

ADDRESS

318-3562 [unclear]

ROUTING SLIP

FROM

DEPARTMENT OF BUILDING AND INSPECTION SERVICES

FIRE DEPARTMENT

PLANNING BOARD

RENEWAL

MAINE WAY

OTHERS

APPROVED

DISAPPROVED BY REASON OF

(quote section of pertinent factors)

ordinance or other governing

SPECIAL COMMENTS

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING AND INSPECTION SERVICES

WORK AND FIRE DEPT

[unclear]

[unclear]

[unclear]

ADDRESS 318-356 East Promenade

3/19/74

ROUTING SLIP

FROM

DEPARTMENT OF BUILDING AND INSPECTION SERVICES

FIRE DEPARTMENT

PLANNING BOARD

RENEWAL

MAINE WAY

OTHERS

*Public Works*

APPROVED

*AS MARKED*

*J. R. Kennedy 3/21/74*

DISAPPROVED BY REASON OF

(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING AND INSPECTION SERVICES

314-956 *Castle House*  
5/17/74

- PLANNING BOARD ✓
- RENEWAL
- MAINE WAY
- OTHERS

*SITE PLAN REVIEW*

APPROVED *Buadwischer*

DISAPPROVED BY REASON OF  
(quote section of pertinent ordinance or other governing factors)

SPECIAL COMMENTS \_\_\_\_\_

KEEP SECOND COPY AND RETURN ORIGINAL TO BUILDING AND INSPECTION SERVICES

CITY OF PORTLAND, MAINE  
BUILDING AND INSPECTION DEPARTMENT  
ROOM 113, CITY HALL

Area Code 207  
Tel. 734-9221  
Ext. 234

PROJECT Eastern Promenade Condominium  
LOCATION W. 1st St & North St & Eastern Promenade  
General Contractor Adreen Corp  
Address 103 Highland Ave  
Needham Heights Mass.

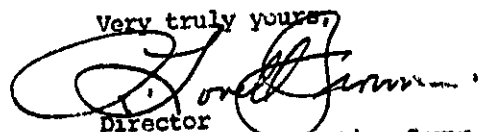
Gentlemen:

In order that the Building Inspection Services of the City of Portland Maine may coordinate and more efficiently serve your interests, will you kindly fill out and forward us the information listed below concerning all sub-contractors expected to work on the above project:

PLUMBING Andy & Son  
ELECTRICAL A. E. Co  
HEATING Palmer & Sicarb - do  
VENTILATION Palmer & Sicarb  
OIL, GAS TANKS \_\_\_\_\_  
KITCHEN EQUIPMENT & VENTILATION \_\_\_\_\_  
SPRINKLERS Carvel  
FIRE ALARM ||  
SIGNS \_\_\_\_\_

Permits for above work are issued by this department only to the actual installers and sub-contractors should be advised by the general contractor that they must apply for separate permits for their work.

Very truly yours,

  
Director  
Building & Inspection Services

318-356 Eastern Promenade  
1-6 Walnut Street  
113-155 North Street  
Building B - Phase 1 (80 units)

December 6, 1973

Union Mutual Life Insurance Company  
2211 Congress Street  
Portland, Maine  
Att: Neal C. Gould

cc to: Abresh Construction Co.  
c/o Mr. D. Gompers  
163 Highland Ave. Box 103  
Needham Heights, Mass.  
cc to: Corporation Counsel

Gentlemen:

Building permit for erection of a 1 1/2 story apartment house 54' x 170' at the above named location is not issuable under the Zoning Ordinance because this building will be 1 1/2 stories and about 13 1/2' in height which is in excess of the allowable maximum height of 5 stories or 65 feet, permitted by Section 202.7a applying to the R-6 Residential Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly, you or your authorized representative should come to this office in Room 111, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality.

Very truly yours,

A. Allan Soule  
Assistant Director

Respectfully,  
A. Allan Soule

4-30-15

Title 12

Procedure, rule

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**PART 6**  
**REALTY SUBDIVISIONS**

Chap.	Sec.
423. Minimum Lot Size [Repealed] .....	4801
423-A. Minimum Lot Size .....	4807

**CHAPTER 423**

**MINIMUM LOT SIZE [REPEALED]**

*Chapter 423, consisting of sections 4801 to 4806,  
was repealed by 1973, c. 411, § 2.*

**§§ 4801 to 4806. Repealed. 1973, c. 411, § 2**

**Historical Note**

Repealed sections 4801, 4802, 4803,  
4804, 4805 and 4806, relating to mini-  
mum lot size, were derived from  
Laws 1966, c. 390, § 1. Laws 1961, c.  
532, §§ 1, 2, 4, 5, 7, 8. Laws 1971, c.  
022, § 49.

authorizing smaller lots for single  
family residential purposes and de-  
fining certain terms respectively.  
Section 6 of the 1971 Act added re-  
pealed section 4801-A relating to ap-  
peals

Laws 1971, c. 532, § 3 added re-  
pealed sections 4801-A and 4801-B,

Sec. now, § 4801 et seq of this Ti-  
tle.

