

MAINE 1ST Construction Management, Development, and Real Estate

May 17, 1989

Mr. P. Samuel Hoffses, Chief
Inspection Services Division
City of Portland
389 Congress Street
Portland, Maine 04101

Re: ChemRisk at Stroudwater Crossing
Project 89017

Dear Sam,

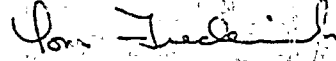
This letter is written with regard to building permit
#002058 for ChemRisk tenant space at Stroudwater
Crossing, 1658 Congress Street.

This permit was issued by your department with an
attached letter stating that emergency lighting should
be extended into the stairwells. Upon rough-in
inspection with Kathy Taylor of your department on
Friday May 12, 1989, it was observed that emergency
lighting was already in place and functioning in the
stairwells. Therefore Maine 1st Construction Management
believes all conditions of the permit have been met.

We look forward to final inspection of our work on or
about June 15th, 1989. I will be contacting Kathy
Taylor with regard to any further inspection needs.

If you have any questions or comments please call
me at my office, 871-1010.

Sincerely,



Tom Frederick
Project Manager

cc: ✓ Kathy Taylor
Dick McGoldrick
Steven Childs
TF/gk

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

NOV 19 1986

B.O.C.A. TYPE OF CONSTRUCTION ... 001648

ZONING LOCATION ... R-P ... PORTLAND, MAINE ... Oct 7, 1986

City Of Portland

To the CHIEF OF BUILDING & INSPECTION SERVICES, FORTLAND, MAINE

The undersigned hereby applies for a permit to erect, alter, repair, demolish, move or install the following building, structure, equipment or change use in accordance with the Laws of the State of Maine, the Portland B.O.C.A. Building Code and Zoning Ordinance of the City of Portland with plans and specifications, if any, submitted herewith and the following specifications:

LOCATION 1657-1705 Congress Street

1. Owner's name and address

2. Lessee Owner and address Richard McCaldrick - 100 Silver St.

3. Contractor's name and address Tees, Feely & Hingston - 122 Commercial St.

Proposed use of building office building

Last use

Material No. stories Heat Style of roof Roofing

Other buildings on same lot

Estimated contractual cost \$1,740,000

FIELD INSPECTOR—Mr.

fee paid for entire @ 775-5451

permit 11/13/86

as per plan - foundation only (8 pages)

major site plan reveiw

building permit to follow

permit to owner

Appeal Fees \$

Base Fee SPR 350.00

Late Fee

TOTAL Bldg \$8,720.00

Permit Only

Stamp of Special Conditions

PERMIT ISSUED

WITH LETTER

NOTE TO APPLICANT: Separate permits are required by the installers and subcontractors of heating, plumbing, electrical and mechanicals.

DETAILS OF NEW WORK

Is any plumbing involved in this work? Is any electrical work involved in this work?
 Is connection to be made to public sewer? If not, what is proposed for sewage?
 Has septic tank notice been sent? Form notice sent?
 Height average grade to top of plate Height average grade to highest point of roof
 Size, front depth No. stories solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
 Kind of roof Rise per foot Roof covering
 No. of chimneys Material of chimneys of lining Kind of heat fuel
 Framing Lumber—Kind Dressed or full size? Corner posts Sills
 Size Girder Columns under girders Size Max. on centers
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor 2nd 3rd roof
 On centers: 1st floor 2nd 3rd roof
 Maximum span: 1st floor 2nd 3rd roof
 If one story building with masonry walls, thickness of walls? height

IF A GARAGE

No. cars now accommodated on same lot to be accommodated number commercial cars to be accommodated
 Will auto mobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVALS BY: DATE MISCELLANEOUS
 BUILDING INSPECTION—PLAN EXAMINER Will work require disturbing of any tree on a public street?
 ZONING: O.K. N.F.T. Nov 18, 1986
 BUILDING CODE: Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?
 Fire Dept.:
 Health Dept.:
 Others:

Signature of Applicant Chrys Pappas Phone # same

Type Name of above Chrys Pappas for 1 2 3 4

Tees, Feely & Hingston Other

and Address

PERMIT ISSUED

WITH LETTER

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

2 MA. CARROLL

NOTES

11/17/86 Gave permission to start work. #

Alteration

Change

Dwelling

Approved

Date of permit

Owner

Location

Permit No.

