

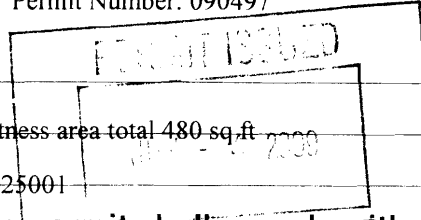
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 090497



Please Read Application And Notes, If Any, Attached

This is to certify that RRE TAMARLANE HOLDING LLC/Partner has permission to change of use from storage area to fitness area and convert to fitness area total 480 sq.ft AT 988 WASHINGTON AVE City of Portland 161 B025001

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 lathed or otherwise dressed-in. 24 HOUR 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. CAPT. R. Gauthier
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

Jeannine Bouke 6/3/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 988 WASHINGTON AVE CBL 161 B025001

Issued to Rre Tamarlane Holdings Llc /Property Owner Date of Issue 10/30/2009

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. 09-0497, 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

Entire Community Building

APPROVED OCCUPANCY

Exercise Room/Business Office
Use Group B
Type 5B
IBC 2003

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

10/30/09 *Janine Banta*
.....
(Date) Inspector

[Signature]
.....
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.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0497	Issue Date:	CBL: 161 B025001
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Location of Construction: 988 WASHINGTON AVE	Owner Name: RRE TAMARLANE HOLDINGS L	Owner Address: ONE CRESCENT DR STE 203	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family <i>change of use</i>	Zone: <i>PRUD</i> <i>R-3 Prime</i> <i>2nd</i> <i>Access</i> <i>R-5</i>

Past Use: Residential complex (PRUD)- office storage area in the <u>community building</u>	Proposed Use: Residential complex (PRUD) - Fitness Center - Change of use from storage area to fitness area expand area and convert to fitness area total 480 sq ft	Permit Fee: \$345.00	Cost of Work: \$25,000.00	CEO District: 4	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i># See Conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>SB</i> <i>IBC-2003</i>
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Proposed Project Description: change of use from storage area to fitness area expand area and convert to fitness area total 480 sq ft <i>115 Apts with 24 Bldgs including a Community Bldg</i>	Signature: <i>(KG)</i>	Signature: <i>JMB 6/3/09</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: Ldobson	Date Applied For: 05/22/2009	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <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"/> <input type="checkbox"/> Denied Date: <i>5/27/09</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>S</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

9-11-09 OK - rough-in steel frame, MEEM

10/20/09 Final Insp w/manager OK for CO
JMB

OK ~~D~~ HVAC (Rinnai) No permit

? plumbing -
Existing Bathroom

CO OK
JMB

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0497	Date Applied For: 05/22/2009	CBL: 161 B025001
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Location of Construction: 988 WASHINGTON AVE	Owner Name: RRE TAMARLANE HOLDINGS L	Owner Address: ONE CRESCENT DR STE 203	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Multi Family	

Proposed Use: Residential complex (PRUD) -Fitness Center - Change of use from storage area to fitness area expand area and convert to fitness area total 480 sq ft	Proposed Project Description: change of use from storage area to fitness area expand area and convert to fitness area total 480 sq ft
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 05/22/2009	Note:	Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 06/03/2009	Note: 1) Separate permits required for Rinnai heaters 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.	Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 05/29/2009	Note: 1) All means of egress to remain accessible at all times 2) Emergency lights and exit signs are required 3) All construction shall comply with NFPA 101	Ok to Issue: <input checked="" type="checkbox"/>

Comments: 5/22/2009-mes: I called the applicant - this is in the community building for Tamar Lane PRUD residential complex. 6/3/2009-jmb: Spoke with Sue W. For details on ramp, to be concrete with railing 7" total rise, removal of bathroom ok per plumbing code <1500 sf, see notes on plan, ok to issue



