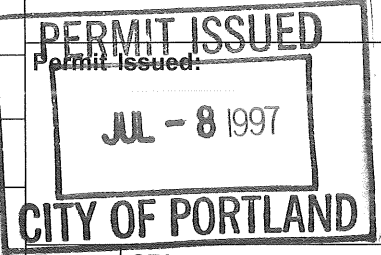


**City of Portland, Maine – Building or Use Permit Application** 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 1037R Forest Ave		Owner: Neptune Properties		Phone:	Permit No: 970717
Owner Address:		Lessee/Buyer's Name: Caseo Printing Co.		Phone:	BusinessName:
Contractor Name: A & H Partners 120 Exchange St Ste #101 Portland, ME 04101		Address:		Phone: 874-6959	
Past Use: Recent		Proposed Use: Office		<b>COST OF WORK:</b> \$ 27,500.00	<b>PERMIT FEE:</b> \$ 165.00
				<b>FIRE DEPT.</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: Type:
Proposed Project Description: Change Use - Interior Renovations				Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
Permit Taken By: Mary Grosik		Date Applied For: 27 June 1997		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>	
				Signature: Date:	



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: \_\_\_\_\_



**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

*[Handwritten signature]*

27 June 1997

SIGNATURE OF APPLICANT Louis Wood 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

CEO DISTRICT 6

COMMENTS

8-21-97 OK for (1 of 1)

Inspection Record

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

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

Location of Construction: 1037R Forest Ave		Owner: Neptune Properties		Phone:		Permit No: <b>970717</b>
Owner Address:		Lessee/Buyer's Name: Casco Printing Co.		Phone:		
Contractor Name: A & M Partners 120 Exchange St		Address: Ste #101 Ptld, ME 04101		Phone: 874-6959		Permit Issued:  Zone: <u>B-2</u> CBL: 142-C-001  Zoning Approval: <i>Construction sep. permits required for signage</i> <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"/>
Past Use:  Vacant		Proposed Use:  Office		COST OF WORK: \$ 27,500.00  FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied  Signature: <i>[Signature]</i>		
Proposed Project Description:  Change Use - Interior Renovations				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: 27 June 1997				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  Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review  Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied  Date: <u>6/30/97</u> <i>KT</i>

*[Handwritten Signature]*

**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

27 June 1997

SIGNATURE OF APPLICANT Louis Wood 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

CEO DISTRICT

6

*[Handwritten Signature]*

PERMIT ISSUED WITH REQUIREMENTS



CITY OF PORTLAND, MAINE  
Department of Building Inspection

142-C-001

# Certificate of Occupancy

LOCATION 1037R Forest Ave

Issued to Neptune Properties

Date of Issue 22 August 1997

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 970717, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

A-1

Office  
"Casco Printing Co."

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

# BUILDING PERMIT REPORT

DATE: 7/3/97 ADDRESS: 1037 R Forest Ave  
REASON FOR PERMIT: Change of use  
BUILDING OWNER: ATM Partners  
CONTRACTOR: \_\_\_\_\_  
PERMIT APPLICANT: Louis Wood APPROVAL: \*1, \*16, \*17, \*18, \*19, \*26 DENIED

## CONDITION(S) OF APPROVAL

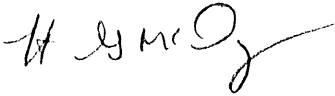
1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Precaution 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.
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 basements

