

Closed 1/8/13

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

Permit No: 07-0699		Issue Date:		CBL: 401 A005015	
Location of Construction: 15 Northport Dr (1321 Washington		Owner Name: 1321 Associates, LLC		Owner Address: 1976 Washington Avenue	
Business Name:		Contractor Name: TBD		Contractor Address: Portland	
Lesser/Buyer's Name		Phone:		Permit Type: Alterations - Commercial	
Past Use: Commercial - office		Proposed Use: Commercial New rear entrance and install elevator		Permit Fee: \$1,720.00	
				Cost of Work: \$170,000.00	
				CEO District: 4	
Proposed Project Description: New rear entrance and install elevator		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION Use Group: B	
		See Conditions		ASSUMED Type: 2B	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</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: <i>dmartin</i>		Date Applied For: 06/11/2007		Zoning Approval	
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..		Special Zone or Reviews		Zoning Appeal	
		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Exemption 2007-0113 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>DE w/condition</i> Date: 6/11/07		<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 <i>ASL</i> 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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE:		DATE	PHONE

8/13/07 - Footing Insp.
* (Hit Ledge) Not Ready
Cl. M
* will call in when
ready.

8/22/07 Backfill Insp. ✓
Stone, Drain ✓
Fabric ✓
OK to Backfill

Rec. Geo-tech Report ✓
Soils at para
Req. Cl. M

~~1-21-13~~

1-21-13 GF

NO FINAL
PERFORMED
OK - CLOSE - CURRENT STATE INSPECTION



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 070699

PERMIT ISSUED

JUL 23 2007

CITY OF PORTLAND

This is to certify that 1321 Associates, LLC/TBD
 has permission to New rear entrance and install elevator
 AT 15 Northport Dr (1321 Washington)

401 A005015

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 lashed or closed-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. Greg Cass
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name

[Signature]
 Director - Building & Inspection Services
 7/22/07

PENALTY FOR REMOVING THIS CARD

Scanned



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>1321 Washington Ave</u>		
Total Square Footage of Proposed Structure <u>280</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>1321 associates LLC</u>	Telephone: <u>797-8898</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>1321 associates LLC</u> 1321 associates LLC	Cost Of Work: \$ <u>170,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Office</u> If vacant, what was the previous user? _____ Proposed Specific use: <u>Elevator</u> Is property part of a subdivision? <u>condo ass</u> If yes, please name _____ Project description: <u>construct new Rear entrance and install elevator</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>1321 Assoc LLC (Peter Hogland)</u> Mailing address: _____ Phone: <u>332-9575</u> <u>1970 Washington Ave</u> <u>Port. Me. 04103</u>		

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: <u>[Signature]</u>	Date: <u>6-12-07</u>
--	----------------------

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

Please call 874-8703 or 874-8693 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 initialzing 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.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- 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.

~~CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR BEFORE THE SPACE MAY BE OCCUPIED~~

Signature of Applicant/Designee

Date

7.23.07

Signature of Inspections Official

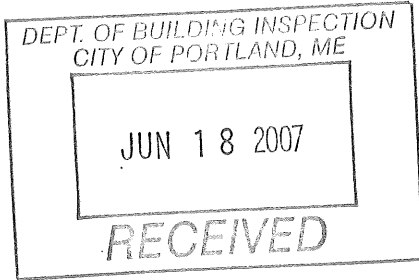
Date

CBL:

401 A 5015

Building Permit #:

070699



Doc#: 32523 Bk:25161 Pg: 226

QUITCLAIM DEED
WITH COVENANT
STATUTORY SHORT FORM
TITLE 33, '775

MAINE REAL ESTATE TAX PAID

L. L. BEAN, INC., a Maine corporation, having a mailing address of Casco Street, Freeport, Maine 04033, for consideration paid, grants to 1321 ASSOCIATES, LLC, a Maine limited liability company, having a mailing address of 1976 Washington Avenue, Portland, Maine 04103, with Quitclaim Covenant, a certain lot or parcel of land situated in the City of Portland, County of Cumberland and State of Maine, described as follows:

Unit 15 of the Northport Business Park Condominium, together with an undivided interest in the Common Elements of the Condominium established by the Declaration of Northport Business Park Condominium dated as of January 1, 2007 and recorded in the Cumberland County Registry of Deeds at Book 24766, Page 29, as amended.

DATED this 31st day of May, 2007

L. L. BEAN, INC.

By: *Christopher J. McCormick*
Name: Christopher J. McCormick
Its: Chief Executive Officer

STATE OF MAINE
COUNTY OF CUMBERLAND

May 31, 2007

Personally appeared the above-named Christopher J. McCormick, Chief Executive Officer of L. L. Bean, Inc., and acknowledged the above instrument to be his free act and deed in his said capacity and the free act and deed of L. L. Bean, Inc.

Before me,

Cynthia A. Harvey **SEAL**
Notary Public/Attorney at Law
Cynthia A. Harvey
(Print Name)

Received
Recorded Register of Deeds
Jun 04 2007 01:19:35P
Cumberland County
Pamela E. Lovley

Location of Construction: 15 Northport Dr (1321 Washington)	Owner Name: 1321 Associates, LLC	Owner Address: 1976 Washington Avenue	Phone: () 232-9575
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

>>>questions, I'm available very early most days and noon time as well
>>>
>>>>>> "CHRISTOPHER RAY" <caneray5@msn.com> 07/10/07 10:44 AM >>>>
>>>>Mike, attached is the Accessibility cert. I do have a question
>relating
>>>to
>>>documenting ADA layout of the vestibule on the contract Docs. I'm not
>>>sure
>>>there is enough detail on the drawings relating to ADA. If you need
>>more
>>>
>>>information, stair/tread dimensions, handrail locations and
>dimensions,
>>>turning paths, please let me know. Thanks Chris Ray
>>>
>>>
>>>>From: "Mike Nugent" <mjn@portlandmaine.gov>
>>>>To: <caneray5@msn.com>
>>>>CC: <phoglund@maine.rr.com>,"Donna Martin"
>>>><DMARTIN@portlandmaine.gov>,"Jeanie Bourke"
>>>><JMB@portlandmaine.gov>,"Lannie
>>>>Dobson" <LDobson@portlandmaine.gov>
>>>>Subject: Re: 1321 Washington Ave Permit #070699 update.
>>>>Date: Sun, 08 Jul 2007 11:49:38 -0400
>>>>
>>>>I have received the stamped plans and two of the three
>certification
>>>>forms, the ADA form was not included. This needs to be done. Still
>>>need
>>>>the Special Inspections Statement and the methodology that you are
>>>>choosing to follow to determine the geotechnical basis for the
>>>design.
>>>>
>>>>>>> MIke Nugent 07/02/07 9:29 PM >>>>
>>>>>For a small addition like this you have two options:
>>>>>1) Provide a geotech report, or;
>>>>>
>>>>>2) Do the design based on presumptive load values, and have this
>>>>>confirmed as a special inspection by a geotechnical engineer once
>the
>>>>>excavation is done , but PRIOR to pouring the footings.
>>>>>
>>>>>>> "CHRISTOPHER RAY" <caneray5@msn.com> 06/30/07 9:32 PM >>>>
>>>>>Mike, During my initial job review of the permitting requirements
>for
>>>>my
>>>>>
>>>>>client Mr. Hoglund, I was advised by the Portland City code review
>>>>>office a
>>>>>Geotechnical report was not required. Please advise me if this
>>>>>information
>>>>>was conveyed to me incorrectly. Thanks. Chris Ray
>>>>>
>>>>>

Location of Construction: 15 Northport Dr (1321 Washington)	Owner Name: 1321 Associates, LLC	Owner Address: 1976 Washington Avenue	Phone: () 232-9575
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

>From: "Mike Nugent" <mjn@portlandmaine.gov>
>To: <caneray5@msn.com>
>CC: "Jeanie Bourke" <JMB@portlandmaine.gov>,"Lannie Dobson"
><LDobson@portlandmaine.gov>
>Subject: Re: 1321 Washington Ave Permit #070699 update.
>Date: Fri, 20 Jul 2007 15:26:50 -0400
>
>If I may , you are requesting that we allow the permit based on a design
>that is based on presumptive load values. Prior to pouring footings but
>after excavation, the geotechnical engineer will do an evaluation and
>confirm whether or not the footing design will work. If it will not
>work the job will stop and a new footing system will be designed
>submitted and reviewed, Work would not commence until the new foundation
>plan is approved. Am I correct?
>
> >>> "CHRISTOPHER RAY" <caneray5@msn.com> 07/20/07 9:06 AM >>>
>Mike, The geotechnical analysis is included in the Special Inspections
>component of the project. I hope this is correct. Chris Ray
>
>
>>From: "Mike Nugent" <mjn@portlandmaine.gov>
>>To: <caneray5@msn.com>
>>CC: "Jeanie Bourke" <JMB@portlandmaine.gov>,"Lannie Dobson"
>><LDobson@portlandmaine.gov>
>>Subject: Re: 1321 Washington Ave Permit #070699 update.
>>Date: Thu, 19 Jul 2007 19:51:42 -0400
>>
>>What are we doing for Geotechnical, presumptive with special
>inspections
>>or up front geotechnical with special inspections?
>>
>>>> "CHRISTOPHER RAY" <caneray5@msn.com> 07/16/07 12:19 PM >>>>
>>I'm currently working on the roof framing details. I have updated the
>>entrance to include a stair into the existing building with handrails.
>I
>>am
>>trying to finish this by the end of the week. If information relating
>to
>>the
>>superstructure is preventing issuance of a foundation permit I can have
>>a
>>100% set earlier. Thanks Mike. Chris Ray
>>
>>
>>>From: "Mike Nugent" <mjn@portlandmaine.gov>
>>>To: <caneray5@msn.com>
>>>CC: "Donna Martin" <DMARTIN@portlandmaine.gov>,"Jeanie Bourke"
>>><JMB@portlandmaine.gov>,"Lannie Dobson" <LDobson@portlandmaine.gov>
>>>Subject: Re: 1321 Washington Ave Permit #070699 update.
>>>Date: Sun, 15 Jul 2007 11:36:00 -0400
>>>
>>>Please drop off a hard copy, attachments do not open on the novell
>hame
>>>version...We could get together this week sometime to go over your