General 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: <u>46 A TAMARLANE PORTLAND</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>161</u> Block# <u>B</u> Lot# <u>25</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>TAMARLANE APTS</u> Address <u>46 A TAMARLANE</u> City, State & Zip <u>PORTLAND ME 04103</u>	Telephone: <u>207-774-8664</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>25,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>270</u> <u>+ 75</u>
Current legal use (i.e. single family) <u>SHOP STORAGE</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>FITNESS CENTER</u> <u>IN THE COMMUNITY BLDG 345</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>EXPAND AREA AND CONVERT TO FITNESS AREA</u> <u>TOTAL 480 SQ FT.</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>SUE WOODS</u> Telephone: <u>207-289-0298</u> Mailing address: <u>46 A TAMARLANE PORTLAND ME 04103</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: Susan G. Woods Date: 5/14/09

This is not a permit; you may not commence ANY work until the permit is issue

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Susan Woods

Signature of Applicant/Designee

6/4/09

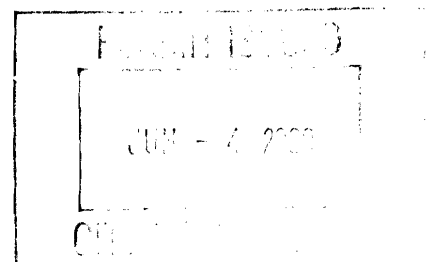
Date

[Signature]

Signature of Inspections Official

6/3/09

Date



PROPOSAL: NEW FITNESS CENTER

Includes the following:

1. Provide wiring for:
 - a) Fluorescent lights (6) with switches (3).
 - b) Exhaust fan/light with switches (2) and GFI receptacle (1) in bathroom.
 - c) Demo old wiring for wall removal.
 - d) Circuit receptacle (220volt 20amp) for AC unit.
 - e) Exit signs (2) and emergency light (1).
 - f) Duplex receptacles (12).
 - g) Smoke detector (1)
 - h) TV Jack (1).
 - i) Connect new circuit to existing circuit breaker panel.

Proposal II

This proposal is for the materials and labor necessary for the gas piping and installation of two Rinnais at Tamarlane Apts. new work shop and fitness Ctr.. The proposal does not include the Rinnais or vent kits.

Separate Permits

GAS PIPING AND RINNAI INSTALLATION:

- Install gas line from WH room to fitness center Rinnai location. Extend line through exterior wall for underground line to work shop. Gas piping inside to be run using black iron pipe to eliminate need for grounding per new gas code. Will require sheetrock wall to be opened.
- Install underground coated gas line from fitness ctr. to new workshop. Trench must be a min. of 18" deep. We offer a price w/ us digging or w/ the facilities team digging the trench.
- Install two owner supplied Rinnai 556, natural gas unit heaters w/ Std vent kits. If gas is going to be stored in the shed it must be raised 18" off the floor.
- Test gas lines and fire units. Each unit will require one 110V outlet.

TOTAL W/ Trench BY Others:

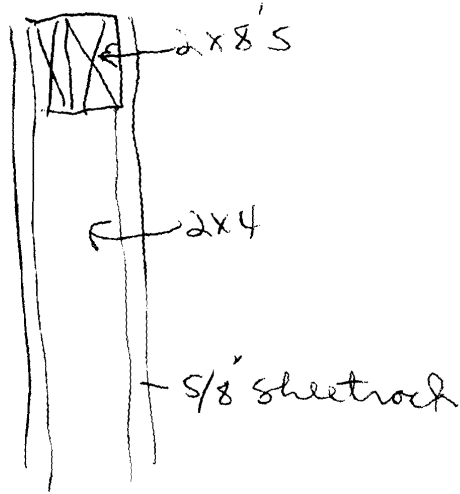
TOTAL W/ Trench BY PSPH: .

PLUMBING:

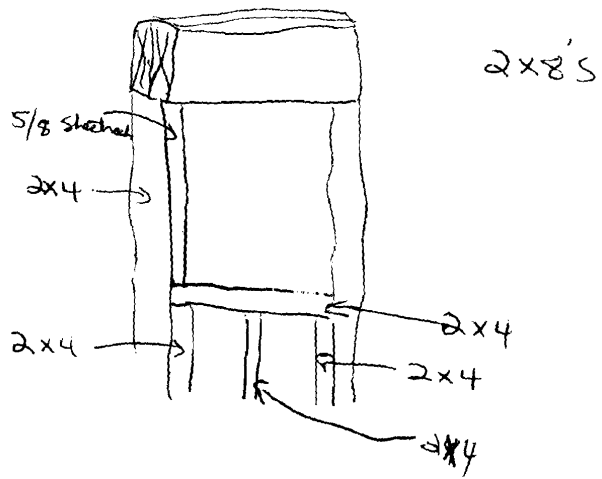
- Remove slop sink and cap drain and supplies in wall. Cap old toilet flange below floor.
- Reinstall slop sink in mechanical room where 2nd water heater will be removed from.
- Remove old pool fill line that extend out of the slab.
- Install new overhead Pool fill line from mechanical room to pool shed. Seasonal line w/ valves and drains.
- Remove 2" vent stack and two water lines that extend out of the slab in the wall being removed.
- Install new water cooler line.