CHAPTER 423-A  
MINIMUM LOT SIZE

- Sec.  
4807. Definitions.  
4807-A. Minimum lot size required.  
4807-B. Approval of smaller lots.  
4807-C. Approval of lesser frontage.  
4807-D. Exemptions.  
4807-E. Appeal.  
4807-F. Regulations; fees.  
4807-G. Violations.

*Chapter 423-A was added by 1973, c. 411, § 1.*

Cross References

Solid Waste Management Act, see § 1301 et seq. of Title 38.

**§ 4807. Definitions**

As used in this chapter, unless the context otherwise indicates, the following terms shall have the following meanings.

1. Multiple unit housing. "Multiple unit housing" shall mean a structure or structures located on a single lot, which structures are designed or used to house 2 or more families.
2. Other land use activity. "Other land use activity" includes any commercial or industrial uses or combination of such uses.
3. Person. "Person" means any individual, corporation, firm, partnership, municipality, quasi-municipal corporation, state or federal agency or any other legal entity.
4. Single family residential unit. "Single family residential unit" means any structure of any kind, including mobile homes, used or designed to house a single family, and shall include those structures used permanently and seasonally.
5. Subsurface waste disposal. "Subsurface waste disposal" means any system for disposing of wastes or waste waters on or beneath the surface of the earth including, but not limited to, holding ponds, surface spraying, septic tanks, drainage fields and wells, but shall not include any discharge or the waste treatment

4807-13

Ch. 423-A MINIMUM LOT SIZE 12 § 4807-A

system related thereto licensed under Title 38, section 413 or any discharge into a municipal or quasi-municipal sewer system.

6. Waste. "Waste" means any liquefied sewage, garbage, sewage sludge, chemical, biological or radiological materials, human body wastes, or any other refuse or effluent in a liquid form generated from domestic, commercial or industrial activities, except any wastes containing insufficient liquid to be free flowing and wastes generated from agricultural activities or animal husbandry.

1973, c. 411, § 1.

Library References

Zoning C-64.

C.J.S. Zoning § 40.

§ 4807-A. Minimum lot size required

In all areas of the State, notwithstanding any other provision of state or local law or regulation, no person shall:

1. Dispose of waste from any single family residential unit by means of subsurface waste disposal unless such lot of land on which such single family residential unit is located contains at least 20,000 square feet; and if the lot abuts a lake, pond, stream, river or tidal area, it shall further have a minimum frontage of 100 feet on such body of water;

2. Dispose of wastes by means of subsurface waste disposal from any multiple unit housing or any other land use activity which may generate wastes in excess of the waste disposal requirements of normal single family residential units, unless such multiple unit housing or other land use activity is located on a lot of a size and minimum frontage which is greater than the requirements stated in subsection 1 in the same proportion as the actual waste disposal requirements of the multiple unit housing or other land use activities is greater than that of a single family residential unit. For purposes of computing such proportions, the amount of sewage generated by and the waste disposal requirement of such activities or land uses shall be deemed to be:

- A. Single family residential unit, 300 gallons per day;
- B. Multiple unit housing, 120 gallons per bedroom;
- C. Other land use activity, actual measurement or computation of waste generated or likely to be generated.

1973, c. 411, § 1.

Library References

Health and Environment C-28.

C.J.S. Health § 21.

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**12 § 4807-B REALTY SUBDIVISIONS**

Title 12

**§ 4807-B. Approval of smaller lots**

A lot of less than the size required in section 4807-A may be used for subsurface waste disposal if approved in writing by the Board of Environmental Protection. Approval shall be granted if the applicant for approval demonstrates to the Board of Environmental Protection that, based upon the amount and nature of wastes, construction of the subsurface disposal system, soil types and slopes, percolation rates, depth to bedrock and groundwater, density of any proposed development, and other relevant factors, the proposed subsurface waste disposal will not lower the water quality of or otherwise pose a threat to any lake, pond, stream, river or tidal waters, any underground water supply, or to the public health, safety and general welfare.

1978, c. 411, § 1.

**Cross References**

Board of Environmental Protection, see § 301 of Title 38.

**Library References**

Zoning  $\Leftrightarrow$  504.

C.J.S. Zoning § 270 et seq.