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0699	Date Applied For: 06/11/2007	CBL: 401 A005015
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Location of Construction: 15 Northport Dr (1321 Washington)	Owner Name: 1321 Associates, LLC	Owner Address: 1976 Washington Avenue	Phone: () 232-9575
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial New rear entrance and install elevator	Proposed Project Description: New rear entrance and install elevator
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/18/2007
Note: **Ok to Issue:**

- 1) 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:** Mike Nugent **Approval Date:** 07/23/2007
Note: **Ok to Issue:**

- 1) 4) Due to the scope of the project, the permit is being released based on a design >that is based on presumptive load values. Prior to pouring footings but >after excavation, the geotechnical engineer will do an evaluation and >confirm whether or not the footing design will work. If it will not >work the job will stop and a new footing system will be designed >submitted and reviewed, Work would not commence until the new foundation >plan is approved.
- 2) 3) Complete framing details must be submitted and approve prior to framing. Please be advised that if the existing building is type 2 construction, the addition must be completely concombustible. Please provide an assessment of the existing structure with this submission.
- 3) 1) A stair detail must be submitted and approved prior to commencement. These stairs must comply with section 1009 of the 2003 IBC. Also it appears that an intermediate handrail will be required at the stairs are 7' wide.
- 4) 2) Please provide a widow and door schedule that identifies safety glazing location prior to the commencement of post foundation construction.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 06/19/2007
Note: **Ok to Issue:**

- 1) Elevator shaft fire rating shall be 1hr.
- 2) Application requires State Fire Marshal approval.
- 3) No confined spaces shall be created.

Comments:

7/23/2007-ldobson: I'll get this done with any necessary conditions over the weekend

>>> "CHRISTOPHER RAY" <caneray5@msn.com> 07/20/07 8:56 PM >>>
Mike- I agree. I will sign it and send a copy to you. Thanks- Chris

Location of Construction: 15 Northport Dr (1321 Washington)	Owner Name: 1321 Associates, LLC	Owner Address: 1976 Washington Avenue	Phone: () 232-9575
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

>>>>>From: "Mike Nugent" <mjn@portlandmaine.gov>
>>>>>To: <cray@downeaststructural.com>
>>>>>CC: "Donna Martin" <DMARTIN@portlandmaine.gov>, "Jeanie Bourke"
>>>>><JMB@portlandmaine.gov>, "Lannie Dobson"
><LDobson@portlandmaine.gov>
>>>>>Subject: 1321 Washington Ave Permit #070699
>>>>>Date: Sat, 30 Jun 2007 17:10:39 -0400

>>>>>I have commenced the review and have the following
>>>questions/comments:

- >>>>>1) Please provide stamped plans;
 - >>>>>2) Please provide The Three City Project Certification forms;
 - >>>>>3) Please provide a Geotechnical report;
 - >>>>>4) Please provide a complete statement of special inspections
- >>>pursuant to Section 1704 etc.

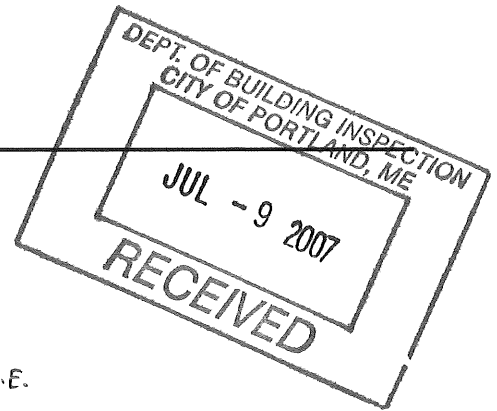
I cannot complete the review without the information contained in these documents.

6/15/2007-amachado: Spoke to Peter Hogland of 1321 Associates, LLC. Told him we needed something that showed right, title, & interest and a plot plan of the building and lot lines. He said that he would bring it in on Monday.

6/18/2007-amachado: Received plot plan Friday. Received deed today.

6/18/2007-amachado: Gave site plan exemption form to planning.

Statement of Special Inspections



Project: 1321 Washington Ave. Elevator Addition
Location: 1321 Washington Ave., Portland, ME
Owner: Peter Hoglund.

Design Professional in Responsible Charge: Christopher Ray, P.E.

This *Statement of Special Inspections* is submitted as a condition for permit issuance in accordance with the Special Inspection and Structural Testing requirements of the Building Code. It includes a schedule of Special Inspection services applicable to this project as well as the name of the Special Inspection Coordinator and the identity of other approved agencies to be retained for conducting these inspections and tests. This *Statement of Special Inspections* encompass the following disciplines:

- Structural Mechanical/Electrical/Plumbing
 Architectural Other: _____

The Special Inspection Coordinator shall keep records of all inspections and shall furnish inspection reports to the Building Official and the Registered Design Professional in Responsible Charge. Discovered discrepancies shall be brought to the immediate attention of the Contractor for correction. If such discrepancies are not corrected, the discrepancies shall be brought to the attention of the Building Official and the Registered Design Professional in Responsible Charge. The Special Inspection program does not relieve the Contractor of his or her responsibilities.

Interim reports shall be submitted to the Building Official and the Registered Design Professional in Responsible Charge.

A *Final Report of Special Inspections* documenting completion of all required Special Inspections, testing and correction of any discrepancies noted in the inspections shall be submitted prior to issuance of a Certificate of Use and Occupancy.

Job site safety and means and methods of construction are solely the responsibility of the Contractor.

Interim Report Frequency:

or per attached schedule.

Prepared by:

CHRISTOPHER F. RAY, P.E.
(type or print name)



Christopher Ray 7-9-07
Signature Date

Owner's Authorization:

Building Official's Acceptance:

Christopher Ray 7/9/07
Signature Date

Signature Date

Schedule of Inspection and Testing Agencies

This Statement of Special Inspections / Quality Assurance Plan includes the following building systems:

- | | |
|---|--|
| <input checked="" type="checkbox"/> Soils and Foundations | <input type="checkbox"/> Spray Fire Resistant Material |
| <input checked="" type="checkbox"/> Cast-in-Place Concrete | <input type="checkbox"/> Wood Construction |
| <input type="checkbox"/> Precast Concrete | <input type="checkbox"/> Exterior Insulation and Finish System |
| <input checked="" type="checkbox"/> Masonry | <input type="checkbox"/> Mechanical & Electrical Systems |
| <input type="checkbox"/> Structural Steel | <input type="checkbox"/> Architectural Systems |
| <input checked="" type="checkbox"/> Cold-Formed Steel Framing | <input type="checkbox"/> Special Cases |

Special Inspection Agencies	Firm	Address, Telephone, e-mail
1. Special Inspection Coordinator Christopher F-Ray, P.E.	Downeast Structural Consultants, LLC	5 Oak St Cumberland, ME 207-650-3093 Cray@downeaststructural.com
2. Inspector Roger Domingo, P.E. Matt Lilley, P.E.	S.W. Cole, Engineering	GRAY, ME 207-657-2866 MLilley@swcole.com
3. Inspector		
4. Testing Agency		
5. Testing Agency SEE SW Cole Administrator		
6. Other		

Note: The inspectors and testing agencies shall be engaged by the Owner or the Owner's Agent, and not by the Contractor or Subcontractor whose work is to be inspected or tested. Any conflict of interest must be disclosed to the Building Official, prior to commencing work.

Quality Assurance Plan

Quality Assurance for Seismic Resistance

Seismic Design Category C

Quality Assurance Plan Required (Y/N)

Description of seismic force resisting system and designated seismic systems:

See sect. 1705.1 (exceptions)
- Conventional Light-Frame Construction

Equivalent lateral force resisting system

Quality Assurance for Wind Requirements

Basic Wind Speed (3 second gust) 100 mph

Wind Exposure Category B

Quality Assurance Plan Required (Y/N)

Description of wind force resisting system and designated wind resisting components:

MTC STUDS w/ shear walls

Statement of Responsibility

Each contractor responsible for the construction or fabrication of a system or component designated above must submit a Statement of Responsibility.

Item	Agency # (Qualif.)	Scope
1. Shallow Foundations S.W. Cole (2)	PE/GE	Inspect soils below footings for adequate bearing capacity and evidence of water. (Please provide one site inspection)
2. Controlled Structural Fill S.W. Cole (2)	PE/GE	Perform sieve tests (ASTM D422 & D1140) and modified Proctor tests (ASTM D1557) of each source of fill material. Inspect placement, lift thickness and compaction of controlled fill. Test density of each lift of fill by nuclear methods (ASTM D2922) Compaction test of ea lift. (site visit required - one visit)
3. Deep Foundations	PE/GE	Inspect and log pile driving operations. Record pile driving resistance and verify compliance with driving criteria. Inspect piles for damage from driving and plumbness. Verify pile size, length and accessories. Inspect installation of drilled pier foundations. Verify pier diameter, bell diameter, lengths, embedment into bedrock and suitability of end bearing strata.
4. Load Testing		
4. Other:		



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

2007 0112

Applicant 1391 W. Associates LLC

Application Date 6/18/07

Applicant's Mailing Address 1976 Washington Ave. Portland ME 04103

Project Name/Description Northwood Drive (1391 Washington Ave)

Consultant/Agent/Phone Number Peter Hatched 233-9535

Address of Proposed Site Northwood Drive (1391 Washington Ave)

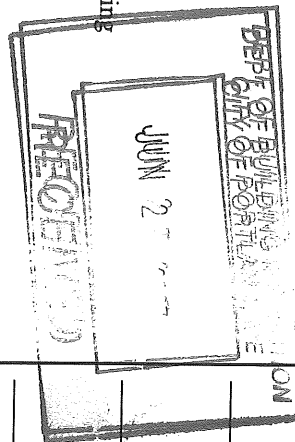
CBL: 451-A-005-045 452 A 023001

Description of Proposed Development: replace existing rear to make 1 layer to install elevator - footprint of new entry is 264 sq ft. Old entry was 602 sq ft. Increase in footprint of 94 sq ft. Add street back building had no access.

