

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED
Permit Number: 101477
DEC 9 2010
CITY OF PORTLAND

This is to certify that PVA LIMITED PARTNERSHIP P & G O Inc
has permission to Remove old concrete plank deck & replace / new wood decks decks 2nd & 3rd floor
AT 1349 FOREST AVE - Building 'H' CE 341 A001001

provided that the person or persons, firm or corporation accounting 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 red-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. [Signature]
Health Dept.
Appeal Board
Other
Department Name

[Signature] 12/9/10
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

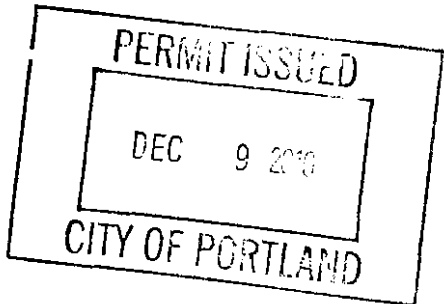
Permit No: 10-1477	Issue Date:	CBL: 341 A001001
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Location of Construction: <i>Building H</i> 1349 FOREST AVE (1375)	Owner Name: PVA LIMITED PARTNERSHIP	Owner Address: 1115 WESTFORD ST	Phone:
Business Name:	Contractor Name: P & G Contracting Inc	Contractor Address: 26 High Street Pepperell	Phone 9784336238
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R-5

Past Use: <i>12</i> Unit Residential - <i>Building H</i>	Proposed Use: <i>12</i> Unit Residential - Remove old concrete plank decks & replace w/ new wood decks 12 decks 2nd & 3rd floor <i>legature of prop - 136 total dv. 16 units in building H</i>	Permit Fee: \$390.00	Cost of Work: \$36,720.00	CEO District: 5
Proposed Project Description: Remove old concrete plank decks & replace w/ new wood decks 12 decks 2nd & 3rd floor		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>R-2</i> Type: <i>SB</i> <i>IBC-2003</i>	
		Signature: <i>(KG)</i>	Signature: <i>JMB 12/9/10</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: Idobson	Date Applied For: 11/23/2010	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK w/condition</i> Date: <i>12/11/10</i> <i>ABU</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>ABU</i> Date: _____</p>
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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 _____

12-10-10 ^{PM} contact Garrett 978-852-1252. 12 pers OK.

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1477	Date Applied For: 11/23/2010	CBL: 341 A001001
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Location of Construction: 1349 FOREST AVE (1375 build. 'H')	Owner Name: PVA LIMITED PARTNERSHIP	Owner Address: 1115 WESTFORD ST	Phone:
Business Name:	Contractor Name: P & G Contracting Inc	Contractor Address: 26 High Street Pepperell	Phone: (978) 433-6238
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: 18 Unit Residential - Building 'H' - Remove old concrete plank decks & replace w/ new wood decks 12 decks 2nd & 3rd floor	Proposed Project Description: Remove old concrete plank decks & replace w/ new wood decks 12 decks 2nd & 3rd floor
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/01/2010

Note: **Ok to Issue:**

- 1) This permit is being issued with the condition that all the work will take place within the existing footprint.
- 2) This property shall remain as 136 dwelling units - 8 dwelling units in buildings A & B; 12 dwelling units in buildings C, D, E, F, I, J & K; 18 dwelling units in buildings G & H. Any change of use shall require a separate permit application for review and approval.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 12/09/2010

Note: **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 12/06/2010

Note: **Ok to Issue:**

- 1) All construction shall comply with City Code Chapter 10.

Comments:

11/30/2010-amachado: Left vcm for Garrett Quinlan. Need to know number of units in Building 'H'. Application has 12 but records show 18.

12/1/2010-amachado: Received vcm from Garret Quinlan. There are 18 dwelling units in the building.

