

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

Location of Construction: 1375 Forest Ave		Owner: New Portland Prop Group	Phone:	Permit # 970838
Owner Address:	Lessee/Buyer's Name:	Phone:	Business Name:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: AUG - 4 1997 CITY OF PORTLAND </div>
Contractor Name: Princeton Properties	Address: 100 Forest Park Portland, ME	Phone: 04101 773-4739		
Past Use: Apartment Complex	Proposed Use: Same w/addition	COST OF WORK: \$ 100,000.00	PERMIT FEE: \$ 520.00	
Proposed Project Description: Construct 920 Sq Ft Addition/Office Space		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	Zone: CBL: R-5 341-A-001
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	Zoning Approval: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Special Zone or Reviews:
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		<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
Permit Taken By: Mary Gresik	Date Applied For: 14 July 1997			Zoning Appeal

1. This permit application does not 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 REQUIREMENTS

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

Mike Bowen SIGNATURE OF APPLICANT **Mike Bowen** ADDRESS: **100 Forest Park Pk** DATE: **01 August 1997 - Permit Routed 14 July 1997** PHONE: **773 4739**

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT

7

COMMENTS

4/29/97 I called Architects about seal on plans - They said OK over-site on their part. $\$$

9/25/97 - Foundation/footing Inspections - ok $\text{\textcircled{D}}$

11/12/97 - Framing Rough on job - ok to Close

12/18/97 - Call for final - not Ready - Coyt not in
Creating Trip hanged - Some Sheetrock not finished - also
Cikings not done - Elec Insap not called - DRC not called -
Advised G.C. to do bath - 3 items below must be done for fire Dept per $\text{\textcircled{D}}$

- ① Handrail
 - ② Close in under stairs
 - ③ PFA 100 bar 5# ABC
- } Items Complete 12/22/97 $\text{\textcircled{D}}$

12/22/97 Ready except for Elec & DRC - Advised G.C. To Call ^{Again}

12/23/97 - Elec done ok - DRC allowed Temp Coyt

Send ^{12/31/97} Temp Coyt - Expires 5/30/98

2 story Structure - Office Space

- ① Amended Site Plan must be filed no later than 3/1/98
- ② Conditions per Jim Wendell Memo Attached $\text{\textcircled{D}}$

1/5/98 - M. Collins, Elec Insap reports that Electricians cut 3"-5" from existing joists on 1st to accommodate light fixtures - will investigate B-4 re: issue Coyt

1/6/98 - Checked joists w/ P.S.H. - Advised owner to have joists ^{Type} checked and verified by design professional ^{Date} $\text{\textcircled{D}}$

1/7/98 - Mark Luciani R.P.E. retained by owner - will be on ^{property} 1/9/98 and will advise $\text{\textcircled{D}}$

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

*Revised
5/30/98*

Certificate of Occupancy

LOCATION 1375 Forest Ave

Issued to Princeton Properties

Date of Issue 29 December 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. 970838, 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

Two Story Structure/Addition

Office Space

Limiting Conditions: Expires: 30 May 1998

- 1) Amended site plan must be filed no later than 01 March 1998.
- 2) See memo dated 22 December 1997 from Jim Wendell listing three (3) conditions of approval.

This certificate supersedes certificate issued

Approved:

3/23/98 12/31/97

(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.

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

Location of Construction: 1375 Forest Ave		Owner: New Portland Prop Group		Phone:		Permit No: 970838 PERMIT ISSUED Permit Issued: AUG - 4 1997 CITY OF PORTLAND
Owner Address:		Lessee/Buyer's Name:		Phone:		
Contractor Name: Princeton Properties		Address: 100 Forest Park Portland, ME 04101		Phone: 773-4739		Zone: R-5 CBL: 341-A-001 Zoning Approval: <i>Accessory</i> <i>OK w/ 8/1/97</i> <input type="checkbox"/> Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>N/A</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan maj <input checked="" type="checkbox"/> minor <input type="checkbox"/>
Past Use: Apartment Complex		Proposed Use: Same w/addition		COST OF WORK: \$ 100,000.00 PERMIT FEE: \$ 520.00 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: <i>B</i> Type: Signature: <i>[Signature]</i> Signature: <i>[Signature]</i>		
Proposed Project Description: Construct 920 Sq Ft Addition/Office Space				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		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 checked="" 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: <i>8/1/97</i> <i>DA</i>
Permit Taken By: Mary Gresik		Date Applied For: 14 July 1997				

- 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..