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:
See Section 14-523 (4) on back side of form

	Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
a) Within Existing Structures; No New Buildings, Demolitions or Additions	No	✓
b) Footprint Increase Less Than 500 Sq. Ft.	yes	✓
c) No New Curb Cuts, Driveways, Parking Areas	yes	✓
d) Curbs and Sidewalks in Sound Condition/Comply with ADA	yes	✓
e) No Additional Parking/ No Traffic Increase	yes	✓
f) No Stormwater Problems	yes	✓
g) Sufficient Property Screening	yes	✓
h) Adequate Utilities	yes	✓



Planning Division Use Only

Exemption Granted Partial Exemption Exemption Denied

Planner's Signature Peter Hatched Date 6/22/07

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUN 25 2007
RECEIVED

Item	Agency # (Qualif.)	Scope
1. Mix Design <i>Christopher Ray (1)</i>	<i>ACI-CCI ICC-RCSI</i>	<i>Review concrete batch tickets and verify compliance with approved mix design. Verify that water added at the site does not exceed that allowed by the mix design.</i>
2. Material Certification		
3. Reinforcement Installation <i>(1)</i>	<i>ACI-CCI ICC-RCSI</i>	<i>Inspect size, spacing, cover, positioning and grade of reinforcing steel. Verify that reinforcing bars are free of form oil or other deleterious materials. Inspect bar laps and mechanical splices. Verify that bars are adequately tied and supported on chairs or bolsters</i>
4. Post-Tensioning Operations	<i>ICC-PCSI</i>	<i>Inspect placement, stressing, grouting and protection of post-tensioning tendons. Verify that tendons are correctly positioned, supported, tied and wrapped. Record tendon elongations.</i>
5. Welding of Reinforcing	<i>AWS-CWI</i>	<i>Visually inspect all reinforcing steel welds. Verify weldability of reinforcing steel. Inspect preheating of steel when required.</i>
6. Anchor Rods		<i>Inspect size, positioning and embedment of anchor rods. Inspect concrete placement and consolidation around anchors.</i>
7. Concrete Placement <i>(1)</i>	<i>ACI-CCI ICC-RCSI</i>	<i>Inspect placement of concrete. Verify that concrete conveyance and depositing avoids segregation or contamination. Verify that concrete is properly consolidated.</i>
8. Sampling and Testing of Concrete <i>(2) Sw. Cole</i>	<i>ACI-CFTT ACI-STT</i>	<i>Test concrete compressive strength (ASTM C31 & C39), slump (ASTM C143), air-content (ASTM C231 or C173) and temperature (ASTM C1064). <i>every concrete placement occurrence</i></i>
9. Curing and Protection <i>(1)</i>	<i>ACI-CCI ICC-RCSI</i>	<i>Inspect curing, cold weather protection and hot weather protection procedures. <i>As required to complete FDNS</i></i>
10. Other:		

Item	Agency # (Qualif.)	Scope
1. Material Certification ① Chris Ray		Provide Material Certifications
2. Mixing of Mortar and Grout S.W. Cole (2)	ICC-SMSI	Inspect proportioning, mixing and retempering of mortar and grout. (2) occurrences
3. Installation of Masonry S.W. Cole (2)	ICC-SMSI	Inspect size, layout, bonding and placement of masonry units. (2) occurrences
4. Mortar Joints	ICC-SMSI	Inspect construction of mortar joints including tooling and filling of head joints.
5. Reinforcement Installation S.W. Cole / Chris Ray	ICC-SMSI AWS-CWI	Inspect placement, positioning and lapping of reinforcing steel. Inspect welding of reinforcing steel. (2) occurrences
6. Prestressed Masonry	ICC-SMSI	Inspect placement, anchorage and stressing of prestressing bars.
7. Grouting Operations S.W. Cole	ICC-SMSI	Inspect placement and consolidation of grout. Inspect masonry clean-outs for high-lift grouting. (2) occurrences
7. Weather Protection	ICC-SMSI	Inspect cold weather protection and hot weather protection procedures. Verify that wall cavities are protected against precipitation.
9. Evaluation of Masonry Strength S.W. Cole	ICC-SMSI	Test compressive strength of mortar and grout cube samples (ASTM C780). Test compressive strength of masonry prisms (ASTM C1314). (2) occurrences
10. Anchors and Ties Chris Ray	ICC-SMSI	Inspect size, location, spacing and embedment of dowels, anchors and ties.
11. Other:		

Cold-Formed Steel Framing

Item	Agency # (Qualif.)	Scope
1. Member Sizes (1) Chris Ray		installed according to Plans & Specs. Site inspection as required
2. Material Thickness (1)		
3. Material Properties (1)		
4. Mechanical Connections (1)		Review installation as progress warrants
5. Welding		
6. Framing Details (1)		Review as constructed
7. Trusses		
8. Permanent Truss Bracing		
9. Other:		



Accessibility Building Code Certificate

Designer: CHRISTOPHER F. RAY, P.E.

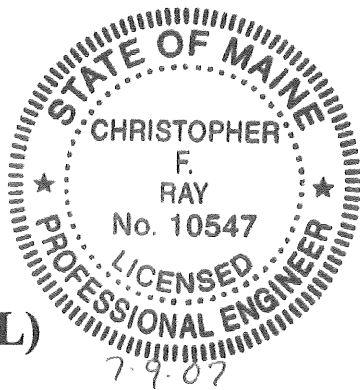
Address of Project: 1321 WASHINGTON AVE, PORTLAND, ME

Nature of Project: ELEVATOR ADDITION TO EXIST COMMERCIAL
BUILDING

NOTE: 7-12-07

The Accessibility Building Code Certificate Applies only to the Proposed elevator vestibule/Enclosure And excludes review of the EXIST BLDG.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



(SEAL)

Signature: Christopher Ray

Title: President

Firm: Downeast Structural Consultants

Address: 509K ST
Cumberland, ME 04021

Phone: 207-650-3093

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



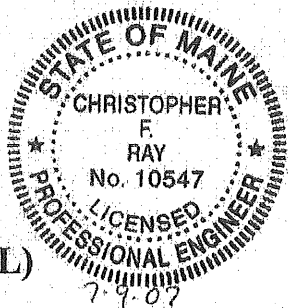
Accessibility Building Code Certificate

Designer: CHRISTOPHER F. RAY, P.E.

Address of Project: 1321 WASHINGTON AVE, PORTLAND, ME

Nature of Project: ELEVATOR ADDITION TO EXIST COMMERCIAL
BUILDING

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



(SEAL)

Signature: Christopher Ray

Title: President

Firm: Downeast Structural Consultants

Address: 509K ST
Cumberland, ME 04021

Phone: 207-650-3093

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Certificate of Design Application

From Designer: Christopher F. Ray
 Date: 7/2/07
 Job Name: 1321 Washington Ave Elevation Addition
 Address of Construction: 1321 Washington Ave, Portland, ME

2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year IBC 2003 Use Group Classification (s) Business
 Type of Construction METAL STUD, LIGHT GAGE METAL FRAMING
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No
 Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) _____
 Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) No

Structural Design Calculations

_____ Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Floor Area Use	Loads Shown
<u>Elev Machine Rm</u>	<u>300 lb Concentrated load</u>
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

MFRS Design option utilized (1609.1.1, 1609.6)
100 MPH Basic wind speed (1609.3)
II Building category and wind importance Factor, I_w table 1604.5, 1609.5)
B Wind exposure category (1609.4)
±.18 Internal pressure coefficient (ASCE 7)
25 psf Component and cladding pressures (1609.1.1, 1609.6.2.2)
16 Main force wind pressures (1603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

ELFA Design option utilized (1614.1)
I Seismic use group ("Category")
38% / 10% Spectral response coefficients, S_{DS} & S_{D1} (1615.1)
D Site class (1615.1.5)

_____ Live load reduction
 _____ Roof live loads (1603.1.2, 1607.11)
 _____ Roof snow loads (1603.7.3, 1608)
50 psf Ground snow load, P_g (1608.2)
35 psf If $P_g > 10$ psf, flat-roof snow load P_f
1.0 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, snow load importance factor, I_s
1.0 Roof thermal factor, C_t (1608.4)
 _____ Sloped roof snowload, P_s (1608.4)
C Seismic design category (1616.3)
 _____ Basic seismic force resisting system (1617.6.2)
0.4 Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2)
ELFA Analysis procedure (1616.6, 1617.5)
.063 Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)
 _____ Elevation of structure

Other loads

_____ Concentrated loads (1607.4)
 _____ Partition loads (1607.5)
 _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Certificate of Design

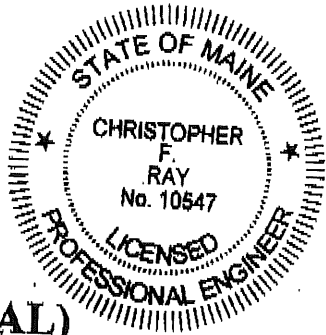
Date: July 2, 2007

From: Christopher Ray

These plans and / or specifications covering construction work on:

1321 Washington Ave, Portland, Maine
Elevator Addition

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.