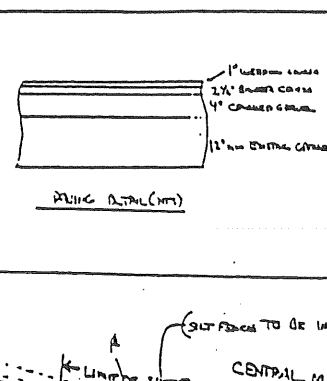
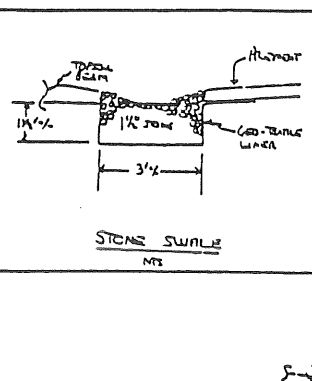
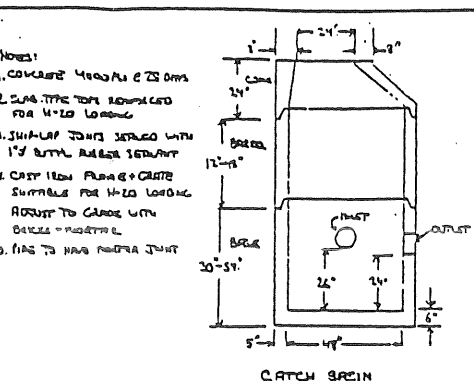
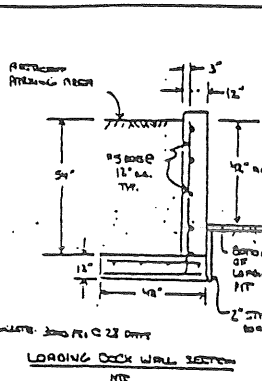
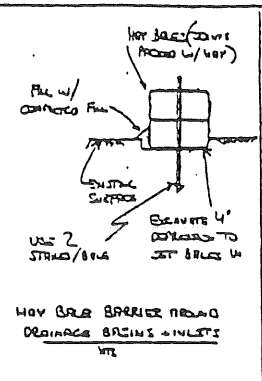
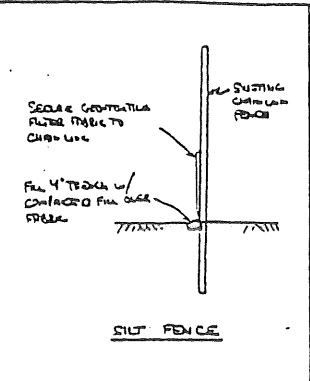
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

16. 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.
17. The Fire Alarm System shall be maintained to NFPA #72 Standard.
18. The Sprinkler System shall maintained to NFPA #13 Standard.
19. 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)
20. 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.
21. 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".
22. 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 commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
23. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
24. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
25. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
26. A second means of egress shall be provided from studied areas.
27. \_\_\_\_\_
28. \_\_\_\_\_

