

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

## BUILDING INSPECTION PERMIT

Permit Number: 021027

This is to certify that Peninsula Community LP/LLP

has permission to Build New 3 unit 28' x 50' th story building.

At 25 Cove St

012 B009001

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 and work in progress must be inspected in accordance with the provisions of the Building Code of the City of Portland. A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

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### OTHER REQUIRED APPROVALS

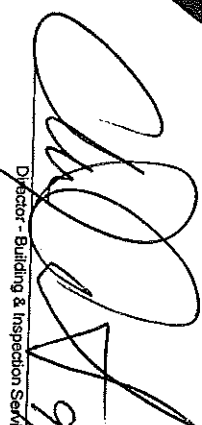
Fire Dept. SMR

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Department Name \_\_\_\_\_

PENALTY FOR REMOVING THIS CARD

  
Director - Building & Inspection Services  
9/16/02

**City of Portland, Maine - Building or Use Permit**

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

Permit No:	02-1027	Date Applied For:	09/11/2002	CBL:	012 B009001
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Location of Construction:	137 Anderson St	Owner Name:	Peninsula Community LP	Owner Address:	510 Cumberland Ave.	Phone:	207-874-1140
Business Name:	n/a	Contractor Name:	PROP	Contractor Address:	510 Cumberland Ave. Portland	Phone	(207) 874-1140
Lessee/Buyer's Name	n/a	Phone:	n/a	Permit Type:	Multi Family		

Proposed Use:	Multi Unit / 3 Family Housing: 28' x 50' three story building. - Phase I	Proposed Project Description:	Build New 3 unit 28' x 50' three story building .
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 09/12/2002  
**Note:** 113 Anderson St - Phase One      **Ok to Issue:**

1) Separate permits shall be required for phase two of this approved project.

**Dept:** Building      **Status:** Pending      **Reviewer:** Mike Nugent      **Approval Date:** 03/10/2003  
**Note:**      **Ok to Issue:**

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. McDougall      **Approval Date:** 09/12/2002  
**Note:**      **Ok to Issue:**

1) the sprinkler system shall be tested in accordance with NFPA 13 r standards and the results shall be submitted the the Portland Fire Department

2) the smoke detectors shall be installed in accordance with NFPA 101 , Life Safety Code, 2000, edition

3) Application requires State Fire Marshal approval.

4) the sprinkler system shall be installed in accordance with NFPA 13 r standards

**Comments:**

9/23/2002-gg: received 11' x 17' site plan 9/20/02.

11/26/2002-jodinea: Spoke with Kandi in Planning, performance guarentee's not in place yet!

April 17, 2003

People's Regional Opportunity Program  
ATTN: Grant Lee  
510 Cumberland Avenue  
Portland, ME 04101

12-B-9

CC: Mike Nugent

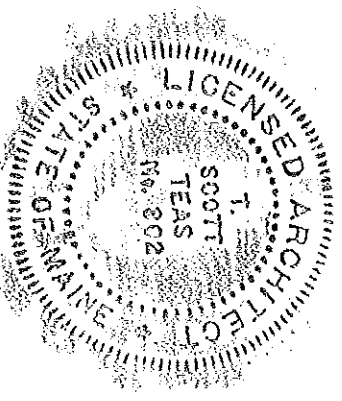
Dear Grant

This will serve to inform you that based upon my observation of the modules prior to and during erection the structural framing for the PROP Family Housing Project, Phase I, (49 Hanover, 14 Monroe, 9 Greenleaf, and Anderson Street) were built in accordance with the construction documents submitted to the City of Portland.

Most truly yours,



Scott Teas, AIA



# HABITEC 2000.

Les Habitations Techniques Ltée

255, Parc Street  
St-Joseph-de-Beauce, Q.C, Canada  
G0S 2V0

Phone Canada #: 1-418-397-5274  
Fax #: 1-418-397-8104

## Fax Transmission

Date: april 15th, 2003

Time:

Phone #:

Fax #:

207. 899-1155

Company:

PROP

Contact person: JOE BOOTH

From:

MARIC CLOUTIER

No. of pages:

1

Comments:

MR. BOOTH, HANOVER, GREENLEAF, MONROE AND ANDERSON BUILDINGS

WERE BUILT IN COMPLIANCE WITH THE PLANS AND TEH ELECTRICAL AND PLUMBING WERE  
INSTALLED TO CODE IN THE FACTORY.

WE, HEREBY, STATE WE WITNESSED THE INSTALLATION AT THE FACTORY AND BUILDINGS  
WERE BUILT IN COMPLIANCE WITH THE PLANS AND THE ELECTRICAL AND PLUMBING  
WERE INSTALLED TO MAINE CODE IN THE FACTORY

WE SIGNED IN ST-JOSEPH DE BEAUCE, QUEBEC, Canada, THIS 15TH DAY OF APRIL  
2003.