MAY 2008

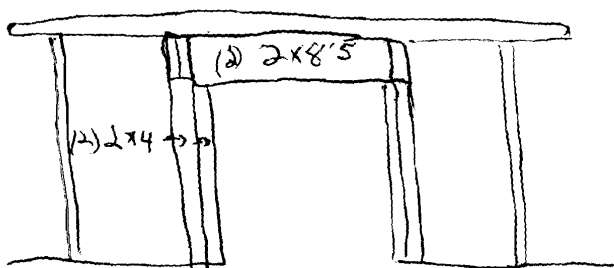
wall

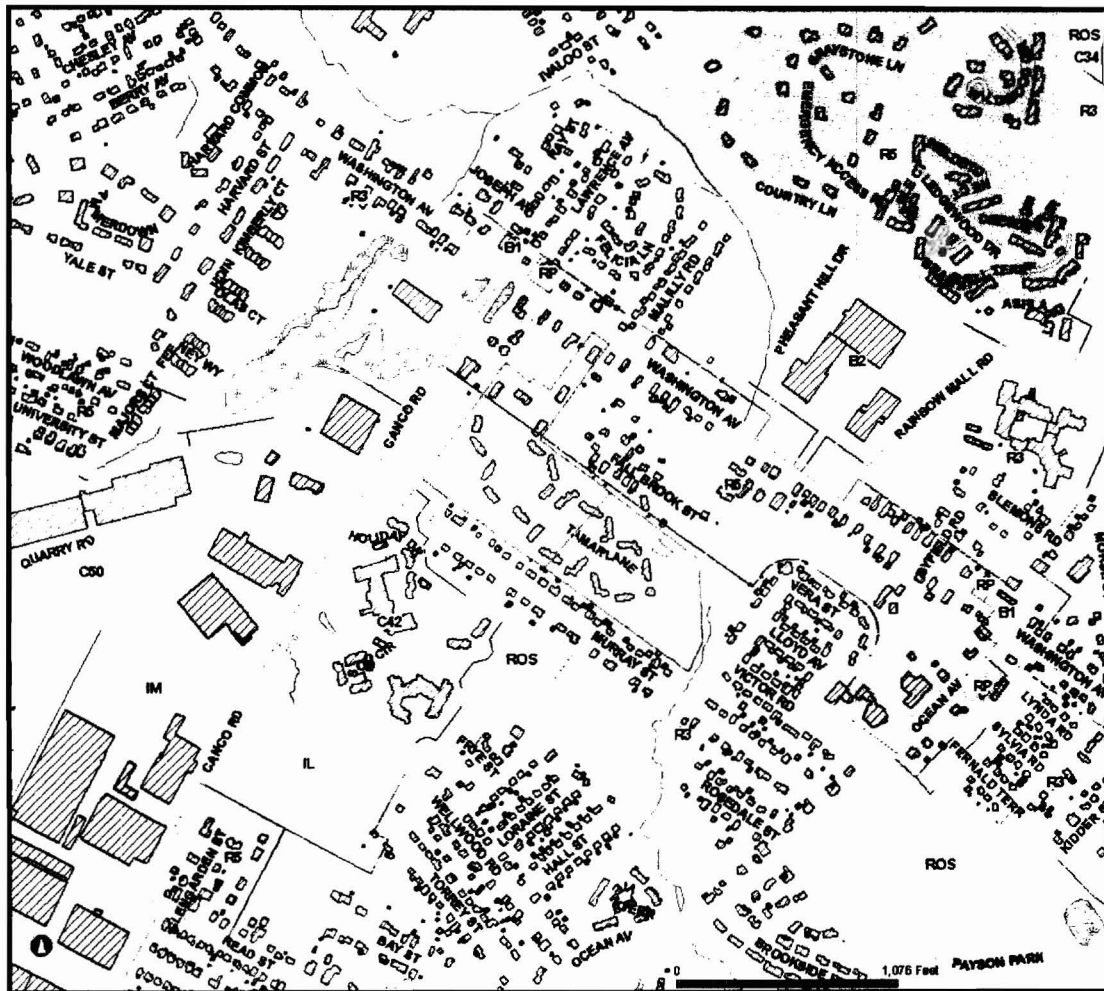