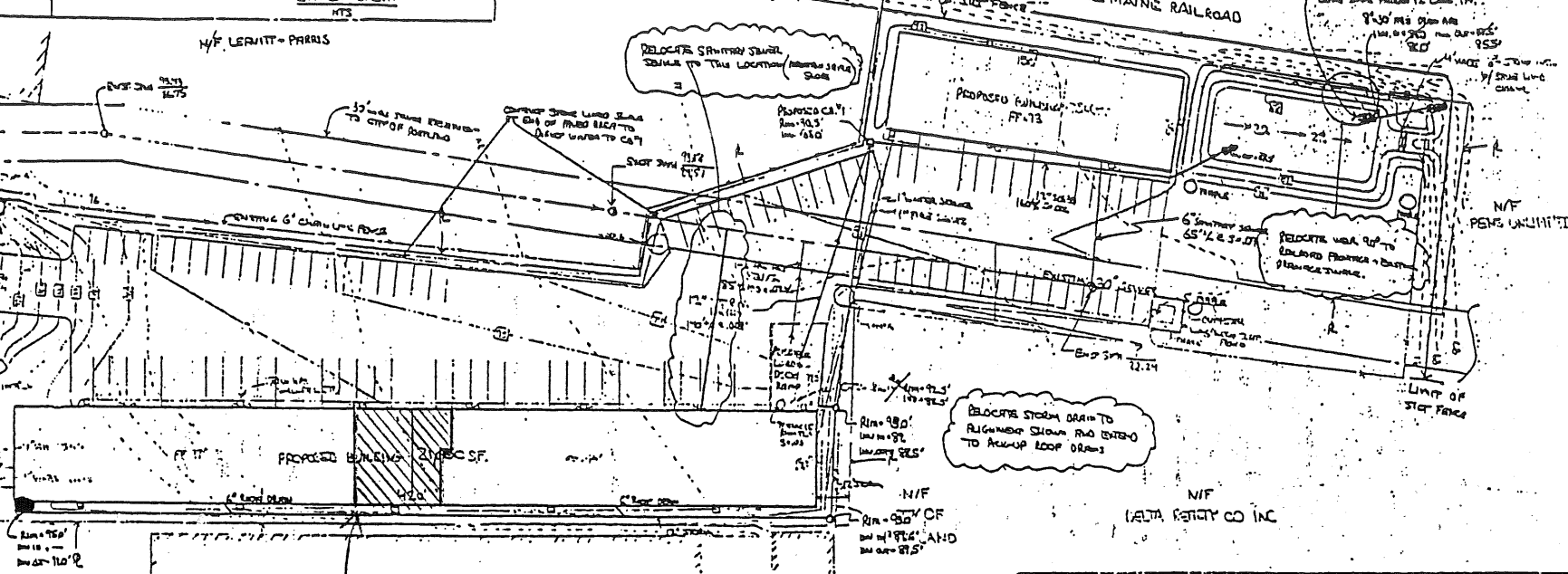
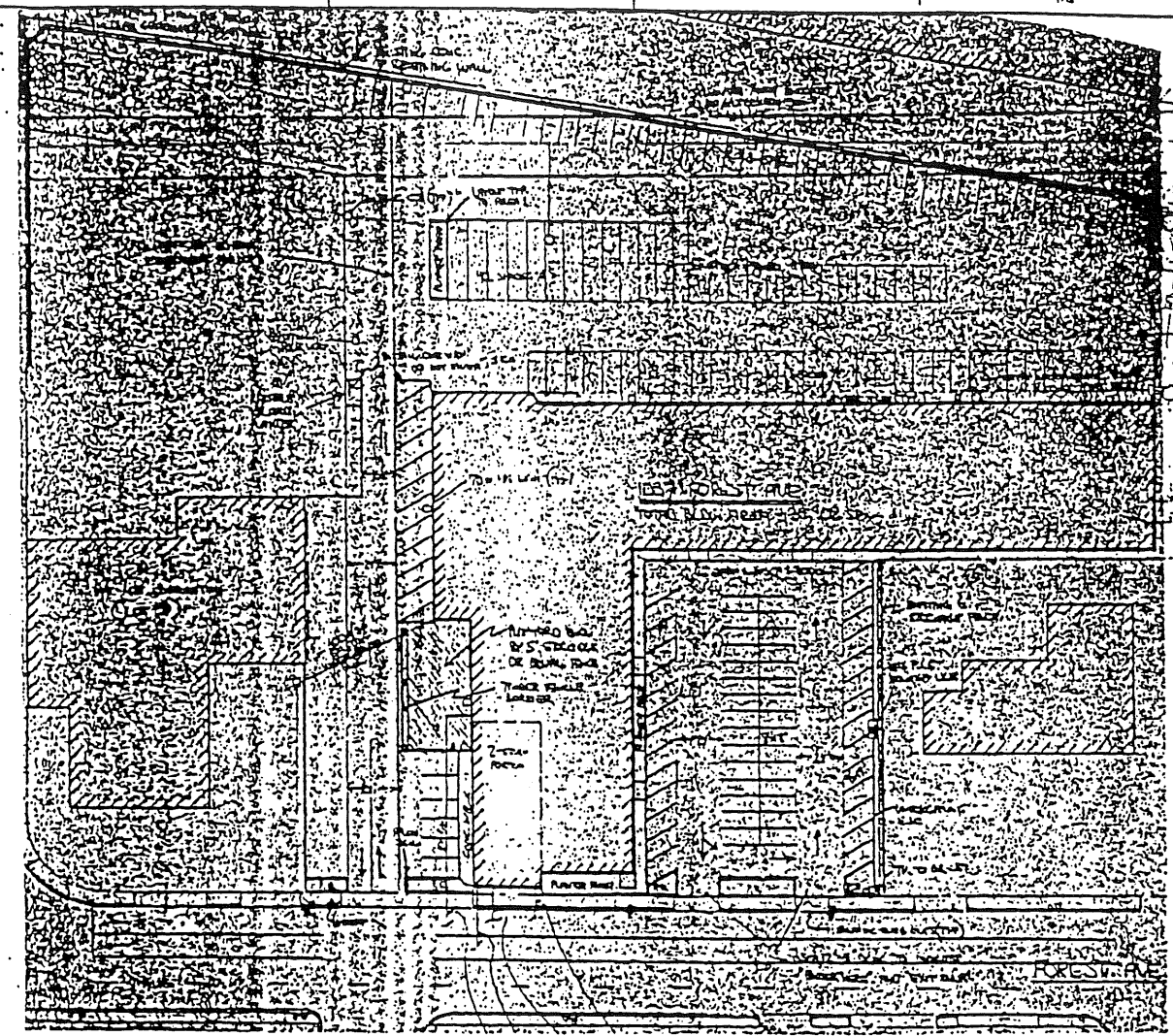
  