81/1648

1457-1705

Cooper

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CITY OF PORTLAND

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT
INSPECTION SERVICES DIVISION

November 18, 1986

Mr. Richard McGoldrich
100 Silver Street
Portland, ME 04101

RE: 1657-1705 Congress Street

Dear Sir:

Your application to construct 10,000 sq. ft. building (2 stories) has been received and a building permit is herewith issued subject to the following requirements:

Site Plan Review Requirements

Inspector Services - approved with conditions

Lot is subject to 50 ft. easement to Portland Water District for interceptor sanitary sewer along northeast side line. No building construction shall be permitted within the easement. Mr. W. J. Turner 11/18/1986.

Fire Department

Approved

Lt. Collins 10/21/86

Public Works - approved with conditions

Curb, sidewalk and esplanade along Congress Street shall be built in accordance with City standards and under Public Works supervision.

Mr. R. J. Roy 11/14/86

Planning Division - approved with conditions

Erosion control schedule attached. Mr. D. J. Klenk 11/14/86

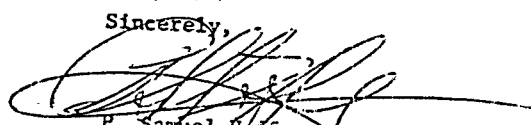
Building and Fire Code Requirements

1. All lot lines shall be clearly marked.
2. All concrete shall be protected from freezing.
3. All pile driving and pile data tests shall be submitted to the office of Inspection Service.
4. This permit was reciesed for foundation only please submit rest of plan as available.
5. No other work is to begin until building plan is approved.

Page two
Goldrich, continued

If you have any questions on these requirements, please call this office.

Sincerely,



P. Samuel Hoffnes
Chief of Inspection Services

PSH/acb

cc: Mr. Robert Roy, Public Works Department
Mr. David Klenk, Planning
Lt. James Collins, Portland Fire Department

EROSION AND SEDIMENT CONTROL PLAN
STROUDWATER CROSSING
PORTLAND MAINE

GENERAL

The Stroudwater Crossing site has very flat topography except for the steep banks on the edge of the Fore River. The bulk of the site has a slope of between 1% and 2%. A small strip along Congress Street has a slope of approximately 5%. In no place will the site be disturbed beyond the top of bank along the river.

CONSTRUCTION

In order to protect the soil and water resources of this development and adjacent lands, the following actions will be taken:

1. Prior to construction a silt fence will be installed along the entire downslope side of the area to be disturbed.
2. Upon clearing of the road and parking areas and also following any subsequent regrading of the site, hay bales and/or silt fences will be installed across all ditch lines at 100' intervals on all grades in excess of 3%.
3. All drainage ways will have stone rip-rap placed at the outlets.
4. All hay bale barriers and silt fences will be inspected and repaired immediately following any significant rainfall or snow melt.
5. Final stabilization and revegetation is anticipated to be the Spring of 1987, and will include the following:
 - A. 4" of loam will be spread on disturbed areas not otherwise covered.
 - B. Lime and 10-10-10 fertilizer will be applied at 3,000 lbs./acre and 800 lbs./acre respectively.
 - C. The area will be seeded with a quality lawn mixture of Fescues and Bluegrass at 260 lbs./acre.
 - D. Hay mulch will be applied to the new seeding at 2 tons/acre.
 - E. All erosion control measures will be left in place until the seeding is established.

Applicant: Richard Mestelrick Date: Nov. 17, 1986

Address: 100 Silver Street

Assessors No.: Stroudwater Crossing - Professional Bldg
1657-1705 Congress St. at Fore River on
Congress Street

CHECK LIST AGAINST ZONING ORDINANCE

Date -

Zone Location - RP4 RPZ

Interior or corner lot -

Use - Professional Office Bldg

Sewage Disposal - City Sewer

Rear Yards - 20' 20' required

Side Yards - 12' & 360' 12' required

Front Yards - 30' 20' required

Projections -

Height - 2 stories

Lot Area - 7 Acres

Building Area - 10,000 sq ft

Area per Family - NA

Width of Lot - 480' x 1'

Lot Frontage - 500'