12/9/2010-jmb: Contractor came in and added some details, ok to issue

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a “Stop Work Order” and subsequent release to continue with construction.**

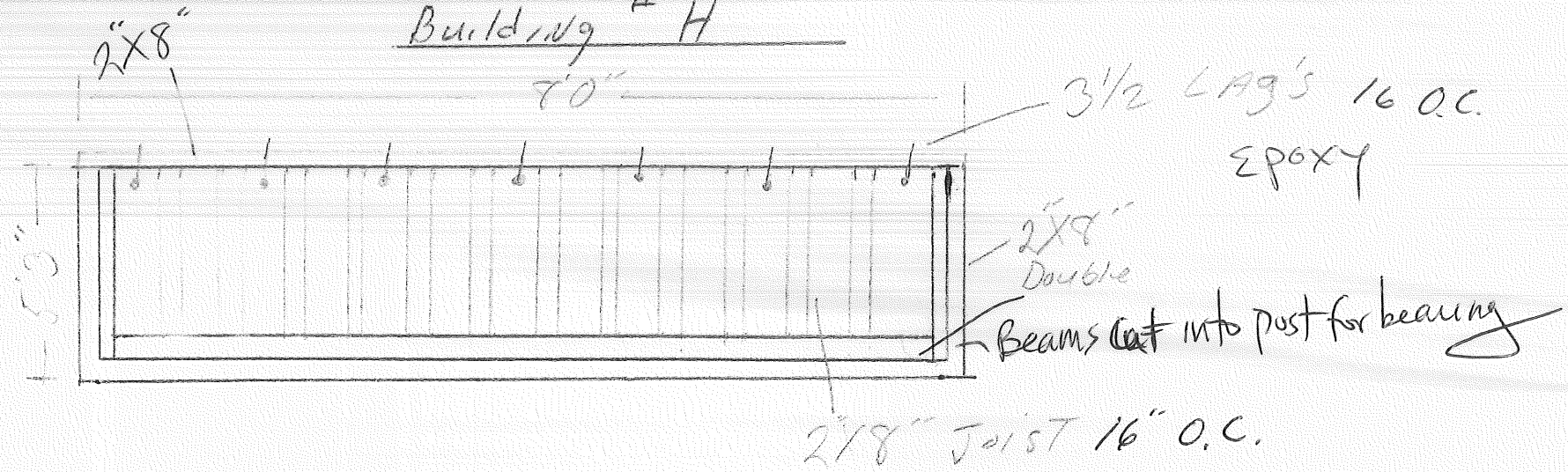
 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Final inspection required at completion of work.**

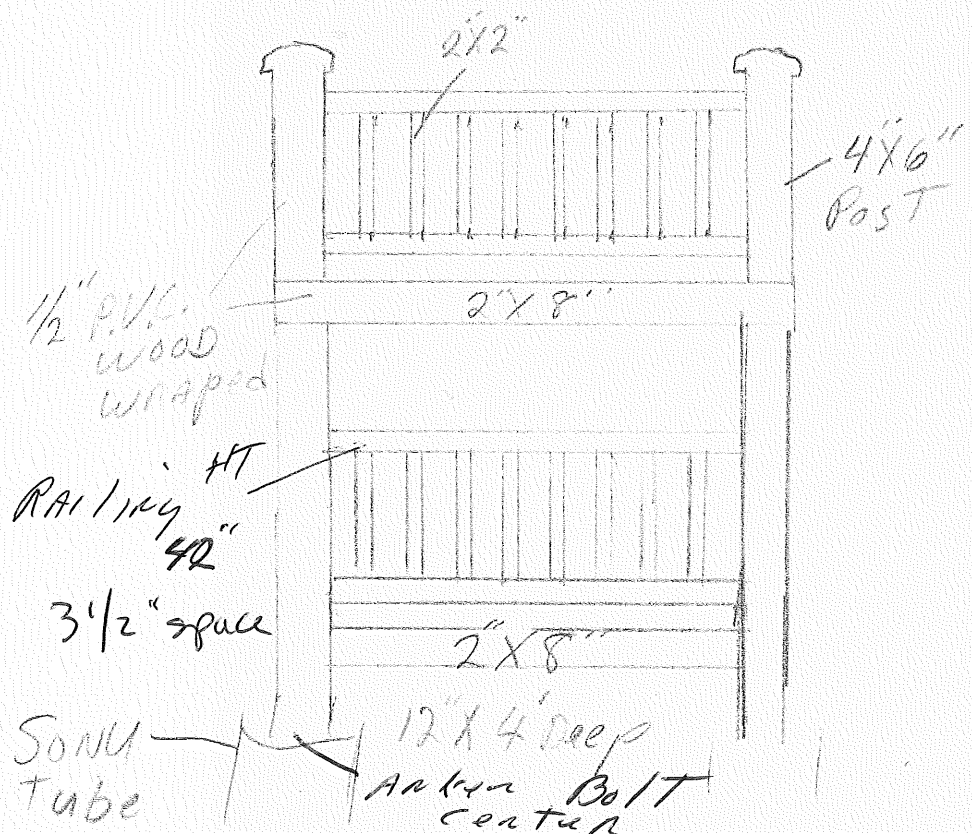
The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.