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SIGNATURE OF APPLICANT *Mike Bowen* ADDRESS: *100 Forest Park, Portland* DATE: *01 August 1997* PHONE: *773-4739*

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 **7**
K. Carroll

L & L STRUCTURAL

ENGINEERING SERVICES, INC.

Six Q Street
South Portland, ME 04106
Phone: (207) 767-4830
Fax: (207) 799-5432

February 3, 1998

Jamie Whelan

1375 Forest Avenue
Portland, Maine 04101

Subject: New floor framing in the existing offices of Princeton Properties located at 1375 Forest Avenue.

Dear Jamie,

We have completed the review of the floor system as you requested. The existing 2x12's @ 16" o.c. spanning 15'-4" have a live load capacity of 57 psf. This value exceeds the required code loading of 50 psf for office space if the space is considered to have fixed partitions and not moveable partitions.

On the other hand, the 2x12's that have been notched to allow recessed lighting have a live load capacity of 17 psf. This is well below the required minimum code loading. We have determined that the notched joists need to be reinforced with 1 3/4" x 7 1/4" micro-lams. After this repair the part of the floor system in question will have a greater capacity than the floor system adjacent to it. We have enclosed a sketch to show the repair.

If you have any questions or require additional information, please do not hesitate to call.

Sincerely,

L&L Structural Engineering Services, Inc.