(SEAL)

Signature: Christopher Ray

Title: President

Firm: Downeast Structural Consultants

Address: 5 oak st

Cumberland, Me 04021

Phone: 207-829-945 / 650-3093

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



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>1321 Washington Ave</u>		
Total Square Footage of Proposed Structure <u>280</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: <u>1321 associates LLC</u>	Telephone: <u>297-8898</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>1321 associates LLC</u> XXXXXXXXXX	Cost Of Work: \$ <u>170,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) <u>Office</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Elevator</u> Is property part of a subdivision? <u>condo ass</u> If yes, please name _____ Project description: <u>construct new Rear entrance and install elevator</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>1321 Assoc LLC (Peter Hoglund)</u> Mailing address: _____ Phone: <u>232-9575</u> <u>1974 Washington Ave</u> <u>Port. Me. 04103</u>		

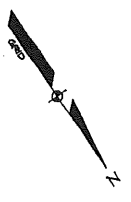
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

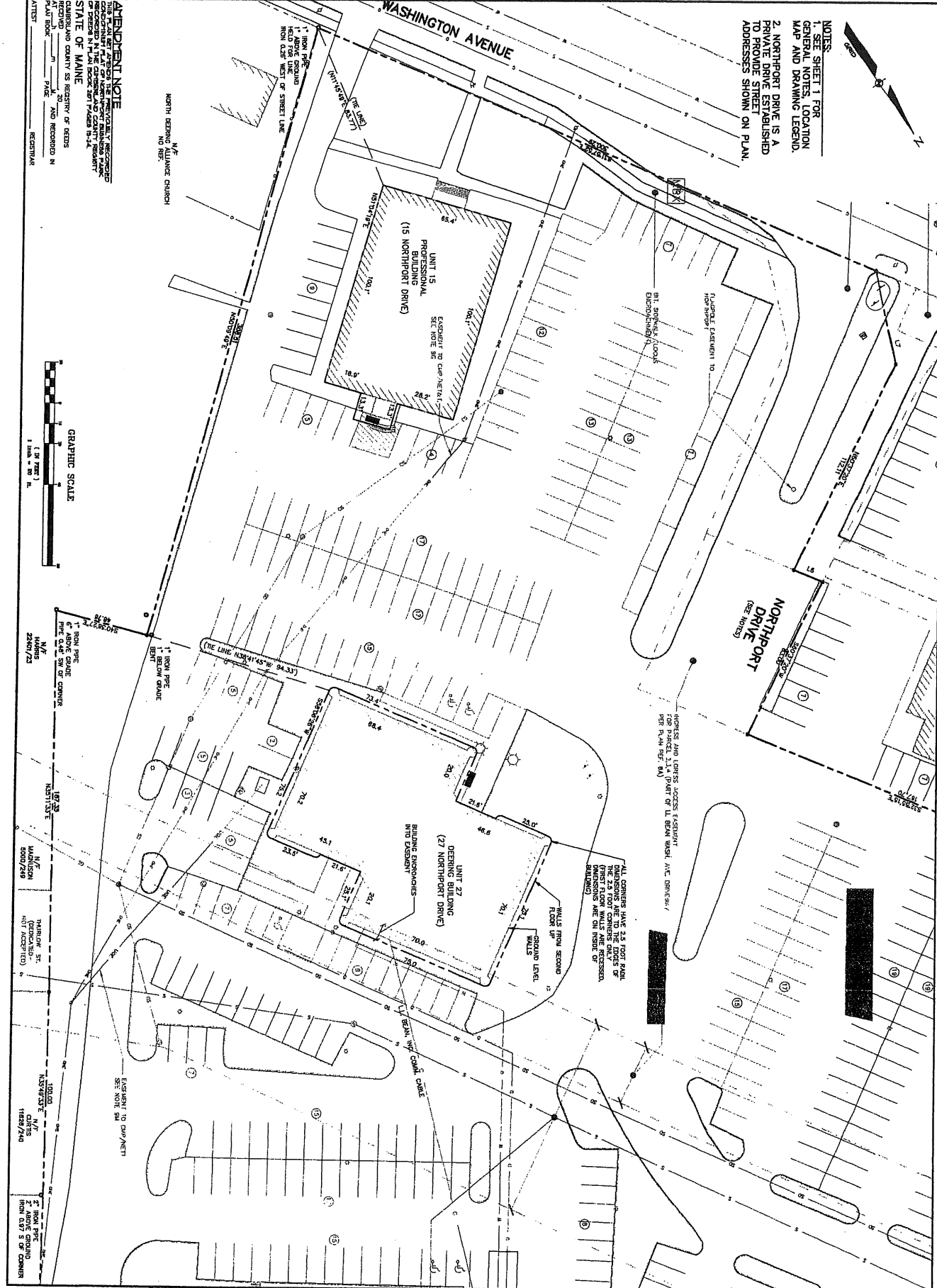
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 of applicant:	Date: <u>6-12-07</u>
-------------------------	----------------------

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



NOTES:
 1. SEE SHEET 1 FOR GENERAL NOTES, LOCATION MAP AND DRAWING LEGEND.
 2. NORTHPORT DRIVE IS A PRIVATE DRIVE ESTABLISHED TO PROVIDE STREET ADDRESSES SHOWN ON PLAN.



AMENDMENT NOTE
 THIS PLAN IS A FIRST AMENDED CONDOMINIUM PLAT FOR THE NORTHPORT BUSINESS PARK, PORTLAND, MAINE. IT IS A REVISION OF THE ORIGINAL CONDOMINIUM PLAT FOR THE NORTHPORT BUSINESS PARK, PORTLAND, MAINE, DATED 08/14/2007. THE ORIGINAL CONDOMINIUM PLAT IS FILED IN THE OFFICE OF THE CLERK OF COURTS, STATE OF MAINE, CANTON, MAINE, UNDER RECORD NO. 2007-249. THIS AMENDMENT IS FILED IN THE OFFICE OF THE CLERK OF COURTS, STATE OF MAINE, CANTON, MAINE, UNDER RECORD NO. 2007-249. THE ORIGINAL CONDOMINIUM PLAT IS FILED IN THE OFFICE OF THE CLERK OF COURTS, STATE OF MAINE, CANTON, MAINE, UNDER RECORD NO. 2007-249. THIS AMENDMENT IS FILED IN THE OFFICE OF THE CLERK OF COURTS, STATE OF MAINE, CANTON, MAINE, UNDER RECORD NO. 2007-249.

NORTH BEAN, INC.
 NO. REF.

GRAPHIC SCALE
 1" = 10' (AS SHOWN)
 1" = 20' (AS SHOWN)

1" IRON PIPE
 6" ABOVE GRADE
 1" BELOW GRADE

1" IRON PIPE
 6" ABOVE GRADE
 1" BELOW GRADE

1" IRON PIPE
 6" ABOVE GRADE
 1" BELOW GRADE

1" IRON PIPE
 6" ABOVE GRADE
 1" BELOW GRADE

FIRST AMENDED CONDOMINIUM PLAT
NORTHPORT BUSINESS PARK
 WASHINGTON AVE AND ALLEN AVE.
 PORTLAND, MAINE
 RECORD OWNER:
LL BEAN, INC.
 CASCO STREET
 FREETPORT, MAINE 04032

Sebago Technics
 Engineering Superior You Can Re-Measure On
 One Church Street
 Westbrook, ME 04091-1338
 Tel (207) 856-9777

REV.	BY	DATE	STATUS
E	MWE	5-8-07	REVISED UNIT 15 BOUNDARY AS REQUESTED
D	MWE	8-24-08	REVISED PER CLIENT REVIEW
C	MWE	7-20-08	REVISED PER CLIENT REVIEW
B	WTC	7-14-06	ADDED STREET ADDRESSES & REVISED UNIT NUMBERS
A	MWE	8-14-06	REVISED PER CLIENT REVIEW

THE PLAN SHALL NOT BE MOVED WITHOUT PERMISSION FROM SEBAGO TECHNICS, INC. ANY ALTERATIONS, AUTHORIZED OR OTHERWISE, SHALL BE AT THE USER'S SOLE RISK AND WITHOUT LIABILITY TO SEBAGO TECHNICS, INC.

REV.	DATE	DESCRIPTION
A	8-14-06	REVISED PER CLIENT REVIEW
B	7-14-06	REVISED PER CLIENT REVIEW
C	7-20-06	REVISED PER CLIENT REVIEW
D	8-24-06	REVISED PER CLIENT REVIEW
E	5-8-07	REVISED UNIT 15 BOUNDARY AS REQUESTED