1375 Forest Av.
Portland Maine
Building # H



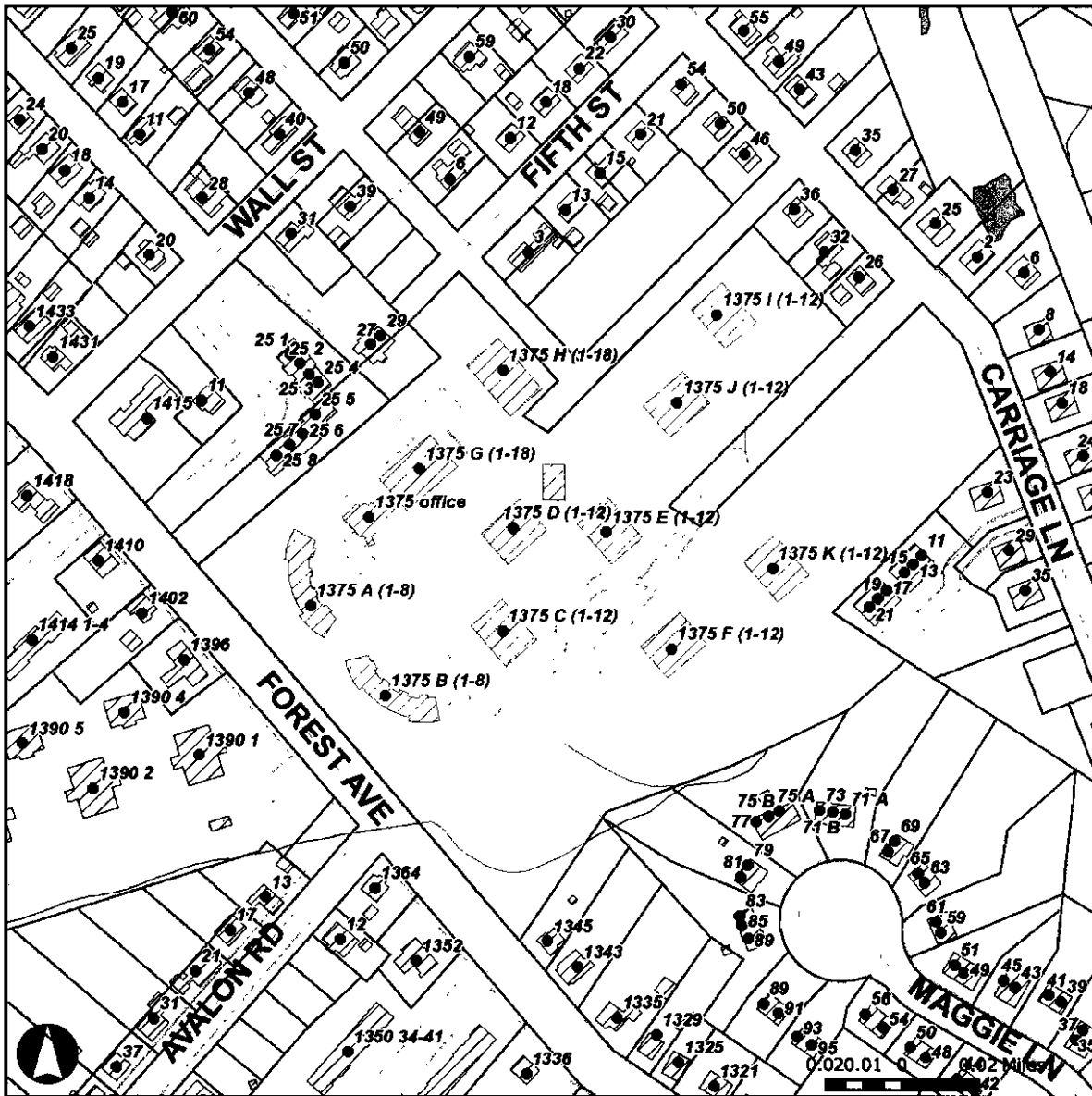
- 2x8 Joist P.T.
- 5/4 Torex Docking
- 4x6 Post wrapped 1/2" P.V.C. wood
- Vinyl Railing P.V.C.
- Lag Bolt's
- Joist Hanger's
- Copper Flashing
- P.V.C. 1/2" wood
- 12" sonu tube