*Jojo Wilson*

J ROGER ELECTRIQUE

(ROGER MAHEU)

MASTER ELECTRICIAN

LICENSE R.B.Q. 1159-1430-73

*Jojo Wilson*

PLUMBERIE GASTON GIGUERE

(GASTON GIGUERE)

MASTER PLUMBER

LICENSE R.B.Q. 2972-0240-99

*Les Habitations* *General Manager* *Shabette 2000*

Applicant:

TEH Architects

Date: 8/7/02

Address:

113 Anderson St  
Lot #1

C-B-L: 12-B-9

CHECK-LIST AGAINST ZONING ORDINANCE

Date - News

#02-1027 Front Bldg

Zone Location - B-S

Interior of corner lot -

Proposed Use/Work - Lot #1 construct 3rd Bldg.

Sewage Disposal - cts

Lot Street Frontage - No St. frontage req'd.  
Right on Front line shown

Front Yard - None required for all setbacks  
Rear Yard -

Side Yard - 5' shown

Projections -

Width of Lot - N/A

Height - 5' 11" max  $\approx$  3' 1" to the ridge

Lot Area - No min req  
563 sq ft shown

Lot Coverage Imperious Surface - <sup>N/A</sup> 100%

Area per Family - 60 D.U. per Acre or 726 sq ft of 2178 sq min

Off-street Parking - "No off street parking required" ~~4-230'S~~  
6' x 10' SPACES  
shown on  
this CT

Loading Bays - N/A

Site Plan - yes - Shows lots  
#2002-0140

Shoreland Zoning/Stream Protection - N/A

Flood Plains - Parcel 13 - Zone C

**From:** Marge Schmuckal  
**To:** Kandi Talbot  
**Date:** Wed, Aug 7, 2002 12:44 PM  
**Subject:** 113 Anderson Street - lot #1 & lot #2

Kandi,  
I have reviewed the plans for the development of three buildings consisting of 3 dwelling units each proposed on two lots.

All of these buildings are located within the B-5 business zone which does allow multi-family dwellings as a use. The B-5 zone is very liberal for zoning purposes. No minimum setbacks are required, no minimum street frontage is required (which impacts lot #2), no off street parking is required (although nine spaces are proposed in total).

There is a maximum building height of 65 feet, and the buildings show approximately 39 feet to the ridge. There is also a maximum of 60 dwelling units per acre or 726 sq. ft of land area per dwelling unit. Both lots exceed this minimum.

All zoning issues have been met.

Marge Schmuckal  
Zoning Administrator  
8/7/02

**CC:** Sarah Hopkins


# All Purpose 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: Anderson Street phase I		(25 Cove St)	
Total Square Footage of Proposed Structure	4,060 sf	Square Footage of Lot	5,663 sf
Tax Assessor's Chart, Block & Lot	Chart# 12 Block# B Lot# 9	Owner: Peninsula Community LP 510 Cumberland Avenue Portland, ME 04101	Telephone: 874-1140
Lessee/Buyer's Name (if Applicable)	N/A	Applicant name, address & telephone:	Same as Owner
Current use: Parking		Cost Of Work: \$270,000	Fee: \$1,913
If the location is currently vacant, what was prior use: Unknown			
Approximately how long has it been vacant: _____			
Proposed use: Three Family Housing, 3 story building, 28'X50'			
Project description: See Cover Letter			
Contractor's name, address & telephone: PROP Family Housing			
Who should we contact when the permit is ready: Bob Cain 842-2988 ext. 22			
Mailing address: 94 Auburn Street Portland, ME 04013			
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: _____			

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: 9/11/02

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

September 11, 2002

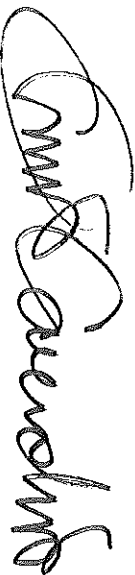
Mike Nugent  
City of Portland  
Office of Inspections  
389 Congress Street  
Portland, ME

RE: Anderson Street (Phase 1), Cover Letter

Dear Mike,

It is with great pleasure that I present to you for review the application for building permit for Phase 1 of Anderson Street . The enclosed building plans have been designed to meet Use Group R3 and construction type 5b requirements of BOCA National Building Code, 1999. Sprinkler systems built to NFPA 13R specifications will be provided throughout the building. Additional information you may require in order to conduct your review of the project, I believe, can be found within the enclosed documents. However, feel free to call me with any questions you may have.

Sincerely,

A handwritten signature in black ink, appearing to read "Cavendish". The signature is fluid and cursive, with a large initial "C" and "A".

Christopher Cavendish  
TFH Architects  
100 Commercial Street  
Portland, Maine 04101  
Ph# (207) 775-6141  
Fax# (207) 773-0194  
csc@tfharchitects.com