window



Door



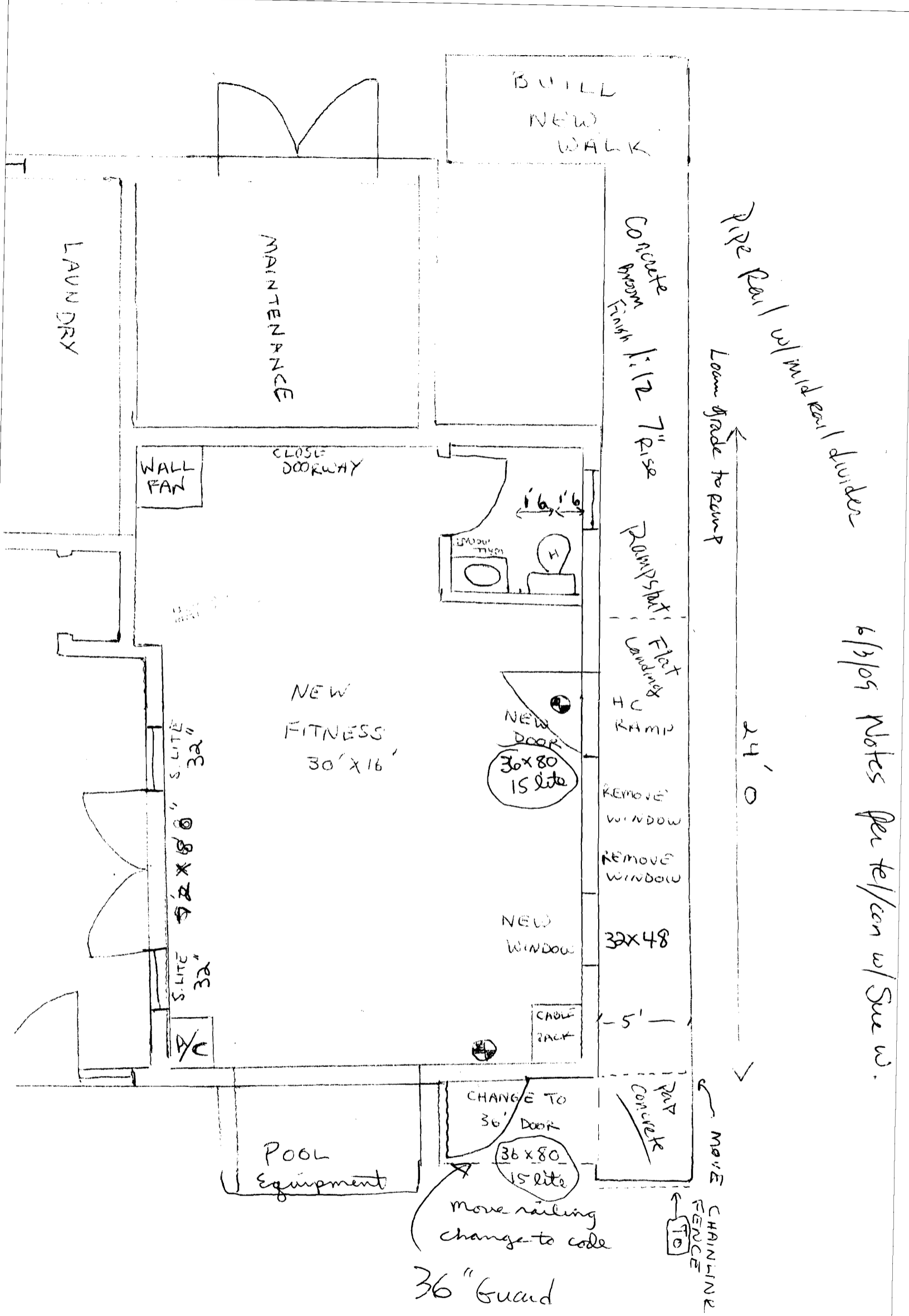


City of Portland
