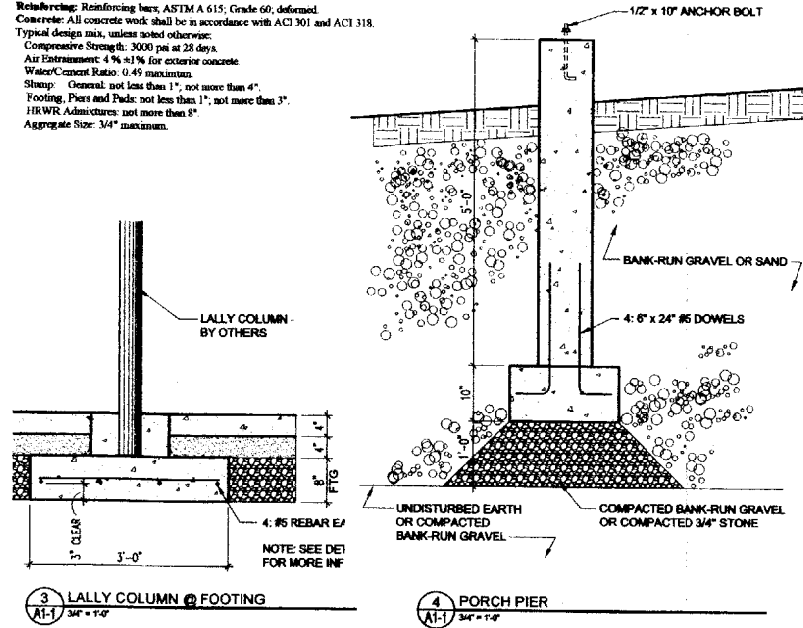
Firm 100 Commercial Street

Address 100 Commercial Street
Portland, ME 04101

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

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: 0.45 maximum.
 Slump: General: not less than 1", not more than 4".
 Footing, Piers and Pads: not less than 1", not more than 3".
 FRWR 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.

Permit # 02100
 013 C 00 2
 9 Greenleaf
 DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 SEP 20 2002
 RECEIVED
 issued

© 2002 TFM ARCHITECTS

9 GREENLEAF
 PROP FAMILY HOUSING
 PORTLAND, MAINE

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

CONSULTANTS:

REVISIONS:
DATE: 9/10/02
PROJECT No: 0122
DRAWN BY: CSC
CHECKED BY:
SCALE: AS NOTED
SHEET TITLE: FOUNDATION

DATE: 9/10/02
PROJECT No: 0122
DRAWN BY: CSC
CHECKED BY:
SCALE: AS NOTED
SHEET TITLE: FOUNDATION

A1-1

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*