ALL RECORDS ARE SERVED BY PUBLIC OFFICES WHICH
ARE ACCESSED FROM PUBLIC STREETS UNLESS OTHERWISE
NOTED.

REV. 2	03-28-03	UPDATED SURVEY	
REV. 1	02-21-84	REVISED FENCE LOCATION	
ALTA/ACSM LAND TITLE SURVEY PRINCETON PINES FOREST AVENUE, PORTLAND, MAINE MADE FOR P.V.A. LIMITED PARTNERSHIP PORTLAND, MAINE			
 OWEN HASKELL, INC. 16 CASCO ST., PORTLAND, ME 04101 (207) 774-0424 PROFESSIONAL LAND SURVEYORS			
Drwn By	OH	Date	Job No.
Trace By	OHI	JAN. 13, 1981	8050P
Check By	JWS	Scale	Drwg. No.
Book No.	239	1" = 40'	DP-1A

Map



Parcels	Parcels	Jetport	Ocean
Interstate	Traveled Ways	County Streets	
Streets	Stream	—A15	
	—	—A21	
Buildings	Wetland	—A31	
		ME Towns	
	Lake/Pond		



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Nov 23 20 10

Issued from Arnett Quinlan

Address of Work 1375 Forest Ave Bld H

Construction \$ 36,720.- Building Fee: _____

Site Fee: _____

Certificate of Occupancy Fee: _____

Total: \$390.-

Includes Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

11 A 001

0794 Total Collected \$ 390

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Issued by: Deborah Hook

Applicant's Copy
- Office Copy
- Permit Copy

10 1469



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>1375 Forest AV. PORTLAND MAINE Bldg # H</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant *must be owner, Lessee or Buyer* Name Address City, State & Zip	Telephone:
<u>341 A 001</u>	<u>Princeton Properties MANAGEMENT 1375 Forest AV PORTLAND ME.</u>	
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>36,720.00</u> C of O Fee: \$ <u> </u> Total Fee: \$ <u>36,720.00</u>
Current legal use (i.e. single family) If vacant, what was the previous use? Proposed Specific use: Is property part of a subdivision? _____ If yes, please name _____ Project description:	<u>APT. 12 UNIT</u> <u>Remove old concrete plank decks. Replace with new wood Deck's 8' X 5' 3" 12 Deck's second & third Floor INSTALL SONU Tube 12" X 4" Deep.</u>	<u>\$390.00</u>
Contractor's name: <u>P&G Contracting Inc.</u>		
Address: <u>26 High ST, Pepprell</u>		
City, State & Zip: <u>MA 01463</u>		Telephone: <u>978-433-6238</u>
Who should we contact when the permit is ready: <u>Gannett Quinlan</u>		Telephone: <u>978-852-1252</u>
Mailing address: <u>1375 Forest ST Portland ATT MANAGEMENT office</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 874-8705.