GIS

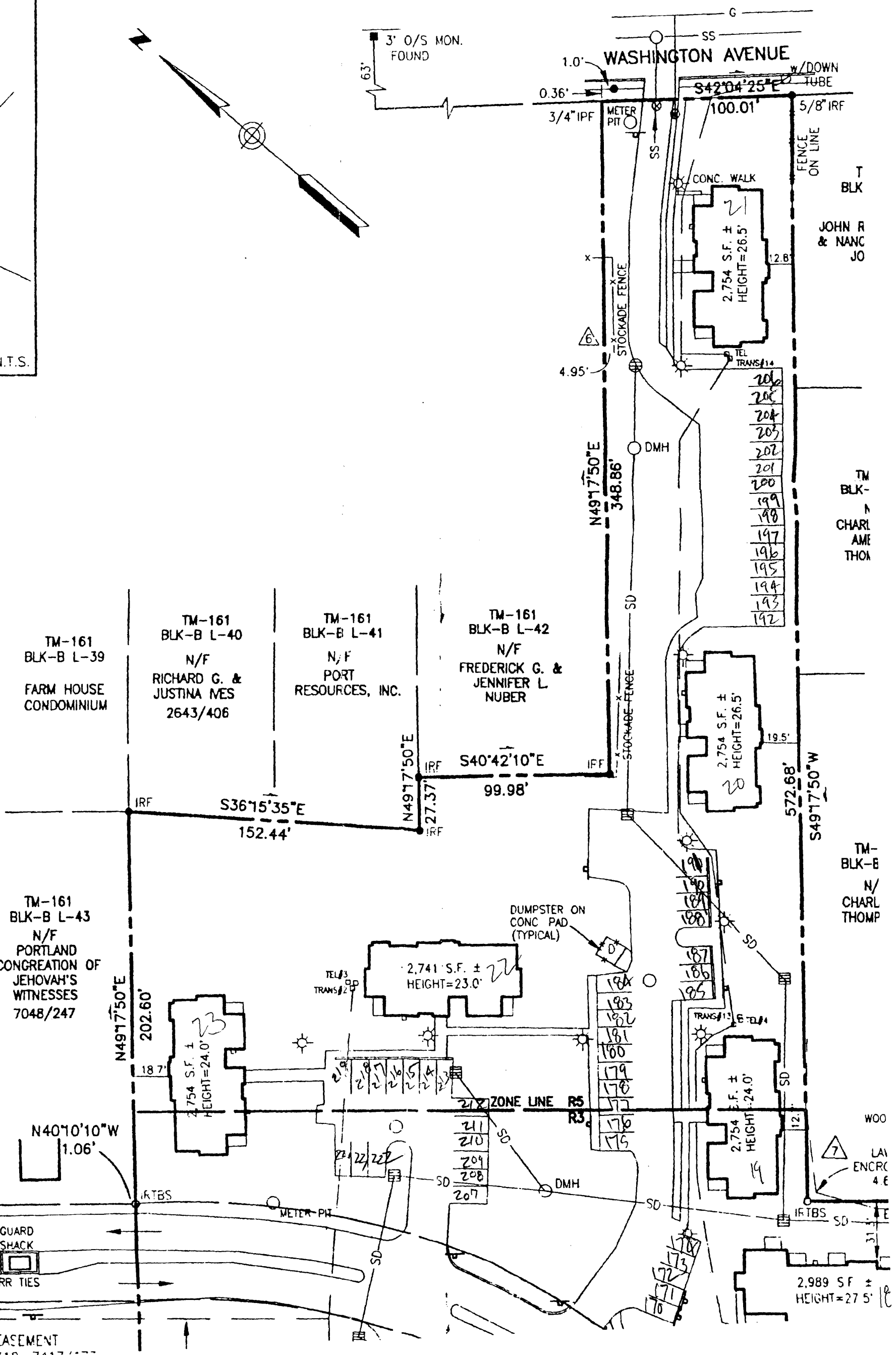
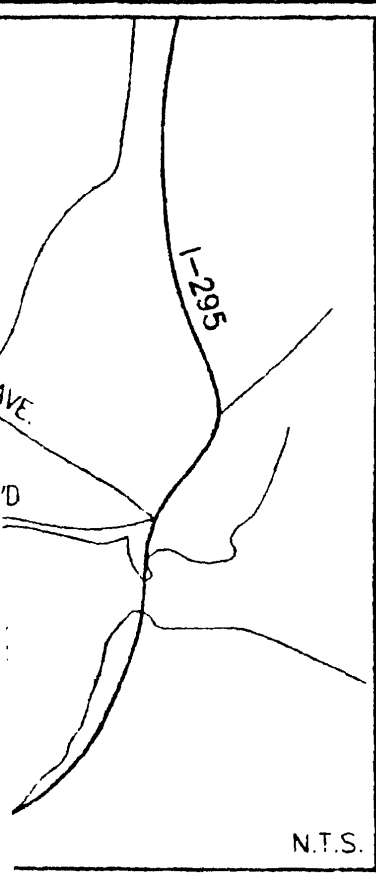


DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

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City of Portland
389 Congress St.
Portland, Maine
04101



6/3/09 Notes per tel/can w/ Sue W.



TM-161
BLK-B L-39
FARM HOUSE
CONDOMINIUM

TM-161
BLK-B L-40
N/F
RICHARD G. &
JUSTINA MES
2643/406

TM-161
BLK-B L-41
N/F
PORT
RESOURCES, INC.

TM-161
BLK-B L-42
N/F
FREDERICK G. &
JENNIFER L
NUBER

TM-161
BLK-B L-43
N/F
PORTLAND
CONGREGATION OF
JEHOVAH'S
WITNESSES
7048/247

TM-
BLK-E
N/
CHARL
THOMP

WOO
LAY
ENCR
4.E

2,989 SF ±
HEIGHT=27.5'

IGN & UTILITY EASEMENT
011/30: 7046/318: 7117/177

BLK-B L-6

N/F
VERNON A.
GIBSON

CHARLES T.
& DARLENE
YOUNG
6216/99

ROBERT J. &
DOBORAH A.
LORANGER

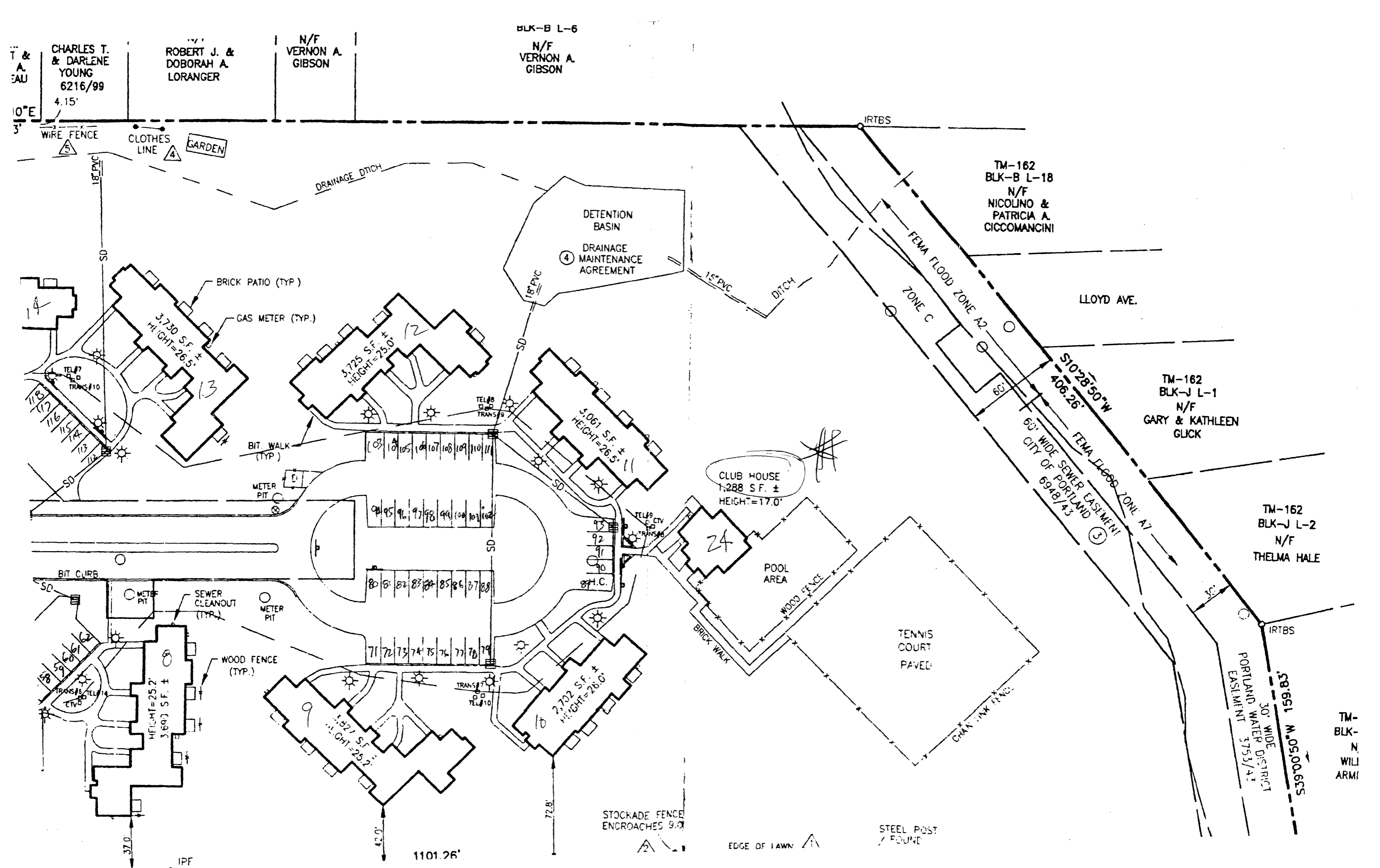