P. Samuel Hoffes, Chief of Code Enforcement

cc: Lt. McDougall, PFD  
Marge Schmuckal



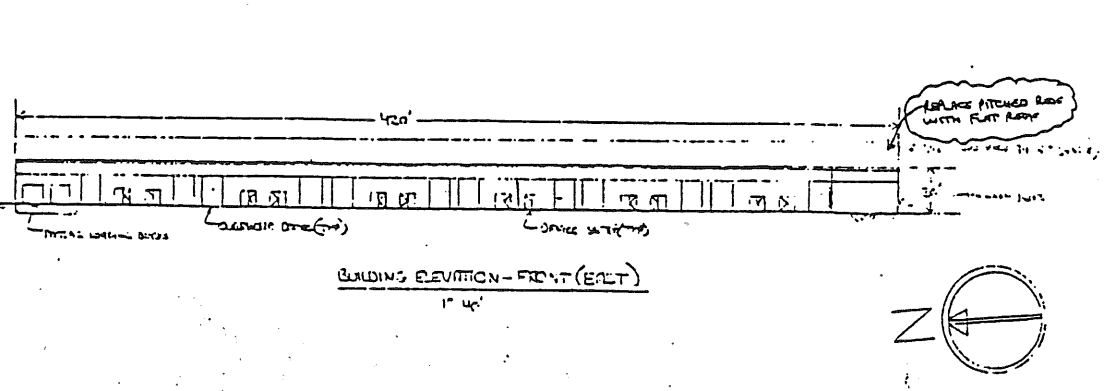


MATERIALS REQUIRED:	RETAIL (10000SF) = 40
	CONCRETE (10000SF) = 25
	STORAGE (3500SF) = 9
	<b>74</b>
MATERIALS PROVIDED:	26



**GENERAL NOTES:** ALL PROJECT DRAWING INFORMATION TAKEN FROM SUBMISSION PLAN AND 250 COPY SET BY OWNER VERBAL ON 2/21/14

- ALL CONSTRUCTION TO BE COMPLETED WITHIN 90 DAYS OF COMMENCEMENT OF CONSTRUCTION IN ACCORDANCE WITH CITY OF PORTLAND SPECIFICATIONS, AND 24-HR NOTICE OF WORK PROVIDED TO PUBLIC WORKS DEPT.
- ALL MATERIALS ON THE CITY'S SIDE OF THE STREET WHICH ARE DAMAGED OR CHANGED BY CONSTRUCTION SHALL BE REPAIRED OR REPLACED IN ACCORDANCE WITH CITY OF PORTLAND SPECIFICATIONS.
- CATCH BASIN DETAILS SHALL MEET CITY OF PORTLAND SPECIFICATIONS.
- LOADING DOCK RETAINING WALLS SHALL BE 12" REINFORCED CONCRETE.
- CONTRACTOR SHALL NOTIFY DESIGNER IMMEDIATELY UPON THE START OF CONSTRUCTION.
- CONTRACTOR SHALL NOTIFY PUBLIC WORKS IMMEDIATELY 3 DAYS PRIOR TO THE START OF CONSTRUCTION.
- ALL APPROVED SET OF PLANS MUST BE MAINTAINED AT THE CONSTRUCTION SITE UNDER THE AUTHORIZED PROTECT MUST BE AVAILABLE DURING CONSTRUCTION.
- OWNER SHALL MEET WITH PUBLIC WORKS PRIOR TO CONSTRUCTION TO OBTAIN PERMITS, PERMITS, APPROVALS.



### LANDSCAPE DETAILS

**Plant detail for Maple Trees (Acer Sp.)**

- prune out dead and crossing
- stake trees with 2x3" wooden stakes using tree guides to hold tree.
- backfill plant hole with equal parts of compost, original dirt and peat moss.
- pit for plant should be at least 6 inches larger than plant ball on all sides, loosen dirt at bottom of hole but do not dig deeper than depth of plant ball.

All trees will be delivered to site and planted the same day (water will be made available for planting). All trees will be watered at installation and again within 24 hours.