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.

RECEIVED

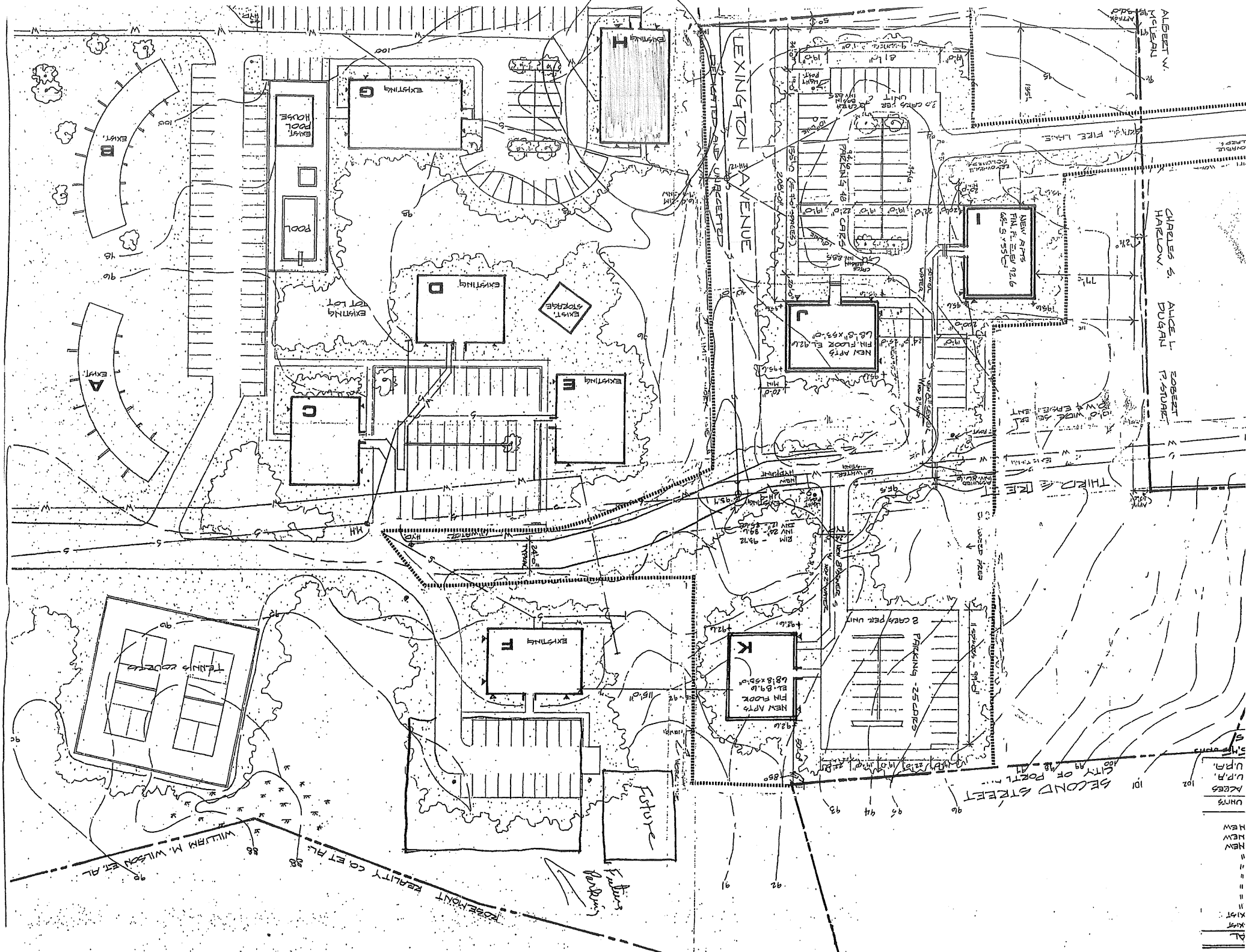
NOV 23 2010

Signature: Gannett Quinlan

Date: 11-23-10

This is not a permit; you may not commence ANY work until the permit is issued. Dept. of Building Inspections City of Portland Maine

FOONST AV.



U/M'S	ACES	U.P.A.	U.P.A.	S.M.
101				
102				

LEXINGTON AVENUE
(NOT ACCEPTED)

