

960838

Location of Construction: 1037 Forest Ave		Owner: Neptune Properties		Phone:		Permit No. 960838	
Owner Address:		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Neptune Properties		Address: 126 Exchange St 8th Fl Portland, ME 04101		Phone: 775-2100		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: AUG 27 1996 CITY OF PORTLAND </div>	
Past Use: Mix Use		Proposed Use: Same w/new buildings		COST OF WORK: \$ 400,000.00 PERMIT FEE: \$ 2,020.00		INSPECTION: Use Group: Type:	
Proposed Project Description: Construct two (20 Buildings) 1) 50 x 420 1) 50 x 150				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature:		Signature:	
				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature:		Date:	
Permit Taken By: Mary Gresik		Date Applied For: 12 August 1996					

1. This permit application doesn't 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 LETTER

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 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

15 August 1996 - Permit Routed
12 August 1996

SIGNATURE OF APPLICANT: Michael Scarke ADDRESS: DATE: 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

Zone: CBL: 142-C-001

Zoning Approval:

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: 8/12/96

CEO DISTRICT

COMMENTS

9-2-96 Foundation is 3/4 poured.

9-24-96 Walls are now being put up

12-10-96 Buildings are all completed. These are just shells with no occupancy yet. Separate permit required for final

Inspection Record

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

Location of Construction: 1037 Forest Ave		Owner: Neptune Properties		Phone:	
Owner Address:		Leasee/Buyer's Name:		Phone:	
Contractor Name: Neptune Properties		Address: 120 Exchange St XXX PtId, ME 04101		Phone: 775-2100	
Past Use: Mix Use		Proposed Use: Same w/new buildings		COST OF WORK: \$ 400,000.00 PERMIT FEE: \$ 2,020.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>B/m</i> Type: <i>2B</i> Signature: <i>[Signature]</i>	
Proposed Project Description: Construct two (2 Buildings) 1) 50 x 420 1) 50 x 150		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____			
Permit Taken By: Mary Gresik		Date Applied For: 12 August 1996			

Permit No:

PERMIT ISSUED

Permit Issued:
AUG 27 1996

CITY OF PORTLAND

Zone: CBL:
B-2

Zoning Approval:
[Signature]
Special Zone or Reviews:
 Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan major minor mm

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**PERMIT ISSUED
WITH LETTER**

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15 August 1996 - Permit Routed
12 August 1996

SIGNATURE OF APPLICANT: *Michael Scarks* ADDRESS: _____ DATE: _____ 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

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: *8/15/96*

[Signature]

CEO DISTRICT 6
A. Rowl

Applicant: 1037 Forest Ave

Date: 8/16/96

Address: Michael Starks

C-B-L:

CHECK-LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - B-2

Interior or corner lot -

Proposed Use/Work - New Bldgs on Site

Sewage Disposal - City

Lot Street Frontage - 50' req - 100'+ shown

Front Yard - 10' req - 10' shown

Rear Yard - 10' req - 10' shown

Side Yard - 10' req - 10' shown

Projections -

Width of Lot - 50' req

Height - 1 story

Lot Area -

Lot Coverage/ Impervious Surface - existing impervious

Area per Family - N/A

Off-street Parking - OK

Loading Bays -

Site Plan - major

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - N/A

BUILDING PERMIT REPORT

DATE: 26 Aug 1996 ADDRESS: 1037 Forest Ave
REASON FOR PERMIT: To Construct Two bldgs. 50'x420'x50'x150
BUILDING OWNER: Neptune Properties
CONTRACTOR: " "
PERMIT APPLICANT: owner DENIED: *1, *14, *16, *17, *18

CONDITION OF APPROVAL OR DENIAL

- * 1. Before concrete for foundation is placed, approvals from the Development Review coordinator and Inspection Services must be obtained. (A24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. 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.
4. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 section 407.0 of the BOCA/1996)
5. 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.
6. Headroom in habitable space is a minimum of 7'6".
7. 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.
8. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
9. 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. feet.

10. 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.
11. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with selfclosers.
12. The boiler shall be protected by enclosing with on (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
13. 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, 919.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a swelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

- ~~14.~~ A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
15. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- ~~16.~~ The Sprinkler System shall maintained to NFPA #13 Standard.
- ~~17.~~ All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. of the City's building code. (The BOCA National Building Code/1996)
- ~~18.~~ All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.
19. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
20. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act, Title 5 MRSA refers, shall obtain a certification from a design professional that the plans of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
21. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.



P. Samuel Hoffses, Chief of Inspection Services

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 26 1996

Neptune Properties
120 Exchange Street
Portland ME 04101

RE: 1037 Forest Ave.