Mark F. Leasure, P.E.
Principal

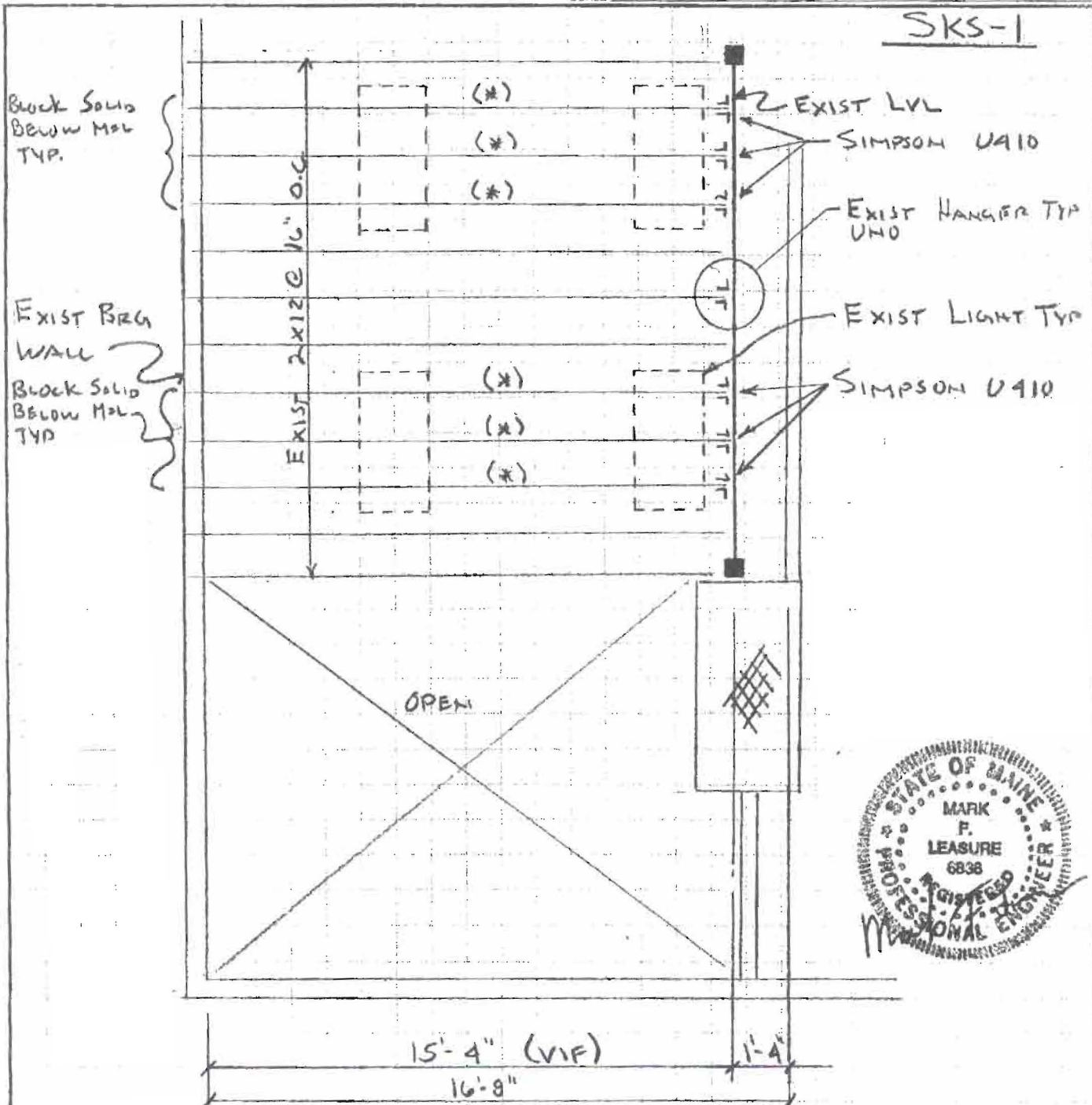
Mfl/ml

Enclosure: Sks-1



L & L STRUCTURAL
 ENGINEERING SERVICES, INC.
 Six Q Street
 South Portland, ME 04106
 Phone: (207) 767-4830
 Fax: (207) 799-5432

JOB PRINCETON PROPERTIES
 SHEET NO. 1 OF 1
 CALCULATED BY MFL DATE 1/28/98
 CHECKED BY _____ DATE _____
 SCALE _____



PARTIAL SECOND FLOOR FRAMING PLAN

1/4" = 1'-0"

NOTE: (*) - INDICATES TO REINF JOISTS W/ (1) 1 3/4 x 7/4
 MICRO: LAM. ATTACH TO EXIST 2x12 W/ (2)
 ROWS 16d NAILS @ 6" O.C. STAGGERED



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: December 22, 1997

RE: Request for Certificate of Occupancy
Princeton Properties
1375 Forest Street (341-A-001)

5/31/98

On December 19, 1997 I reviewed the site for compliance with the conditions of approval dated 7-17-97;
My comments are:

1. The small areas to be landscaped have not been completed. This area shall be mulched as soon as all trenching is completed. The permanent landscaping should be completed by May 30, 1998.
2. It appears that the handicap ramp is not in compliance with ADA requirements; these requirements should be reviewed. As a minimum a handrail system appears to be required.
3. The addition of the handicap ramp and the raised island in front of the swimming pool has eliminated 5 spaces. The parking space count may need to be checked.

It is my opinion that a **temporary certificate of occupancy could be issued** assuming Code Enforcement has no outstanding issues.

BUILDING PERMIT REPORT

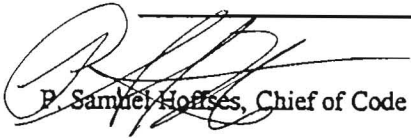
DATE: 8/4/97 ADDRESS: 1325 Forest Ave
REASON FOR PERMIT: renovation
BUILDING OWNER: Princeton Property
CONTRACTOR: _____
PERMIT APPLICANT: Mike Bowen APPROVAL: *1*2*9*10*15*17*20*21 ~~DENIED~~
x2c

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. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
 8. 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.
 9. Headroom in habitable space is a minimum of 7'6".
 10. 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.
 11. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
 12. 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.
 13. 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.
 14. 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.
 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
 16. 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)

- 17. 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.
- 18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall maintained to NFPA #13 Standard.
- 20. 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)
- 21. 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.
- 22. 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".
- 23. 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.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- *26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- 27. _____
- 28. _____
- 29. _____


P. Samuel Hoffses, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal



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

I. D. Number

Princeton Properties

Applicant
100 Forest Park, Portland, ME 04101

Applicant's Mailing Address
Mike Bowen/Jamie Whelan

Consultant/Agent
773-4739 773-2269

Applicant or Agent Daytime Telephone, Fax

1349- 1403 Forest Ave

Address of Proposed Site
341-A-001

Assessor's Reference: Chart-Block-Lot

7/14/97

Application Date

1375 Forest Ave

Project Name/Description

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify)

940 Sq Ft 512,136

Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor)
- Subdivision # of lots
- PAD Review
- 14-403 Streets Review
- Flood Hazard
- Shoreland
- Historic Preservation
- DEP Local Certification
- Zoning Conditional Use (ZBA/PB)
- Zoning Variance
- Other