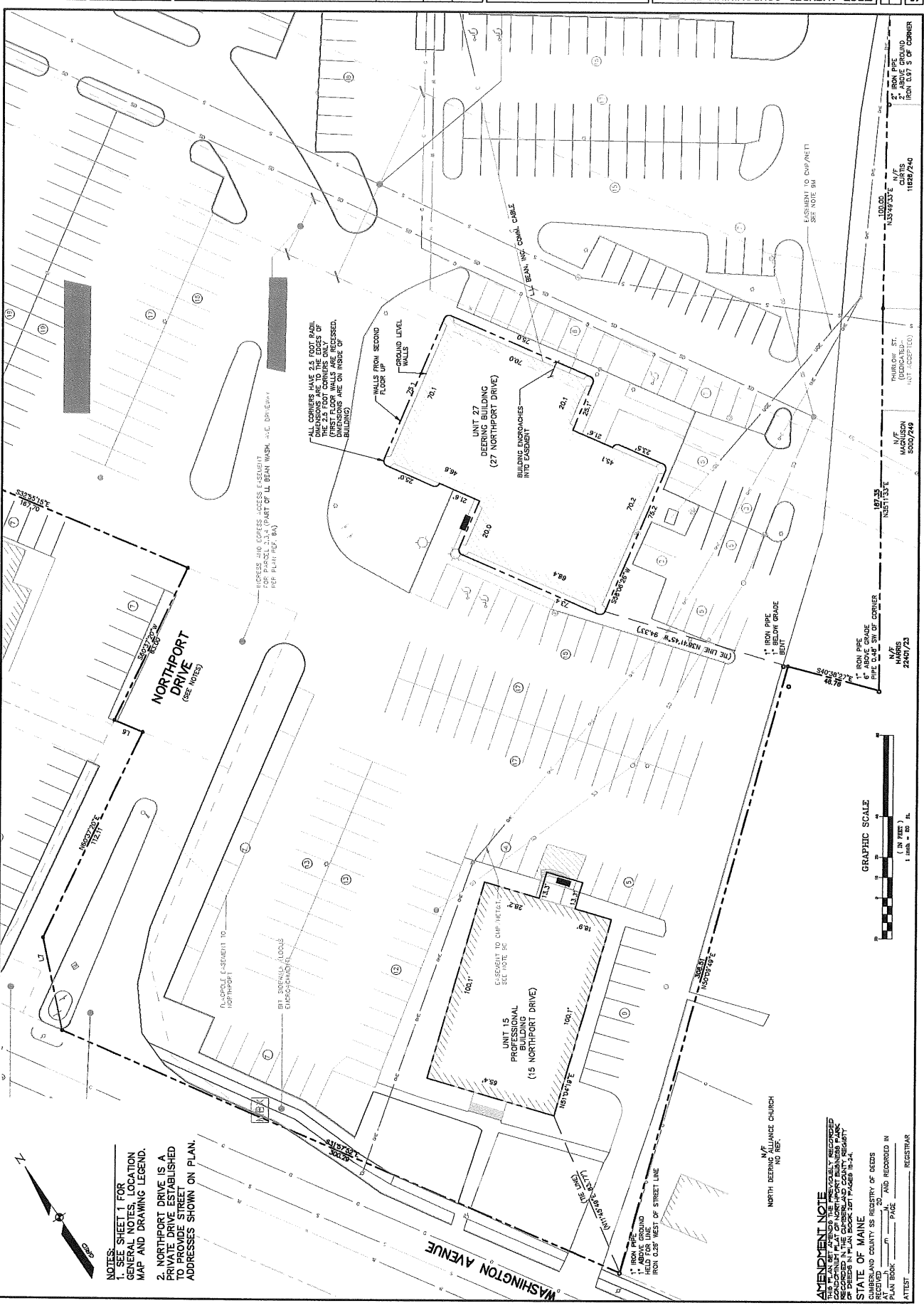
THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION UNLESS IT IS APPROVED BY THE LOCAL AUTHORITY TO WHICH IT IS SUBMITTED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITY TO WHICH IT IS SUBMITTED.

Sebago Technics
 1000 Lakeside Drive
 Portland, Maine 04103
 TEL: 603-883-1333
 FAX: 603-883-1334
 WWW: www.sebago.com

PROJECT NO. 04032
 FIELD BOOK
 DESIGN
 DATE: 8-14-06
 DRAWN: [Name]
 CHECKED: [Name]

RECORD OWNER:
 L.L. BEAN, INC.
 210 CASCO STREET
 PORTLAND, MAINE 04103

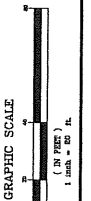
DATE: 8-14-06
 SCALE: AS SHOWN
 SHEET 3 OF 9



NOTES:
 1. SEE SHEET 1 FOR GENERAL NOTES, LOCATION MAP AND DRAWING LEGEND.
 2. NORTHPORT DRIVE IS A PRIVATE DRIVE ESTABLISHED THROUGH THE DEERING BUILDING. THE DRIVE AND UNIT ADDRESSES SHOWN ON PLAN.

AMENDMENT NOTE
 THIS PLAN HAS BEEN RECORDED IN THE OFFICE OF THE REGISTRAR OF DEEDS, STATE OF MAINE, ON 08/24/06 AT 10:00 AM. THE PLAN BOOK NO. IS 2240/23 AND THE PAGE NO. IS 48. THE REGISTRAR'S OFFICE IS LOCATED AT 1000 LAKESIDE DRIVE, PORTLAND, MAINE 04103.

RECORDED IN _____ PAGE _____ AND RECORDED IN _____ PAGE _____
 REGISTRAR



WASHINGTON AVENUE
 NORTHPORT DRIVE
 DEERING BUILDING CHURCH NO REF.

UNIT 15 PROFESSIONAL (15 NORTHPORT DRIVE)
 UNIT 27 DEERING BUILDING (27 NORTHPORT DRIVE)
 BUILDING ENCROACHES INTO EASEMENT

ALL CORNERS HAVE 2.5 FOOT RADIUS. THE 2.5 FOOT CORNERS ONLY (FIRST FLOOR WALLS ARE RECESSED, SECOND FLOOR WALLS ARE ON INSIDE OF BUILDING)

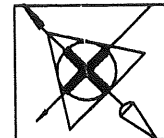
WALLS FROM SECOND FLOOR UP
 RECESSED LEVEL

EASEMENT TO GARAGE
 SEE NOTE 1C

1" IRON PIPE 6" ABOVE GRADE
 1" IRON PIPE 6" BELOW GRADE

1" IRON PIPE 6" ABOVE GRADE
 1" IRON PIPE 6" BELOW GRADE

1" IRON PIPE 6" ABOVE GRADE
 1" IRON PIPE 6" BELOW GRADE



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 LAND SURVEYING
 643 FOREST AVENUE
 PORTLAND, ME 04101
 207.774.2855
 fax 347.4346
 backbayboundary@bbs.com

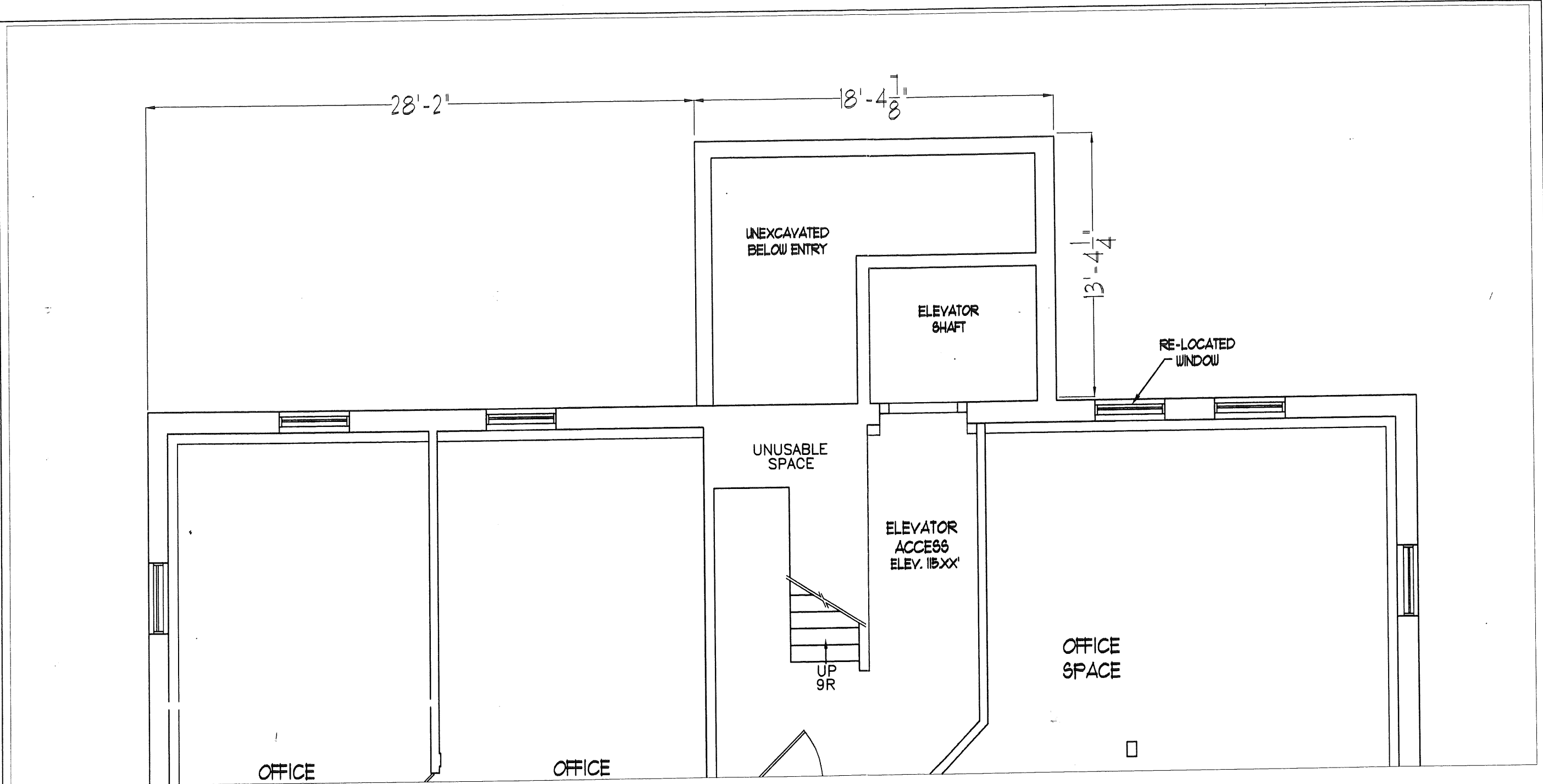
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PREPARED FOR
 1321 ASSOCIATES, LLC
 Portland, Maine

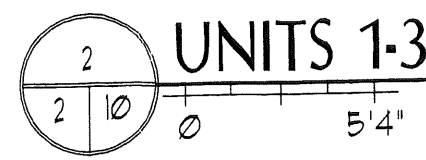
ENTRY/ELEVATOR PLANS
 1321 WASHINGTON AVENUE
 Portland, Maine

JOB NO.
 20071033

ISSUE DATE
 PRINT 05/2/007



LEGEND:
 CH. = CHIMNEY
 CE = COMMON ELEMENT
 FFE = FIRST FLOOR ELEVATION
 FURN. = FURNACE
 LCE = LIMITED COMMON ELEMENT
 SQ. FT. = SQUARE FEET
 #R = NUMBER OF RISERS