FENCE ENCROACHMENT

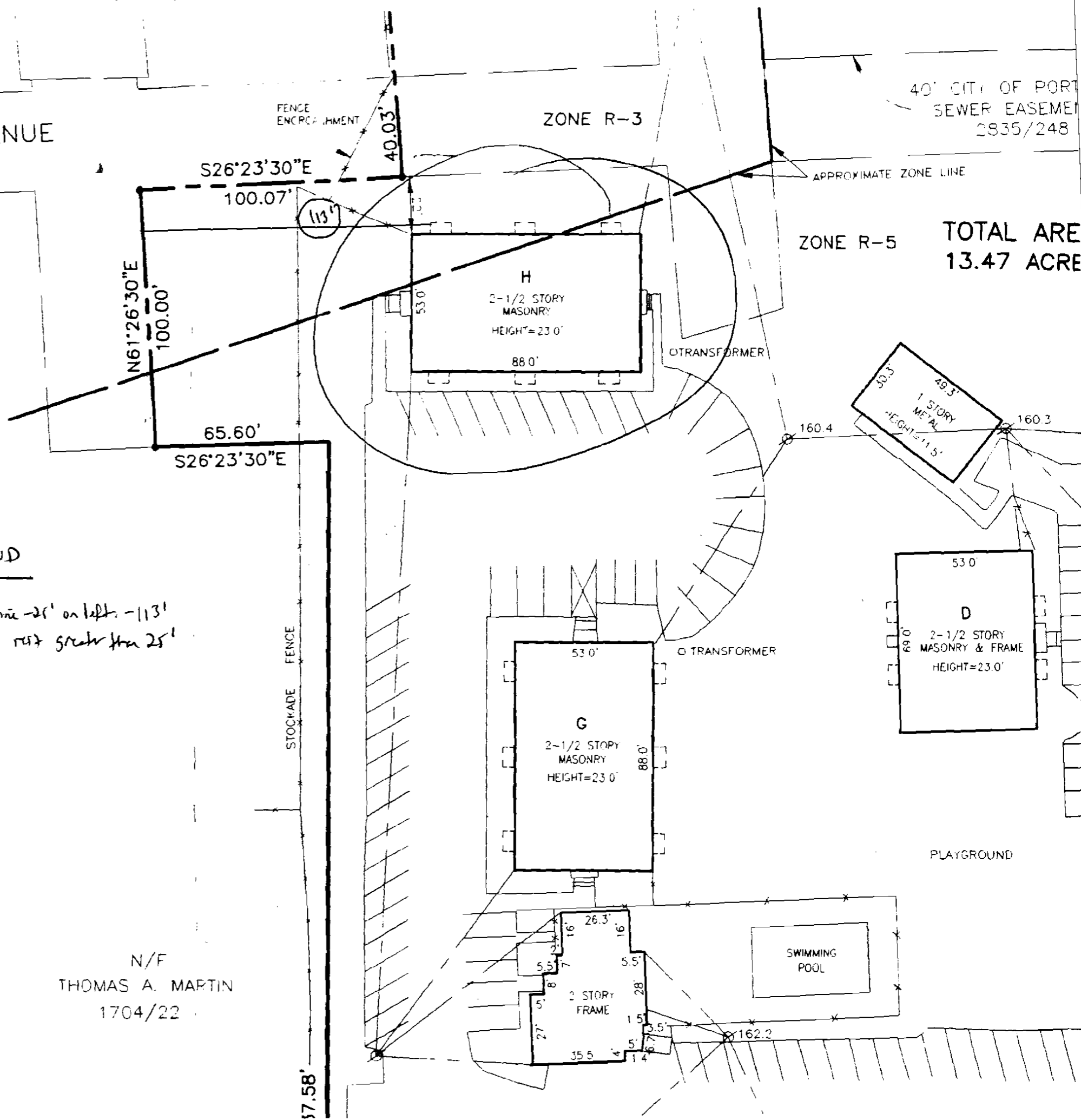
ZONE R-3

40' CITY OF PORT SEWER EASEMENT
2835/248

APPROXIMATE ZONE LINE

ZONE R-5

TOTAL AREA
13.47 ACRES



CERTIFICATION

BEING A REGISTERED SURVEYOR OF STATE OF MAINE
(UNDER'S NAME), (II) FANNIE MAE, ITS SUCCESSORS
(II) COMMONWEALTH LAND TITLE INSURANCE
S:

R-5 PRVD

*Setback to Prop line - 25' on left - 113'
not greater than 25'*

AND THE SURVEY ON WHICH IT IS BASED WERE
MADE WITH THE "MINIMUM STANDARD DETAIL
METHODS OF THE ALTA/ACSM LAND TITLE SURVEYS," JOINTLY
ADOPTED BY THE AMERICAN LAND TITLE ASSOCIATION
AND CONGRESS ON SURVEYING AND MAPPING IN 1997
MEETS THE REQUIREMENTS FOR AN URBAN SURVEY

MADE ON THE GROUND BETWEEN JANUARY 13,
2003 AND CORRECTLY SHOWS THE AREA OF
PROPERTY, THE LOCATION AND TYPE OF ALL BUILDINGS,
AND OTHER IMPROVEMENTS SITUATED ON THE SUBJECT
