

Location of Construction: 380 Cumberland Ave		Owner: Macomber, Peter		Phone:		Permit No: 970450	
Owner Address:		Lessee/Buyer's Name: Brooks Fiber Property		Phone:		BusinessName:	
Contractor Name: Hardypond Construction		Address: 55 Hardypond Rd Falmouth, ME 04105		Phone: 797-6066		Permit Issued: MAY 14 1997	
Past Use: Office		Proposed Use: Same		COST OF WORK: \$ 66,600.00		PERMIT FEE: \$ 355.00	
Proposed Project Description: Make Interior Renovations		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: 3B		Zone: B-3 CBL: 037-B-001	
		Signature: <i>HYM</i>		Signature: <i>BOCA 96 office</i>		Zoning Approval: <i>cid ny de x by</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Special Zone or Reviews: <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: Mary Gresik		Date Applied For: 01 May 1997		Signature: _____ Date: _____		5/17/97	

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..

PERMIT ISSUED WITH REQUIREMENTS

**CERTIFICATION**

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

*Bob Goudreau*  
SIGNATURE OF APPLICANT      Bob Goudreau      ADDRESS:      DATE: 01 May 1997      PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE      PHONE:  
White-Permit Desk    Green-Assessor's    Canary-D.P.W.    Pink-Public File    Ivory Card-Inspector

**PERMIT ISSUED**  
MAY 14 1997  
**CITY OF PORTLAND**

Zone: B-3 CBL: 037-B-001  
Zoning Approval: *cid ny de x by*  
Special Zone or Reviews:  
 Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan maj  minor  mm

**Zoning Appeal**  
 Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

**Historic Preservation**  
 Not in District or Landmark  
 Does Not Require Review  
 Requires Review

Action:  
 Approved  
 Approved with Conditions  
 Denied  
Date: *5/5/97*  
*D. Anderson*

CEO DISTRICT 2  
*A. Rowl*

**COMMENTS**

2/3/95 Completed a.i.

<b>Inspection Record</b>		
Type		Date
Foundation: _____		_____
Framing: _____		_____
Plumbing: _____		_____
Final: _____		_____
Other: _____		_____

## BUILDING PERMIT REPORT

DATE: 5/12/97 ADDRESS: 380 Cambridge Court  
REASON FOR PERMIT: Renovation  
BUILDING OWNER: Peter Macomber  
CONTRACTOR: Hardy pond  
PERMIT APPLICANT: Bob Goodreau APPROVAL: \*1, \*7, \*16, \*17, \*19, \*20, \*26, \*27 DENIED

### CONDITION(S) OF APPROVAL

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993) U.L. 103.
- X 7. Guardrail & Handrails A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect.
8. Headroom in habitable space is a minimum of 7'6".
9. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
10. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
11. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
12. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
13. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's.
14. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
15. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
  - In the immediate vicinity of bedrooms
  - In all bedrooms
  - In each story within a dwelling unit, including basementsIn addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

# ELECTRICAL PERMIT

## City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical Code and the following specifications:

Date 08 May 1997LOCATION: 380 Cumberland AvePermit # 4176OWNER Peter Macomber ADDRESS \_\_\_\_\_

Brooks Fiber Properties

TOTAL EACH FEE

OUTLETS	Telephone	Data	CATV						
	Receptacles	50	Switches	20	Smoke Detector	70	.20	14.00	
<b>FIBER OPTICS</b>							15.00		
<b>FIXTURES</b>	incandescent		fluorescent			120	.20	24.00	
	fluorescent strip						.20		
<b>SERVICES</b>	Overhead				TTL AMPS TO	800	15.00		
	Underground					800	400	15.00	15.00
<b>Temporary Service</b>	Overhead				AMPS OVER	800	25.00		
	Underground					800	25.00		
<b>METERS</b>	(number of)					1	1.00	1.00	
<b>MOTORS</b>	(number of)						2.00		
<b>RESID/COM</b>	Electric units						1.00		
<b>HEATING</b>	oil/gas units		Interior		Exterior		5.00		
<b>APPLIANCES</b>	Ranges		Cook Tops		Wall Ovens		2.00		
	Insta-Hot		Water heaters		Fans		2.00		
	Disposals		Dishwasher		Compactors		2.00		
<b>MISC. (number of)</b>	Air Cond/win						3.00		
	Air Cond/cent				Pools		10.00		
	HVAC		EMS		Thermostat		5.00		
	Signs						10.00		
	Alarms/res						5.00		
	Alarms/com					XX	15.00	15.00	
	Heavy Duty(CRKT)						2.00		
	Circus/Carnv						25.00		
	Alterations						5.00		
	Fire Repairs						15.00		
	E Lights					12	1.00	12.00	
	E Generators					X	20.00	20.00	
<b>PANELS</b>	Service		Remote		Main	1	4.00	4.00	
<b>TRANSFORMER</b>	0-25 Kva						5.00		
	25-200 Kva						8.00		
	Over 200 Kva						10.00		
					TOTAL AMOUNT DUE				
					<b>MINIMUM FEE/COMMERCIAL 35.00</b>		<b>MINIMUM FEE 25.00</b>		105.00