UNITS 1-3 BASEMENT FLOOR PLAN

SCALE: 3/16" = 1'0"

SHEET 2 OF 10 - BASEMENT FLOOR EXISTING

1. RECORD OWNER OF PARCEL: LL BEAN, AS DESCRIBED IN BOOK xxxxx,
 PAGE xx AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

Preliminary

WASHINGTON AVENUE

UNIT 15
PROFESSIONAL
BUILDING
(15 NORTHPORT DRIVE)

EASEMENT TO CMP/NET&T,
SEE NOTE 9G

12x10 = 120
5x10 = 50
171

(TIE LINE)
(N11°45'49"E 83.77')

1" IRON PIPE
1" ABOVE GROUND
HELD FOR LINE
IRON 0.26' WEST OF STREET LINE

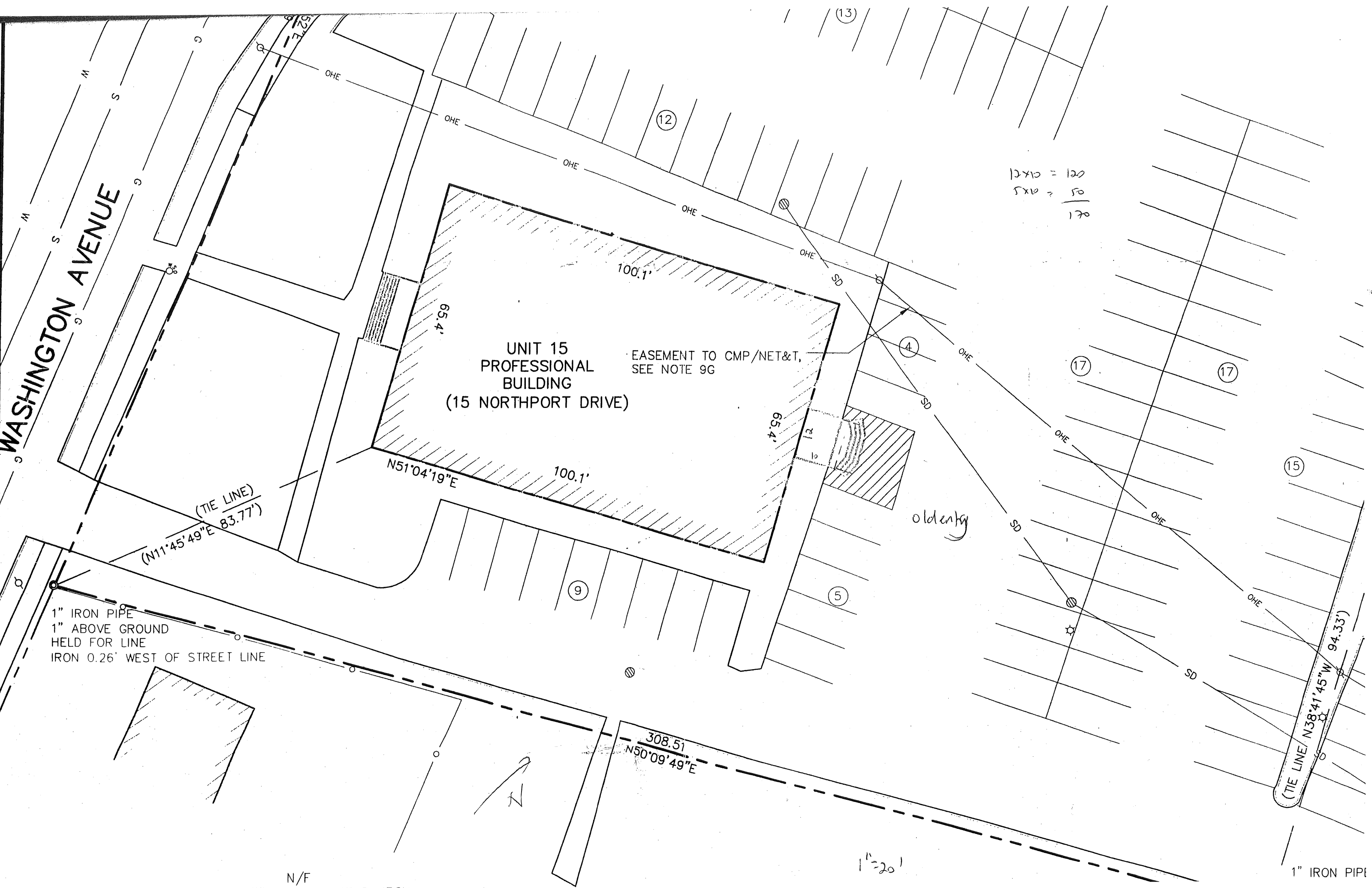
308.51
N50°09'49"E

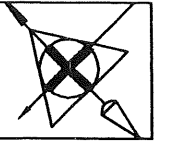
(TIE LINE/ N38°41'45"W 94.33')

1" IRON PIPE

N/F
NORTH BEERING ALLIANCE CHURCH

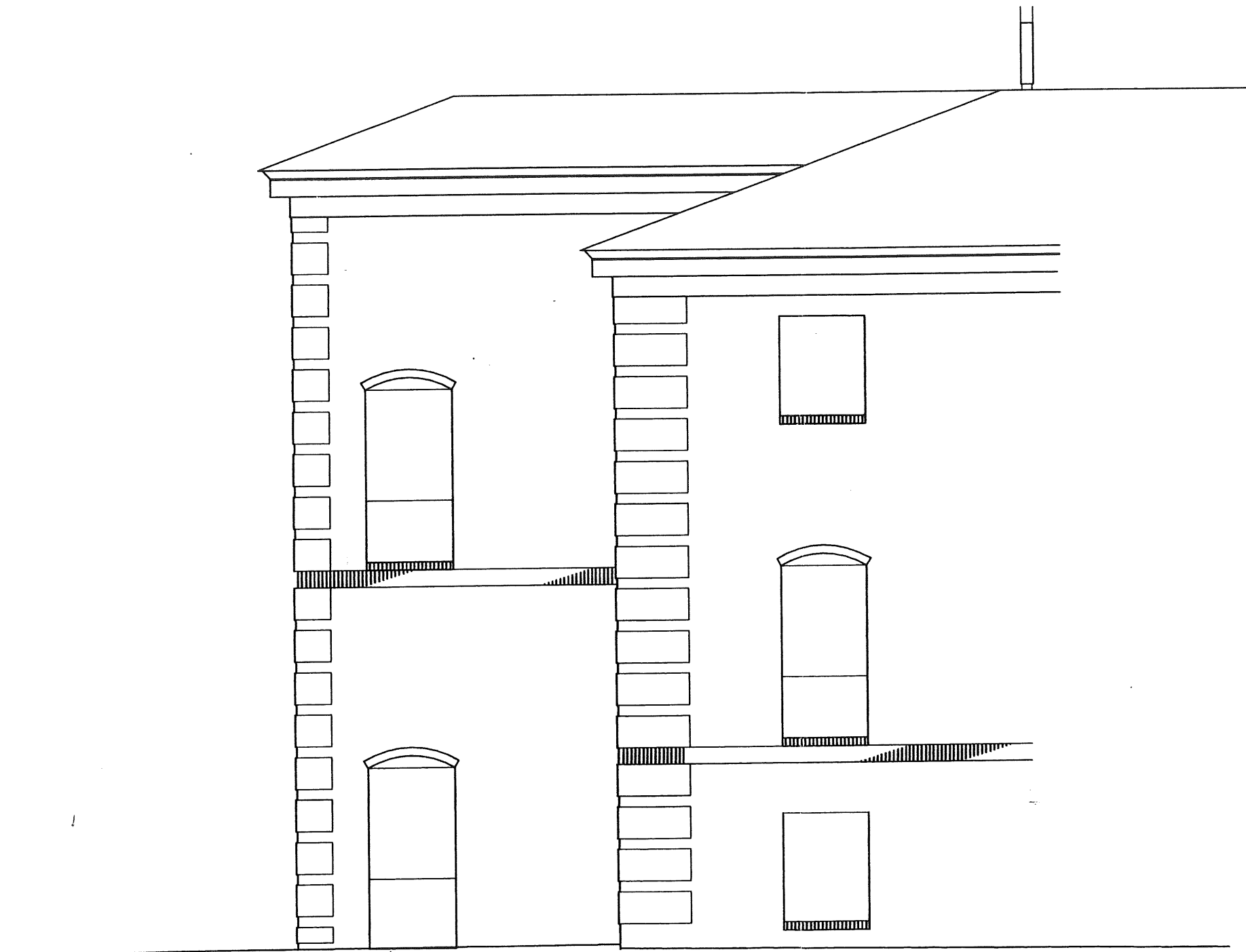
1"=20'





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5 RIGHT SIDE ELEVATION
 5 10 0 8'0"

SCALE: 1/8"=1'0"

SHEET 7 OF 10- RIGHT SIDE ELEVATION

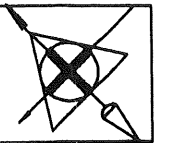
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 PAGE xx AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