Dear Sir:

Your application to construct a 50' x 150' and a 50' x 420' mix use buildings has been reviewed and a permit is herewith issued subject to the following requirements: This permit does not excuse the applicant from meeting applicable State and Federal laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

Site Plan Review Requirements

Building Inspection : Separate permits shall be required for signage. 2. Separate tenant set-up permits shall be required. M. Schmuckal

Development Review Coordinator : Approved K. Talbot

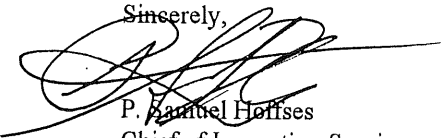
Planning Div. : In the event that a retail use becomes a tenant, foundation plantings to be approved by the City's Arborist which shall be added to the front of both buildings. K. Talbot

Fire Dept. : Approved S. Hoffses

Building and Fire Code Requirements

1. Please read and implement items 1, 14, 16, 17, and 18 of the attached building permit report.
2. Fire separation between tenant spaces shall be constructed of the appropriate construction at time of tenants termination.
3. A sprinkler performance test shall be submitted to the Portland Fire Department after completion of sprinkler work.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: M. Schmuckal
K. Talbot
Lt. McDougall



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

I. D. Number _____

Neptune Properties Inc 775-2100

10/27/95

Applicant
120 Exchange St- Ptld, ME 04101

Application Date

Applicant's Mailing Address _____

Project Name/Description

Consultant/Agent _____

1037 Forest Ave
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) _____

appx 50'x420' & 50'x150'

2 F/S
5 * acres

Proposed Building Square Feet or # of Units _____

Acreeage 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 subdivision _____

Approval Status:

Reviewer H. M. G.

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 10/30/95 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: 1037 FOREST AVE



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

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10/27/95

Applicant
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Application Date

Applicant's Mailing Address _____

Project Name/Description

Consultant/Agent _____

1037 Forest Ave
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building ^{2 F/S} Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____

appx 50'x420' & 50'x150'

5 * access

Proposed Building Square Feet or # of Units

Acreeage 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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| <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 subdivision _____

Approval Status:

Reviewer Jim Seymour

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 4/9/96 Approval Expiration 4/9/97 Extension to _____ date date Additional Sheets Attached

Condition Compliance Kandi Talbot 8/15/96
signature date
for Jim Seymour

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>8/15/96</u> date	<u>\$72,600.00</u> amount	<u>11/15/97</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>8/15/96</u> date	<u>\$1,234.20</u> 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: 1037 FOREST AVE



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

I. D. Number _____

Neptune Properties Inc 775-2100

10/27/95

Applicant
120 Exchange St- Ptld, ME 04101

Application Date

Applicant's Mailing Address _____

Project Name/Description

Consultant/Agent _____

1037 Forest Ave
Address of Proposed Site

Applicant or Agent Daytime Telephone, Fax _____

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):
 New Building ² F/S Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) _____
appx 50'x420' & 50'x150' 5 # acres

Proposed Building Square Feet or # of Units _____

Acreage of Site _____

B-2
Zoning

Check Review Required:

- | | | | |
|---|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/ minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
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| <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 subdivision _____

Approval Status:

Reviewer Marge Schmucler

- Approved Approved w/Conditions listed below Denied

- Separate permits for signage
- Separate tenant set-up permits shall be required
- _____
- _____

Approval Date 9/16/95 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 |
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| 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: 1037 Forest Ave

CITY OF PORTLAND, MAINE

PLANNING BOARD

Cyrus Hagge, Chair
John H. Carroll, Vice Chair
Joseph R. DeCoursey
Kenneth M. Cole III
Jaimey Caron
Kevin McQuinn
Deborah Krichels

April 10, 1996

Michael Scarks
Neptune Properties
120 Exchange Street
Portland, ME 04101

RE: 1037 Forest Avenue, Phase II

Dear Mr. Scarks:

On April 9, 1996 the Portland Planning Board voted 6-0 (Cole absent) to approve the site plan for two (2) commercial buildings at 1037 Forest Avenue. The approval was granted for the project with the following condition(s):

- i. in the event that a retail use becomes a tenant, foundation plantings to be approved by the City Arborist shall be added to the front of both buildings.

The approval is based on the submitted site plan and the findings related to site plan review standards as contained in Planning Report #8-96, which is attached.

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

1. A performance guarantee covering the site improvements as well as an inspection fee payment of 1.7% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
2. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact the Planning Staff.

Sincerely,



Cyrus Y. Hagg, Chair
Portland Planning Board

- cc: Joseph E. Gray, Jr., Director of Planning and Urban Development
Alexander Jaegerman, Chief Planner
Kandice Talbot, Planning Technician
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples PE, City Engineer
James Seymour, Acting Development Review Coordinator
William Bray, Deputy Director of Public Works
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File