Off-street Parking - 153 spaces

Loading Bays -

Site Plan -

Shoreland Zoning -

Flood Plains -

Foundation Plan
requested in
advance of
Building Permit
for Construction

Erosion Control Plan
approved by Planning
& Public Works. 11/14/86 Mst

H. B. FLEMING, INC.

89 PLEASANT AVENUE, SOUTH PORTLAND, MA. ME 04106
DIAL 207-799-8514



BRIDGES • PILE DRIVING • SUBMARINE PIPE LINES • CONTRACTORS-ENGINEERS

December 8, 1986

Mr. Samuel Hoffses, Code Enforcement Officer
City of Portland, Maine
City Hall
339 Congress Street
Portland, ME 04101

RECEIVED
DEC - 9 1986
DEPT. OF BUILDING INSPECTIONS
CITY OF PORTLAND

RE: Stroudwater Crossing

Dear Sam:

1657-1705 Congress St

We enclose a copy of certification letter to Community Constructors, Inc. of Presque Isle, Maine in regard to bearing capacity for the piles at Stroudwater Crossing.

Sincerely,

Richard L. Ingalls
President

RLI/jmr
Enclosure

H. B. FLEMING, INC.

89 PLEASANT AVENUE, SOUTH PORTLAND, MAINE 04106
DIAL 207-799-8514



BRIDGES • PILE DRIVING • SUBMARINE PIPE LINES • CONTRACTORS-ENGINEERS

December 8, 1986

Mr. Carmel Ouellet, President
Community Constructors, Inc.
P.O. Box 721
Presque Isle, ME 04969

RE: Stroudwater Crossing Pile

Dear Mr. Ouellet:

This letter is to certify that the 3713.8 lineal feet of HP 10x42 piling driven at your above referred project were all driven to practical refusal with our DA-35 MKT diesel hammer.

We hereby certify that all piles have a minimum safe bearing capacity of 78 tons, the design load.

Very truly yours,

Richard L. Ingalls
Richard L. Ingalls
President

RLI/jmr
cc: Mr. Samuel Hoffses
Code Enforcement Officer
City of Portland
389 Congress Street
Portland, ME 04101

RECEIVED
DEC - 9 1986

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND

PERMIT # 000100 CITY OF Portland BUILDING PERMIT APPLICATION

MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Richard McGoldrick - 774-1885

Address: 100 Silver St., Portland, ME 04101

LOCATION OF CONSTRUCTION 1677-1705 Congress Street - 3rd Floor

***CONTRACTOR: Community Construc. SUBCONTRACTORS: _____

ADDRESS: P.O. Box 721, Presque Maine 04756

Est. Construction Cost: 70,000.00 Type of Use: Office Use

Past Use: VACANT

Building Dimensions L _____ W _____ Sq. Ft. _____ # Stories: _____ Lot Size: _____

Proposed Use: Office Seasonal _____ Condominium _____ Apartment _____

Conversion - Explain Interior renovations to third floor

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units: _____ # Of New Dwelling Units: _____

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only	
Date: <u>February 16, 1988</u>	Subdivision: <u>1st</u> / <u>No</u>
Inside Fire Limits _____	Name _____
Idg Code _____	Lot _____
Time Limit _____	Block _____
Estimated Cost: <u>\$70,000.00</u>	Permit Expiration: _____
Value/Structure _____	Ownership: _____ Public _____ Private _____
Fee: <u>\$170.00</u>	

Ceiling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing 16" x 16"
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys:

Type: _____ Number of Fire Places: _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____ Smoke Detector Required Yes _____ No _____

Plumbing:

1. Approval of soil test if required NOYCE No _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Square Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:

District R-P Street Frontage Req. _____ Provided _____

Required Setbacks: Front _____ Back _____ Side _____ Side _____

Review Required:

- Zoning Board Approval: Yes _____ No _____ Date: _____
- Planning Board Approval: Yes _____ No _____ Date: _____
- Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____
- Shore and Floodplain Mgmt. _____ Special Exception _____
- Other (Explain): _____
- Date Approved: Feb 16, 1988

Permit Received By Joyce M. Rinaldi

Signature of Applicant: [Signature] Date 2-16-87

Signature of CEO: [Signature] Date 2-29-88

Inspection Dates: _____

PLOT PLAN



FEES (Breakdown From Front)
 Base Fee \$ 170.00
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS

Signature of Applicant _____ Date _____