HOGLUND ENTRY/ELEVATOR PLANS
 1321 WASHINGTON AVENUE
 PORTLAND, MAINE

JOB NO.
 2007033

DATE
 PRINT 05/3/2007

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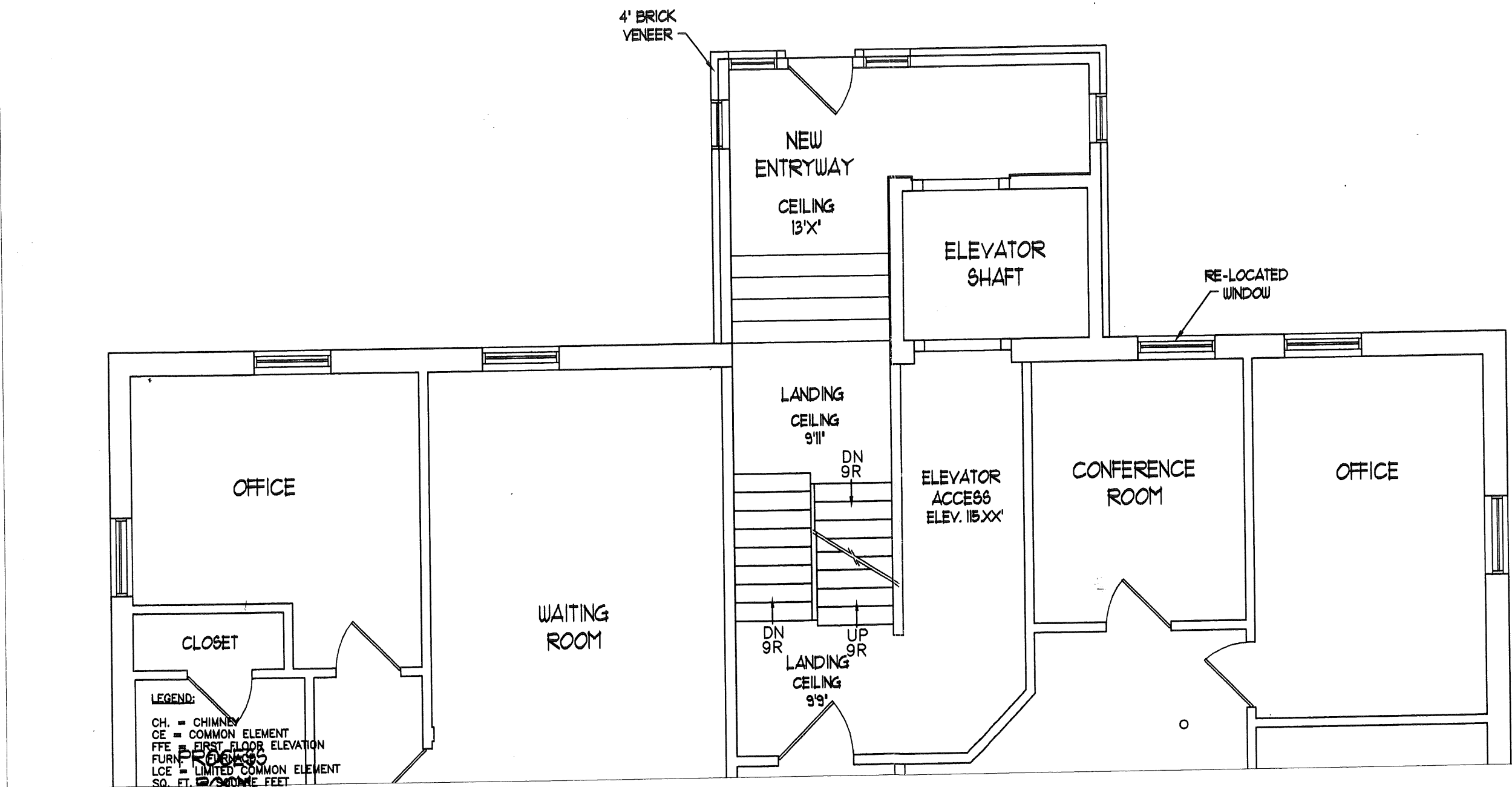
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Portland, Maine

ENTRY/ELEVATOR PLANS
1321 WASHINGTON AVENUE
Portland, Maine

JOB NO.
2007033

DATE
08/3/2007



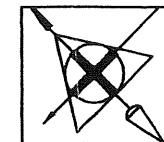
LEGEND:
CH. = CHIMNEY
CE = COMMON ELEMENT
FFE = FIRST FLOOR ELEVATION
FURN. = FURNITURE
LCE = LIMITED COMMON ELEMENT
SQ. FT. = SQUARE FEET
#R = NUMBER OF RISERS

3
3 10 0 5'4"
UNIT 1&2 FLOOR PLAN

SCALE: 3/16" = 1'0"
SHEET 3 OF 10 - FIRST FLOOR EXISTING

1. RECORD OWNER OF PARCEL: LL BEAN, AS DESCRIBED IN BOOK xxxxx,
PAGE xx AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

Preliminary

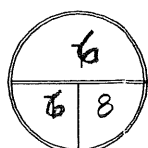


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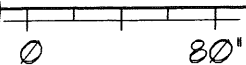
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LEGEND:
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 FFE = FIRST FLOOR ELEVATION
 FURN. = FURNACE
 LCE = LIMITED COMMON ELEMENT
 SQ. FT. = SQUARE FEET
 #R = NUMBER OF RISERS



ENTRYWAY FACE VIEW



SCALE: 1/8" = 1'0"

SHEET 6 OF 10 - FRONT VIEW

1. RECORD OWNER OF PARCEL: LL BEAN, AS DESCRIBED IN BOOK xxxxxx,
 PAGE xx AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

HOGLUND ENTRY/ELEVATOR PLANS
 1321 WASHINGTON AVENUE
 PORTLAND, MAINE

JOB NO.
 2007033

ISSUE DATE
 PRINT 05/2/2007

Revised

Fax Cover Sheet

To: Jeanie Bourke
Division Director

From: Chris Ray

Company: Portland Building Inspections Division

Date: 7/2/07

Fax No: 874-8716

Pages: 3 (Including Cover Sheet)

Re: 1321 Washington Ave. Elevator Addition

Urgent For Review Please Comment Please Reply For Your Use

• Comments:

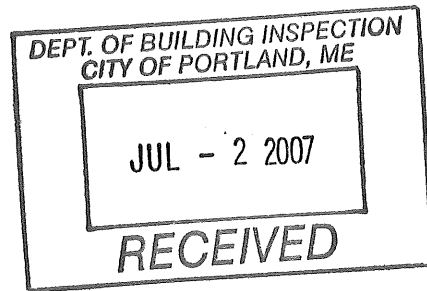
Jeanie,

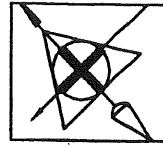
- Attached is the Certificate of Design Form for the above referenced project. The Accessibility form will be signed tomorrow. Thanks - Chris Ray

Downeast Structural Consultants, LLC

Christopher F. Ray, P.E.

President





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Portland, Maine

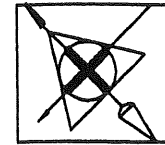
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ISSUE DATE
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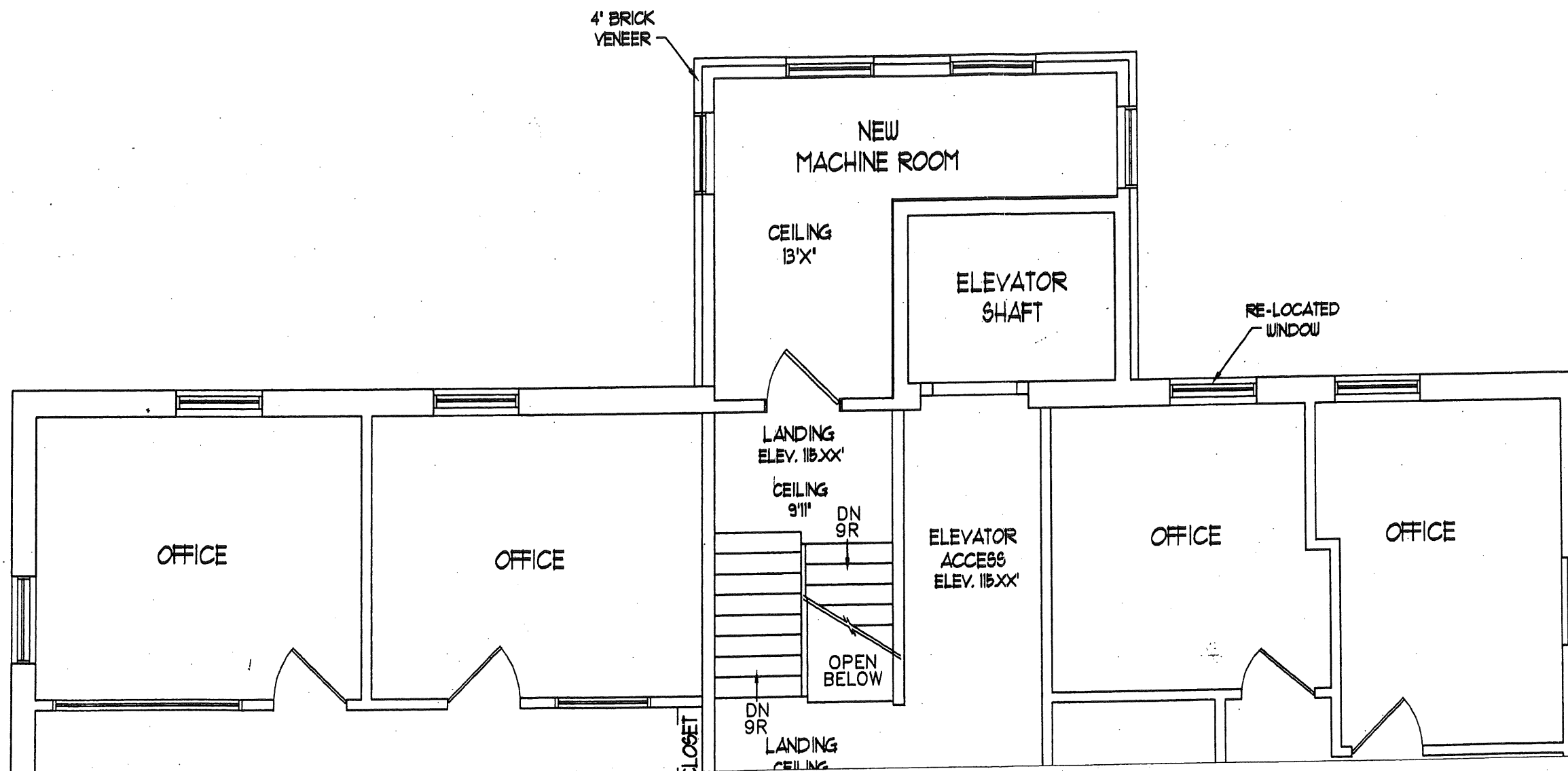
EVIATION

Preliminary



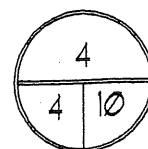
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LEGEND:

- CH. = CHIMNEY
- CE = COMMON ELEMENT
- FFE = FIRST FLOOR ELEVATION
- FURN. = FURNACE
- LCE = LIMITED COMMON ELEMENT
- SQ. FT. = SQUARE FEET
- #R = NUMBER OF RISERS



2ND FLOOR PLAN

SCALE: 3/16"=1'0"

SHEET 4 OF 10- SECOND FLOOR EXISTING

1. RECORD OWNER OF PARCEL: LL BEAN AS DESCRIBED IN BOOK xxxxx, PAGE xx AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS.