N/F
VERNON A.
GIBSON

TM-162
BLK-B L-18
N/F
NICOLINO &
PATRICIA A.
CICCOMANCINI

TM-162
BLK-J L-1
N/F
GARY & KATHLEEN
GLICK

TM-162
BLK-J L-2
N/F
THELMA HALE

TM-
BLK-
N
WILL
ARM



10°E

WIRE FENCE

CLOTHES LINE
GARDEN

DRAINAGE DITCH

DETENTION
BASIN
DRAINAGE
MAINTENANCE
AGREEMENT

IRTBS

FEMA FLOOD ZONE A2
ZONE C

LLOYD AVE.

BRICK PATIO (TYP.)
GAS METER (TYP.)

3,725 S.F. ±
HEIGHT=25.0'

3,061 S.F. ±
HEIGHT=26.5'

CLUB HOUSE
1,288 S.F. ±
HEIGHT=17.0'

POOL AREA

TENNIS COURT
PAVED

S1028'50"W
406.26'

60' WIDE SEWER EASEMENT
CITY OF PORTLAND
6948/43

FEMA FLOOD ZONE A2
ZONE C

PORTLAND WATER
EASEMENT
3753/43
30' WIDE DISTRICT
EASEMENT
S39°00'50"W 159.83'

IRTBS

STOCKADE FENCE
ENCROACHES 9.0'