**SEEDING DETAIL (AS REQUIRED)**

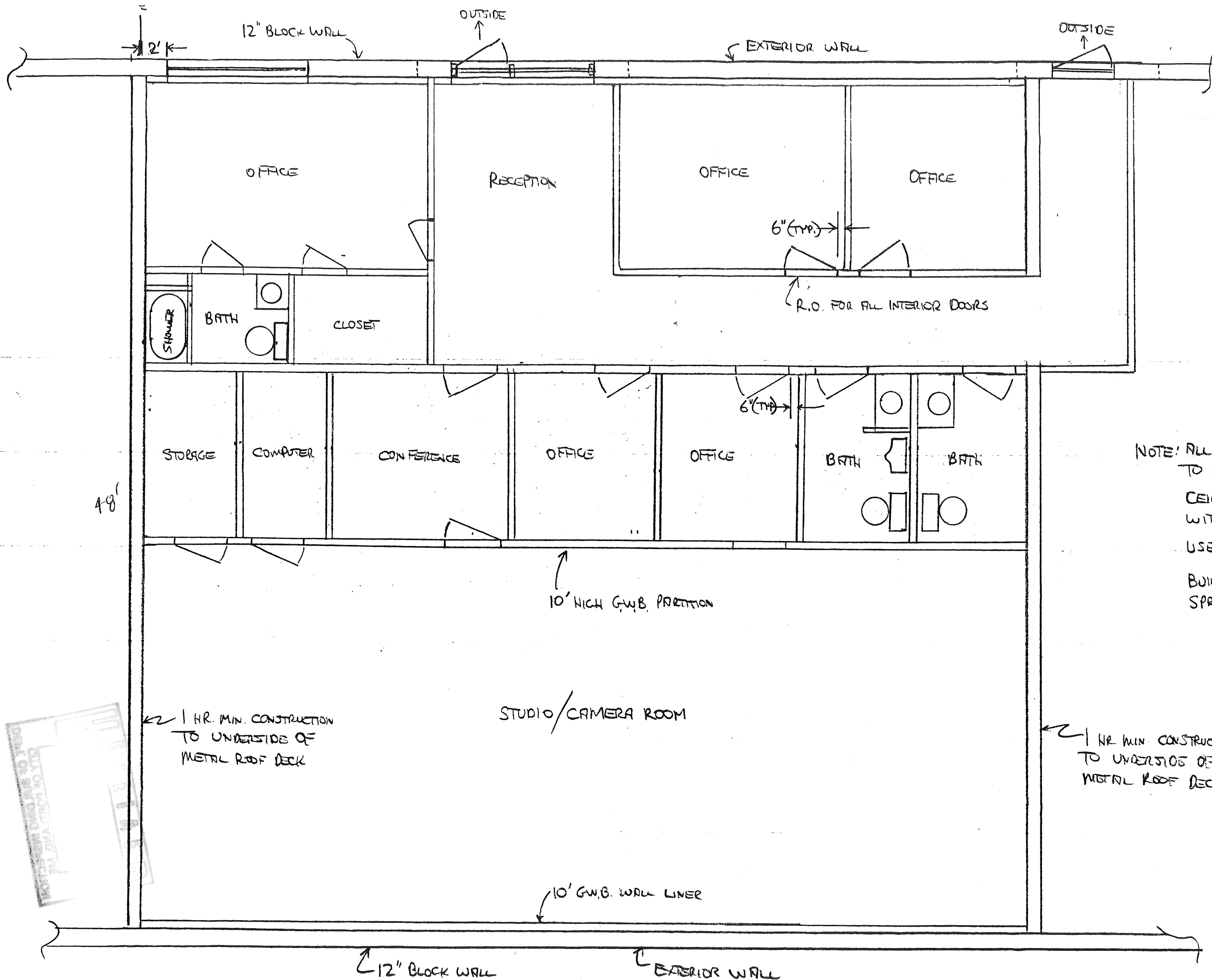
- 4 INCHES OF LOAM
- USE BLEND OF GRASS SEED CONTAINING:
  - 20% KENTUCKY BLUEGRASS
  - 10% PERENNIAL RYEGRASS
  - 20% FESCUE
  - 10% ANNUAL RYEGRASS
- LEVEL SUBGRADE BEFORE SPREADING LOAM
- REMOVE ANY LARGE ROCKS FROM SUB GRADE.
- fertilize with 10-10-10 or better fertilizer

NEPTUNE PROPERTIES, INC.

SCALE: 1" = 4' (HTS)    APPROVED BY:    DRAWN BY:    DATE: 11/14/14    REVIEWED:    DATE: 11/14/14

1037 FOREST AVE., PORTLAND, ME.

SITE PLAN - PHASE II



SCALE: 1" = 3/16"

NOTE: ALL INTERIOR G.W.B. PARTITIONS TO BE 9' HIGH EXCEPT AS NOTED  
 CEILING TO BE 2'x4' SUSPENDED WITH TROFFER LIGHTING  
 USE: GENERAL OFFICE + STUDIO/CAMERA AREA  
 BUILDING IS FULLY COVERED BY SPRINKLER SYSTEM

48 x 50 ≈ 2400<sup>sq</sup>

1 HR. MIN. CONSTRUCTION TO UNDERSIDE OF METAL ROOF DECK

1 HR. MIN. CONSTRUCTION TO UNDERSIDE OF METAL ROOF DECK

STUDIO/CAMERA ROOM

10' G.W.B. WALL LINER

10' HIGH G.W.B. PARTITION

1037 R FOREST AVE.  
 PORTLAND, ME  
 NEPTUNE PROPERTIES, INC.  
 6/20/97  
 J. HEARN, INC.