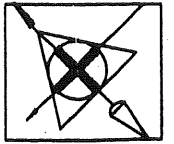
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Portland, Maine

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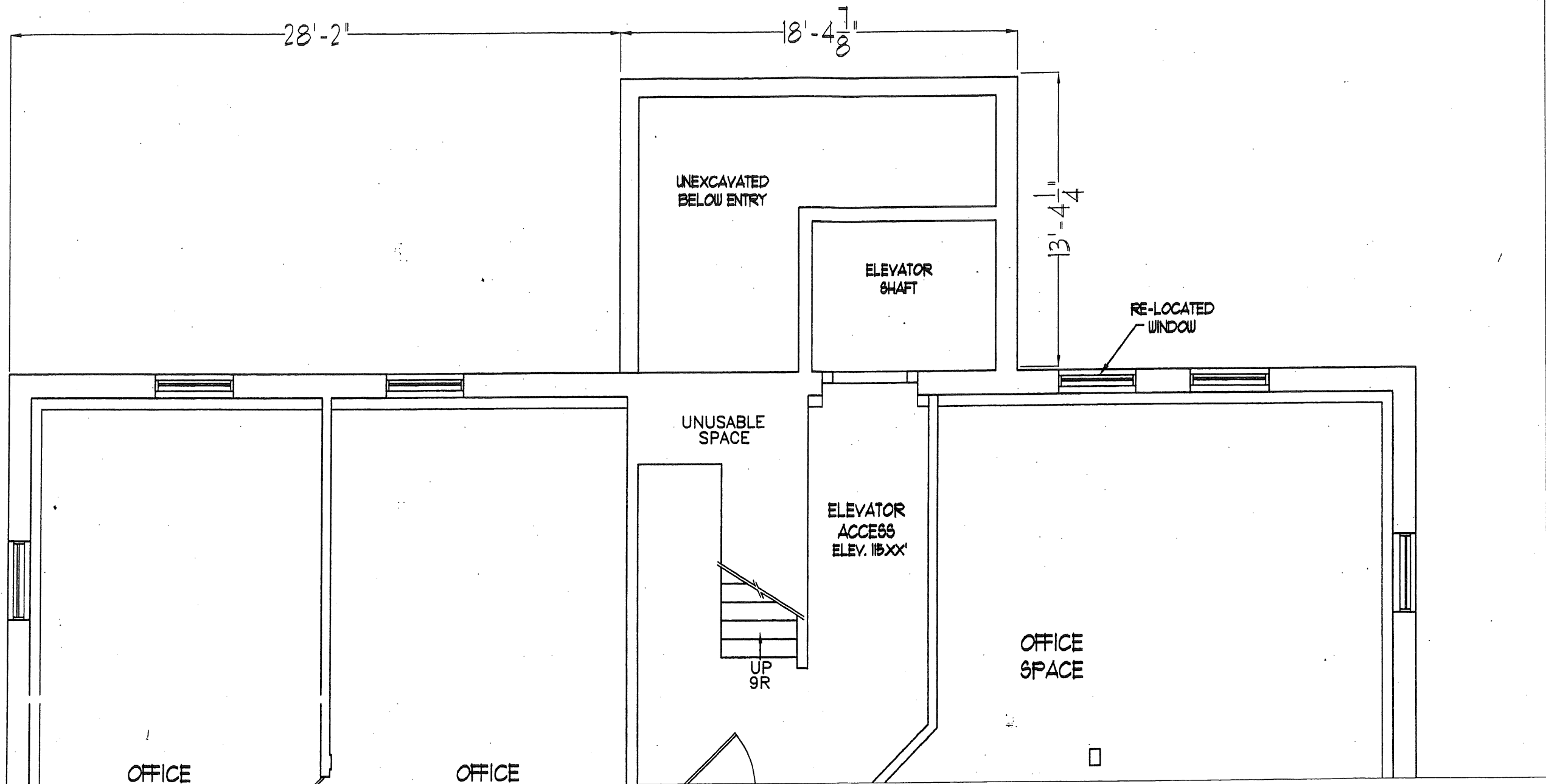
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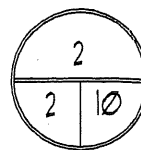
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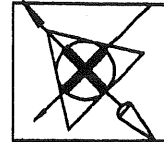


UNITS 1-3 BASEMENT FLOOR PLAN

0 5'4"

SCALE: 3/16" = 1'0"

SHEET 2 OF 10 - BASEMENT FLOOR EXISTING



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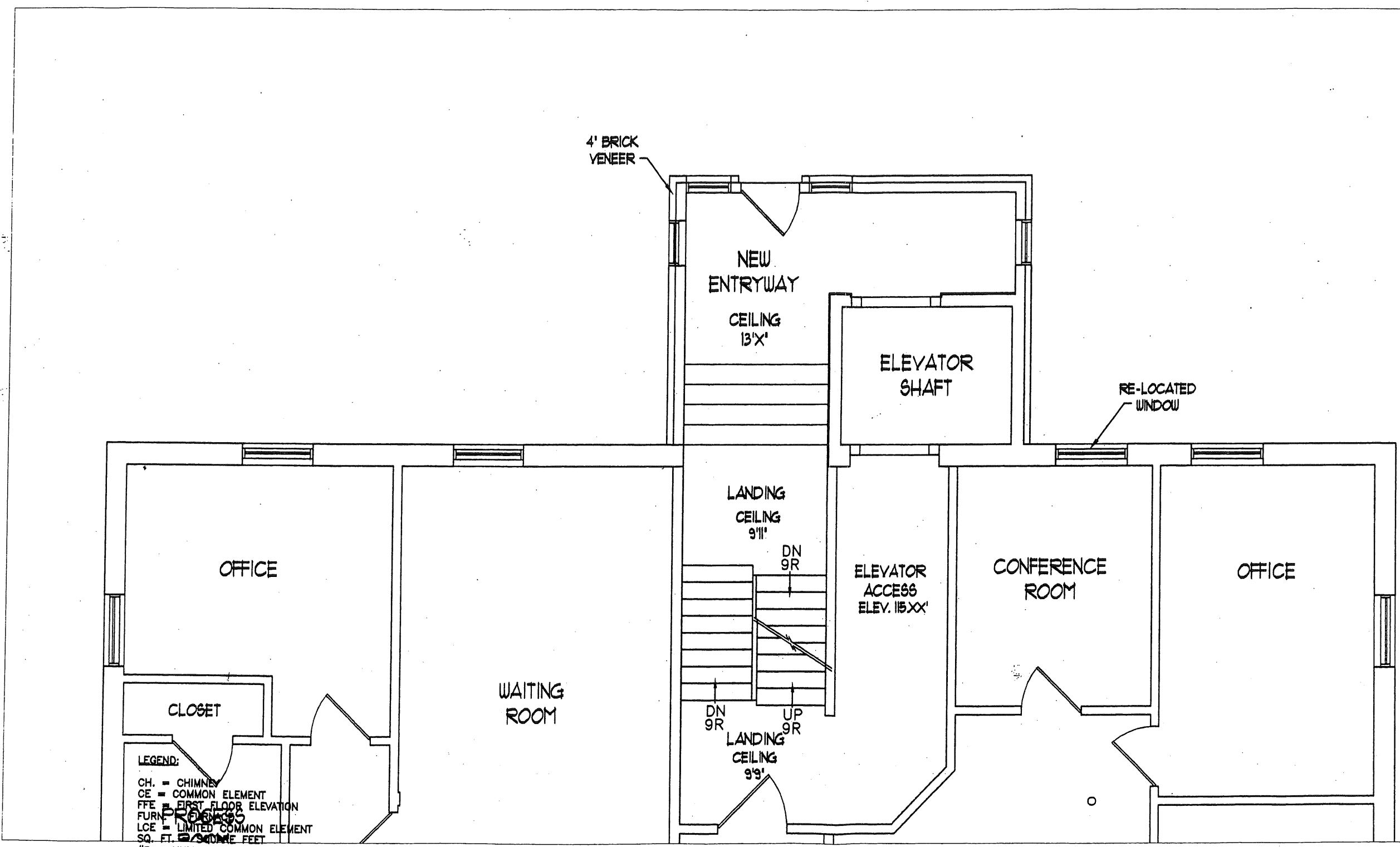
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UNIT 1&2 FLOOR PLAN
 SCALE: 3/16" = 1'0"
 SHEET 3 OF 10 - FIRST FLOOR EXISTING

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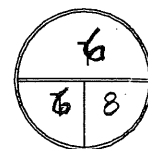
D. L. LANEY



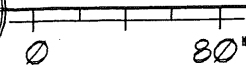
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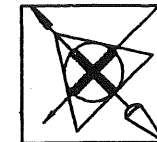


ENTRYWAY FACE VIEW



SCALE: 1/8" = 1'0"

SHEET 6 OF 10 - FRONT VIEW



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