INSPECTION: Will be ready 5/9 Fri or will call \_\_\_\_\_

CONTRACTORS NAME Keeley Electric MASTER LIC. # 4176  
 ADDRESS #12 Portland No Business Pk LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 797-3772

SIGNATURE OF CONTRACTOR



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

I. D. Number \_\_\_\_\_

Applicant Peter Macomber

07 May 1997  
Application Date

Applicant's Mailing Address 380 Cumberland Ave  
797-6066  
Bob Goudreau 797-6066

Project Name/Description

Consultant/Agent Hardypond Construction  
Applicant or Agent Daytime Telephone Fax [Signature]

380 Cumberland Ave  
Address of Proposed Site  
037-B-001  
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  Other (specify) Parking/Site Work

Proposed Building Square Feet or # of Units 47,273 Sq Ft      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"/> Single-Family Minor   | <input type="checkbox"/> Other _____             |

Fees paid: site plan 300.00      subdivision \_\_\_\_\_

**Approval Status:**

Reviewer \_\_\_\_\_

- Approved       Approved w/Conditions listed below       Denied

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Approval Date \_\_\_\_\_      Approval Expiration \_\_\_\_\_ date      Extension to \_\_\_\_\_ date       Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*       Not Required

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

- |   |                            |                               |                             |
|---|----------------------------|-------------------------------|-----------------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date _____           | _____ amount _____            | _____ expiration date _____ |
| <input type="checkbox"/> Inspection Fee Paid            | _____ date _____           | _____ amount _____            |                             |
| Performance Guarantee Reduced                           | _____ date _____           | _____ remaining balance _____ | _____ signature _____       |
| Performance Guarantee Released                          | _____ date _____           | _____ signature _____         |                             |
| Defect Guarantee Submitted                              | _____ submitted date _____ | _____ amount _____            | _____ expiration date _____ |
| Defect Guarantee Released                               | _____ date _____           | _____ signature _____         |                             |

Address: 380 Cumberland Ave

037-B-001



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

I. D. Number \_\_\_\_\_

Applicant Patricia Macomber

Application Date 07/22/97

Applicant's Mailing Address 797-6966  
Bob Goudreau 797-6966

Project Name/Description \_\_\_\_\_

Consultant/Agent Hardyport Construction

Address of Proposed Site 380 Cumberland Ave.  
797-6-5001

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

Assessor's Reference: Chart-Block-Lot \_\_\_\_\_

Proposed Development (check all that apply):  New Building  Building Addition  Change of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Other (specify) Parking/Site Work

Proposed Building Square Feet or # of Units 87,773 Sq Ft 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"/> Single-Family Minor   | <input type="checkbox"/> Other _____             |

Fees paid: site plan 300.00 subdivision \_\_\_\_\_

**Approval Status:**

Reviewer H. H. M. J.

- Approved  Approved w/Conditions listed below  Denied

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Approval Date 5/7/97 Approval Expiration \_\_\_\_\_ date Extension to \_\_\_\_\_ date  Additional Sheets Attached

Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date

Performance Guarantee  Required\*  Not Required

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Address: \_\_\_\_\_

001 6001



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

I. D. Number \_\_\_\_\_

Applicant \_\_\_\_\_

Application Date \_\_\_\_\_

Applicant's Mailing Address \_\_\_\_\_

Project Name/Description \_\_\_\_\_

Consultant/Agent \_\_\_\_\_

Address of Proposed Site \_\_\_\_\_

Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

Assessor's Reference: Chart-Block-Lot \_\_\_\_\_

Proposed Development (check all that apply):  New Building  Building Addition  Change of Use  Residential  
 Office  Retail  Manufacturing  Warehouse/Distribution  Other (specify) \_\_\_\_\_