PROPERTY AND OTHER MATTERS SITUATED ON THE SUBJECT

ON THE SURVEY, THERE ARE NO VISIBLE
ENCROACHMENTS OF WAY OF WHICH THE UNDERSIGNED HAS BEEN

ON THE SURVEY, THERE ARE NO OBSERVABLE
ENCROACHMENTS (A) BY THE IMPROVEMENTS ON THE
SUBJECT PROPERTY ADJOINING PROPERTIES, STREETS, OR ALLEYS,
OR IMPROVEMENTS ON ADJOINING PROPERTIES, STREETS,
OR ALLEYS, ON THE SUBJECT PROPERTY.

EACH EASEMENT, RIGHT OF WAY, SERVITUDE, AND
ENCROACHMENT ON THE SUBJECT PROPERTY AND LISTED IN THE
TITLE COMMITMENT DATED OCTOBER 29, 1997 ISSUED BY
COMMONWEALTH LAND TITLE INSURANCE COMPANY WITH RESPECT TO
THE SUBJECT PROPERTY, HAS BEEN SHOWN ON THE SURVEY, TOGETHER
WITH THE RECORDING REFERENCES, TO THE EXTENT THAT SUCH
ENCROACHMENTS ARE SHOWN ON THE SURVEY. THE PROPERTY SHOWN ON THE SURVEY IS
CORRECTLY IDENTIFIED IN THAT TITLE COMMITMENT AND THE LOCATION

N/F
THOMAS A. MARTIN
1704/22

17.58'