Fees Paid: Site Plan \$300.00 Subdivision Engineer Review \$73.00 Date: 7/14/97

Planning Approval Status:

Reviewer Kandice Talbot

- Approved
- Approved w/Conditions See Attached
- Denied

Approval Date 8/1/97 Approval Expiration 8/1/98 Extension to

OK to Issue Building Permit Kandice Talbot 8/1/98 Additional Sheets Attached
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	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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

I. D. Number _____

Princeton Properties

Applicant _____

100 Forest Park, Portland, ME 04101

Applicant's Mailing Address _____

Mike Bowen/Jamie Whelan

Consultant/Agent _____

773-4739 **773-2269**

Applicant or Agent Daytime Telephone, Fax _____

7/14/97

Application Date _____

1375 Forest Ave

Project Name/Description _____

1349- 1403 Forest Ave

Address of Proposed Site _____

341-A-001

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 Parking Lot Other (specify) _____

940 Sq Ft **512,136**

Proposed Building square Feet or # of Units **512,136** Acreage 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"/> Other _____ | |

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review **\$73.00** Date: **7/14/97**

DRC Approval Status:

Reviewer **Steve Bushey**

- Approved** **Approved w/Conditions**
see attached **Denied**

Approval Date **8/1/97** Approval Expiration **8/1/98** Extension to _____ Additional Sheets Attached

Condition Compliance **Steve Bushey** **7/17/97**
signature date

Performance Guarantee Required* Not Required

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- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate Of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | |
| | date | | |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

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

I. D. Number _____

Princeton Properties

Applicant _____

100 Forest Park, Portland, ME 04101

Applicant's Mailing Address _____

Mike Bowen/Jamie Whelan

Consultant/Agent _____

773-4739 **773-2269**

Applicant or Agent Daytime Telephone, Fax _____

7/14/97

Application Date _____

1375 Forest Ave

Project Name/Description _____

1349- 1403 Forest Ave

Address of Proposed Site _____

341-A-001

Assessor's Reference: Chart-Block-Lot _____

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 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

940 Sq Ft **512,136**

Proposed Building square Feet or # of Units **512,136** Acreage of Site _____ Zoning _____

Check Review Required:

Site Plan Subdivision PAD Review 14-403 Streets Review

(major/minor) # of lots _____

Flood Hazard Shoreland Historic Preservation DEP Local Certification

Zoning Conditional Zoning Variance Other _____

Use (ZBA/PB)

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **7/14/97**

Fire Approval Status:

Reviewer **Lt. Mc Dougall** *[Signature]*

Approved Approved w/Conditions Denied

see attached

Approval Date **7/15/97** Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance **Lt. Mc Dougall** **7/15/97**

signature date

Performance Guarantee Required* Not Required

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Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____

Inspection Fee Paid _____ date _____ amount _____

Building Permit Issued _____ date _____

Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____

Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached)

Final Inspection _____ date _____ signature _____

Certificate of Occupancy _____ date _____

Performance Guarantee Released _____ date _____ signature _____

Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____

Defect Guarantee Released _____ date _____ signature _____

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

19970036
I. D. Number

Princeton Properties

Applicant
100 Forest Park, Portland, ME 04101
Applicant's Mailing Address
Mike Bowen/Jamie Whelan
Consultant/Agent
773-4739 773-2269
Applicant or Agent Daytime Telephone, Fax

7/14/97
Application Date
1375 Forest Ave
Project Name/Description

1349- 1403 Forest Ave
Address of Proposed Site
341-A-001
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 Parking Lot Other (specify)
940 Sq Ft 512,136 R-5 zone
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

- Site Plan (major/minor) Subdivision # of lots PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other

Fees Paid: Site Plan \$300.00 Subdivision Engineer Review \$73.00 Date: 7/14/97

Inspections Approval Status:

Reviewer Marge Schmuckal

- Approved Approved w/Conditions see attached Denied
Approval Date 8/1/97 Approval Expiration Extension to Additional Sheets Attached
 Condition Compliance signature date

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- Performance Guarantee Accepted date amount expiration date
 Inspection Fee Paid date amount
 Building Permit Issued date
 Performance Guarantee Reduced date remaining balance signature
 Temporary Certificate of Occupancy date Conditions (See Attached)
 Final Inspection date signature
 Certificate Of Occupancy date
 Performance Guarantee Released date signature
 Defect Guarantee Submitted submitted date amount expiration date
 Defect Guarantee Released

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 4, 1997

Princeton Properties
100 Forest Park
Portland, Me. 04101

RE: 1375 Forest Ave.