Proposed Building Square Feet or # of Units \_\_\_\_\_

Acreage of Site \_\_\_\_\_

Zoning \_\_\_\_\_

**Check Review Required:**

- |  |  |  |  |
|--|--|--|--|
| <input 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"/> Single-Family Minor   | <input type="checkbox"/> Other _____             |

Fees paid: site plan 300.00 subdivision \_\_\_\_\_

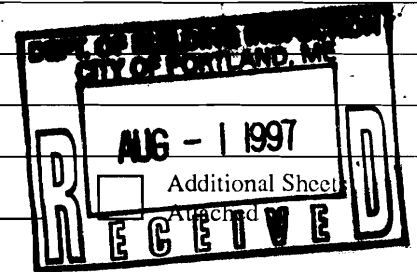
**Approval Status:**

Reviewer Kandi Talbot

- Approved  Approved w/Conditions listed below  Denied

- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_
- \_\_\_\_\_

Approval Date 6/4/97 Approval Expiration 6/4/98 Extension to \_\_\_\_\_ date



Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

Performance Guarantee  Required\*  Not Required

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- |  |                            |                               |                             |
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| Defect Guarantee Submitted   | _____ submitted date _____ | _____ amount _____            | _____ expiration date _____ |
| Defect Guarantee Released  | _____ date _____           | _____ signature _____         |                             |

Address: \_\_\_\_\_



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

I. D. Number

Blue Copy

Applicant Peter Macomber  
Applicant's Mailing Address 797-6066  
Bob Condreau 797-6066  
Consultant/Agent Hardypond Construction  
Applicant or Agent Daytime Telephone, Fax \_\_\_\_\_

07 May 1997  
Application Date

Project Name/Description  
380 Cumberland Ave  
Address of Proposed Site 037-B-001  
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  Other (specify) Parking/Site Work  
47,273 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   |
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Fees paid: site plan 300.00 subdivision \_\_\_\_\_

Approval Status:

Reviewer Kandi Talbot

- Approved       Approved w/Conditions listed below       Denied

1. \_\_\_\_\_
2. \_\_\_\_\_
3. \_\_\_\_\_
4. \_\_\_\_\_

Approval Date 6/4/97 Approval Expiration 6/4/98 Extension to \_\_\_\_\_ date



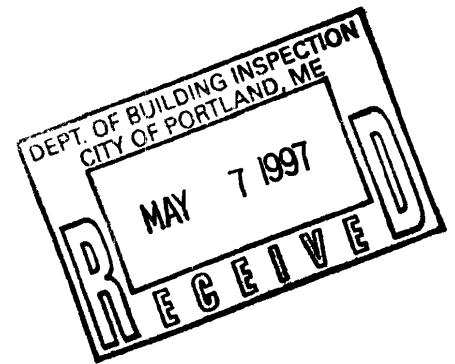
Condition Compliance \_\_\_\_\_ signature \_\_\_\_\_ date \_\_\_\_\_

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| Defect Guarantee Released  | _____ date _____           | _____ signature _____         | _____ signature _____       |





5/1/97

Statement Accompanying Site Plan

380 Cumberland Avenue  
New Parking Lot

*Overview:*

Macomber, Inc. is developing the second floor of the building at 380 Cumberland Avenue (the old AT&T / New England Telephone building) to house a new tenant, Brooks Fiber Technologies. In order to make the second floor ADA compliant and to allow street access, we plan to install a small parking lot on a parcel of land adjacent to the building on the Oak Street side. This parcel previously contained a generator and a fuel tank which were removed three years ago.

*Building Owner:*

Peter Macomber  
88 Fessenden Street  
Portland, ME 04103

*Approximate cost of the project:*

\$11,000.00

*Proposed uses:*

A 5 space parking lot on approximately 3600 square feet. In addition, Brooks Fiber requires a 20'x20' grounding field for their equipment, which will be installed under the surface of the parking lot.

No solid waste is expected to be generated by the project.

An existing catch basin on the parcel will be used to control surface water runoff.

Two existing trees on the parcel will be retained and new shrubs will be planted to enhance the attractiveness of the site

380 Cumberland Ave

ENGLAND TELEPHONE CO.  
BUILDING