EDGE OF LAWN

STEEL POST
FOUND

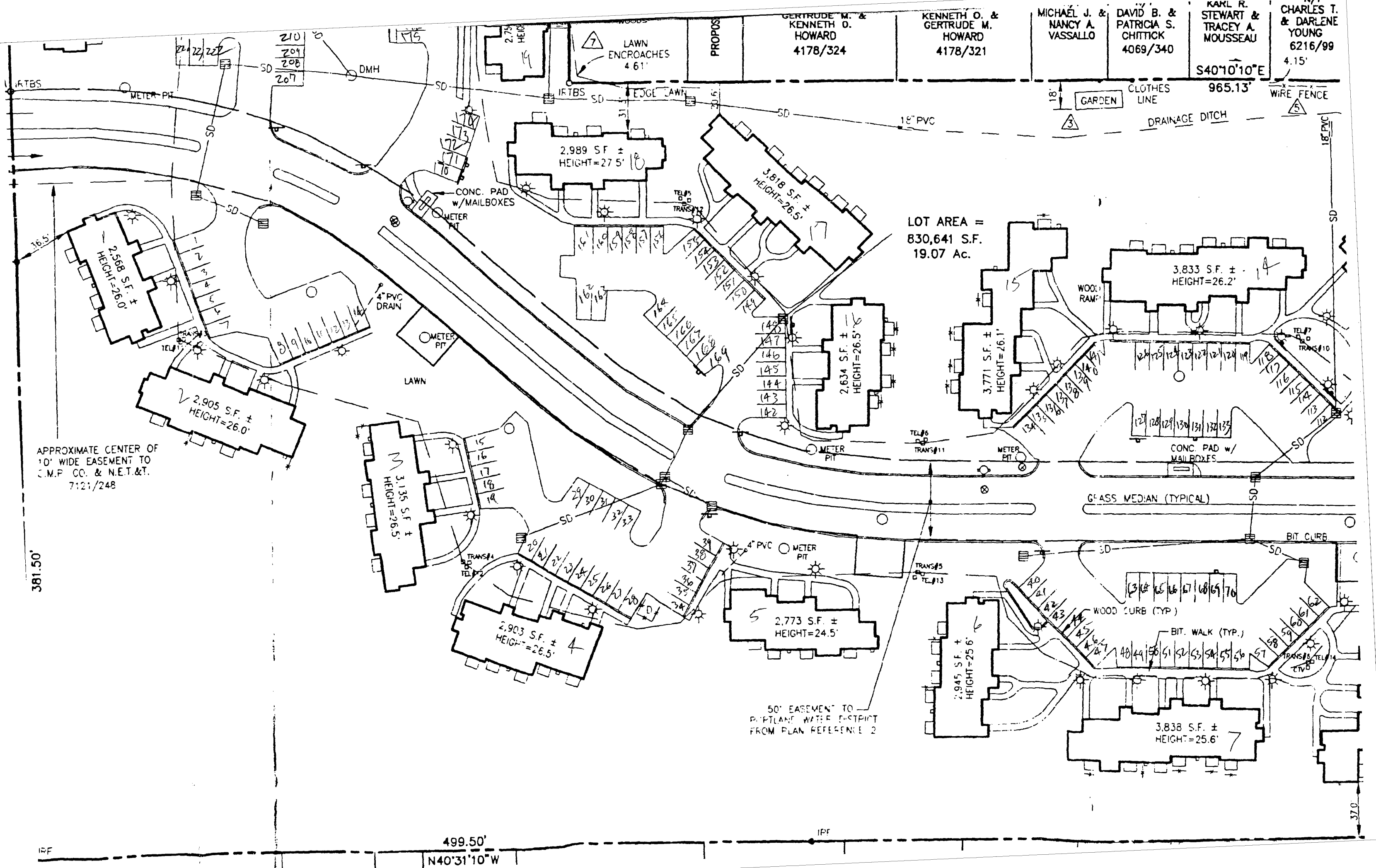
1101.26'

IPF

37.0'

42.0'

72.8'



GERTRUDE M. & KENNETH O. HOWARD 4178/324
 KENNETH O. & GERTRUDE M. HOWARD 4178/321
 MICHAEL J. & NANCY A. VASSALLO
 DAVID B. & PATRICIA S. CHITTICK 4069/340
 KARL R. STEWART & TRACEY A. MOUSSEAU
 CHARLES T. & DARLENE YOUNG 6216/99 4.15'
 S40°10'10"E 965.13' WIRE FENCE

LOT AREA =
 830,641 S.F.
 19.07 Ac.

APPROXIMATE CENTER OF
 10' WIDE EASEMENT TO
 C.M.F. CO. & N.E.T.&T.
 7121/248

50' EASEMENT TO
 PIPELAND WATER DISTRICT
 FROM PLAN REFERENCE 2

381.50'

IPF

499.50'
 N40°31'10"W

370'