Dear Sir,

Your application to construct a 920 Sq. Ft. addition/ office space 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.

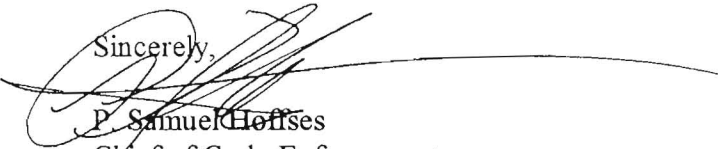
Site Plan Review Requirements

Building Inspection: Approved : M. Schmuckal
Development Review Coordinator: Approved: J. Windel
Fire Dept. : Approved: Lt. McDougall
Planning Div. : Approved: K. Talbot

Building Code Requirements

1. Please read and implement attached building permit report items 1,2,5,6, 8,9,10,11,15,17,20,21, & 26.

Sincerely,

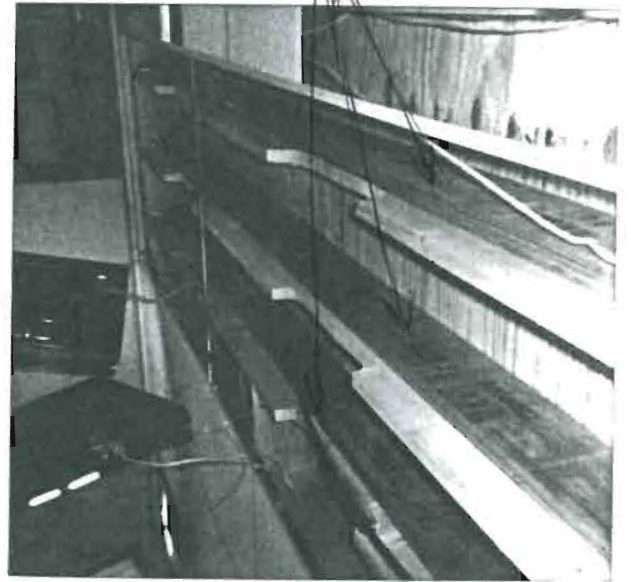

P. Samuel Hoffses
Chief of Code Enforcement

c: M. Schmuckal , S. Wendel, K. Talbot, Lt. McDougall

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PORTLAND
BUILDERS INC

April 13, 1999

Mr. Michael Collins
Chief Electrical Inspector
City of Portland
389 Congress Street
Portland, Maine 04101

Box 4902 D.T.S.
Portland, ME 04112
879-0118

341-A-1

Dear Mr. Collins:

Enclosed you will find a copy of a letter from Harbor Management Corporation dated April 13, 1999 in regards to the Auburn Terrace Project to Portland Builders Inc.

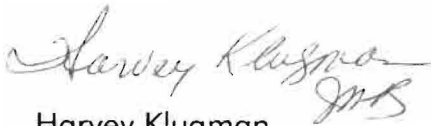
Based on the recommendations of the owners consultant, we are now in the process of soliciting bids for the scope of work as described in the enclosed letter.

Hopefully, this will alleviate any concerns that you have about the violations at Auburn Terrace and if you have any issues with the scope of work as stated, please contact me as soon as possible.

As you may know, there are seven units within the project that are undergoing substantial renovations to make them handicap accessible and in these seven units we are relocating the electrical sub-panels. In addition, we are installing a metal water proof cap over each meter socket as we are re-siding the buildings.

Please review the enclosed letter from Harbor Management in regards to Auburn Terrace and advise as soon as possible any issues that you might have. If you have questions, please do not hesitate to give me a call. I can be reached at 878-6518 or through our office at 879-0118.

Sincerely,



Harvey Klugman
HK/jmb

Enc.

cc:

Jeff Gouchberg, Harbor Management
Michael Kiley, Harbor Management
Roger Rossignol, Salmon Falls Architecture
Randy Poulton, Maine State Housing
Roger Vosmus, Auburn Terrace Apartments
Lester Davis, Harbor Companies

HARBOR MANAGEMENT

CORPORATION

341-A-1

April 13, 1999

Harvey Klugman
Portland Builders
PO Box 4902 D.T.S.
Portland, ME 04112

Dear Mr. Klugman,

I am in receipt of the letter from Michael Collins, the Chief Electrical Inspector for the City of Portland, Maine to you dated April 5, 1999. In his letter he addresses many issues dealing with electrical repairs at the Auburn Terraces renovation project. After considering all of the issues we propose the following

Meter Sockets: The meter sockets on these structures seem to be the original sockets that were installed during the construction of the buildings sometime during the late 1960's or early 70's. During the inspection our consultant did find (1) one or (2) two Meter Sockets that should be replaced, but most, although discolored and showing signs of age are in fair to good condition and can easily be reconditioned by performing the following work: Replace all of the 70 amp breakers, clean all of the connections thoroughly, apply a de-oxidizer to all terminals and connections, check and clean busses, install bonding bushings on conduits entering meter sockets, check all service cables for cracked, brittle or melted insulation, prime, paint and seal the exterior of all meter socket cans.

Service Cables: All of the cables inspected showed no outward signs of deterioration or failure. The existing insulation appears to be pliable and intact. No insulation observed was charred, melted, discolored, brittle, or cracked. He suggested that during the rebuilding of the meter sockets all of the service cables be inspected.

Service Grounds: He recommended that the existing ground rods be inspected to insure that 25 ohms or less are read to ground.

Apartment Electrical Panels: The existing panels are in good condition and unless a major problem is discovered during the inspection it does not seem to be necessary to replace all 164 panels. He does recommend that each panel be thoroughly inspected for any defects and that the neutral and the grounding conductors should be separated in each panel.

If the above is accomplished there is no need to relocate the panels.

Pad Mounted Transformers: Some of the existing concrete pads under the transformers have shifted and partially settled causing the transformers to be tilted to one side. This may put excessive strain on the service cables. Auburn Terrace Associates has contacted Central Maine Power Company and a CMP representative will inspect the site and discuss the repositioning of the transformers on a new pad.

Based on the items addressed by my consultant and the information received from other electricians in the area we would like you to contact several local electrical contractors and price the scope of work as follows:

1. **GENERAL**

- 1.1. Install approved electrical backer boxes on all front and rear entrance light fixtures located at the individual units. Total of 328 boxes and reinstall the existing or new fixtures as needed.

2. **METER PACKS**

- 2.1. Inspect all meter packs for damage and replace any packs that prove to be non-repairable. *(Quote should include the cost per Meter Pack for complete replacement which will be used as a per unit cost.)*

3. **METER PACK REPAIRS**

- 3.1. Check and replace any damaged service cables.
- 3.2. Replace (164) One Hundred and Sixty Four 70 Amp Breakers.
- 3.3. Clean all Busses and connections and check for damage. Replace any bad Busses or breaker clips.
- 3.4. Apply an approved de-oxidizer to all terminals and connections.
- 3.5. Install Bonding Bushings on conduits entering meter packs.
- 3.6. Prime, Paint and seal the exteriors of all existing Meter Packs.
- 3.7. Secure all access panels on Meter Packs with padlocks to prevent access by unauthorized personnel.
- 3.8. Check all grounding rods at Meter Packs to insure proper connections and that the proper reading of 25ohms or less is read to ground.

4. **APARTMENT ELECTRICAL PANELS**

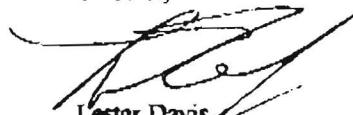
- 4.1. Inspect 164 Apartment electrical Panels for damage or problems and separate all the neutral and grounding connectors

Harvey, please copy me on your response to Mr. Michael Collins outlining our proposal to correct the issues in his letter. If this is not acceptable please schedule an onsite meeting to discuss other alternatives.

Harvey as you know this project is a joint effort between Auburn Terraces LLC, Maine State Housing, and the Portland Housing Authority and the intent was to transform a decaying piece of real-estate into attractive, affordable, low-income housing and the budget for this project did not include this work. Therefor it goes without saying that we must put forth our best effort to keep the cost of this unexpected work to a minimum while at the same time assuring that it is completed in a manner which is safe and meets all applicable code requirements.

I will await the information that should be forthcoming from Central Maine Power in reference to the situation involving the transformers.

Sincerely



Lester Davis
Project Coordinator
Harbor Companies Inc.

cc: Jeffrey Gouchberg HMC
Michael Kiley HMC
Roger Rossignol SFA
Randy Poulton MSHA
Roger Vosmus ATA