**§ 4807-C. Approval of lesser frontage**

A lot of less than the frontage required in section 4807-A may be used for subsurface waste disposal if approved in writing by the Board of Environmental Protection. Approval shall be granted if the applicant for approval demonstrates to the board that such frontage will not cause such lot to be of such configuration as to prevent compliance with the standards in section 4807-B, or not otherwise present any harm to public health, safety or general welfare.

1978, c. 411, § 1.

**Cross References**

Board of Environmental Protection, see § 301 of Title 38.

**Library References**

Zoning  $\Leftrightarrow$  504.

C.J.S. Zoning § 270 et seq.

**§ 4807-D. Exemptions**

This chapter shall not apply to any structure in existence and in place on or before January 1, 1972, which then or theretofore disposed of wastes by means of subsurface waste disposal; except that no person shall reduce the size of the lot upon which such

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Ch. 423-A MINIMUM LOT SIZE 12 § 4807-G

structure is located to a size or frontage less than that allowed by section 4807-A unless permitted pursuant to section 4807-B.

1973, c. 411, § 1.

Library References

Zoning C-722.

C.J.S. Zoning § 180 et seq.

§ 4807-E. Appeal

Appeal shall be in the manner provided by Title 38, section 415.

1973, c. 411, § 1.

§ 4807-F. Regulations; fees

The Board of Environmental Protection may enact such regulations as it deems necessary to administer and interpret the provisions of this chapter.

The board may charge such reasonable fees as may be necessary to administer this chapter and to defray the costs of processing applications for approval.

1973, c. 411, § 1.

Cross References

Board of Environmental Protection, see § 361 of Title 38.

§ 4807-G. Violations

Any person who violates any provision of this chapter or the regulations enacted hereunder shall be subject to a fine of not more than \$1,000 for each offense or violation. Each day of such violation shall be considered a separate offense. Alternatively, and in addition thereto, any use of land in violation of this chapter shall be deemed to be a nuisance and the board may seek an injunction to prevent or abate a violation of this chapter or regulations promulgated thereunder.

1973, c. 411, § 1.

Library References

Zoning C-801.

C.J.S. Zoning §§ 415, 417, 421.

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APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

00250 APR 2 1974

B.O.C.A. TYPE OR CONSTRUCTION

Dec 1, 1973

ZONING LOCATION PORTLAND, MAINE

CITY OF PORTLAND

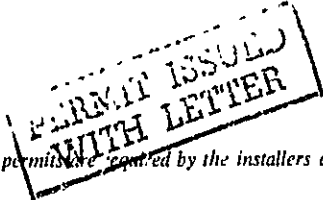
To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE

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

318-356 Eastern Promenade, Phase I, building "B" 80 units
LOCATION Union Mutual Insurance Co., 2211, Congress St. Fire Dept. #775-4412

- 1. Owner's name and address
2. Lessee's name and address
3. Contractor's name and address
4. Architect
Proposed use of building
Last use
Material
Other buildings on same lot
Estimated contractual cost \$

FIELD INSPECTOR - Mr. Castwright
This application is for:
To construct a 5-story building per plans. This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained the applicant will furnish complete information, estimated cost and pay legal fee.



- Dwelling
Garage
Masonry Bldg.
Metal Bldg.
Alterations
Demolitions
Change of Use
Other

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

PERMIT IS TO BE ISSUED TO 1 2 3 4
Other

DETAILS OF NEW WORK

- Is any plumbing involved in this work?
Is any electrical work involved in this work?
Is connection to be made to public sewer?
Has septic tank notice been sent?
Height average grade to top of plate
Size, front depth
Material of foundation
Kind of roof
No. of chimneys
Framing Lumber
Size Girder
Studs
Joists and rafters
On centers
Maximum span
If one story building with masonry walls, thickness of walls?

IF A GARAGE

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

APPROVALS BY: DATE MISCELLANEOUS
BUILDING INSPECTION-PLAN EXAMINER
ZONING:
BUILDING CODE:
Fire Dept:
Health Dept:
Others:

Signature of Applicant Theodore Bernard Jr. Phone # 775-4411
Type Name of above

OFFICE FILE COPY

Other and Address

D.R.

318-356 Eastern Promenade

April 29, 1974

cc to: Union Mutual Insurance Co.  
2211 Congress Street

Abreen Corporation  
Attn: Mr. D. Gompers  
163 Highland Avenue, Box 183  
Needham Heights, Mass.

Dear Mr. Gompers:

This letter is merely to inform you that the letter of April 10, 1974 and the permit #250, dated April 2, 1974 should have been addressed to the Abreen Corporation instead of the Abreen Construction Corporation.

Very truly yours,

Earle S. Smith  
Plan Examiner

ESS:m

CITY OF PORTLAND, MAINE

Building & Inspection Services

318-356 Eastern Promenade

April 25, 1974

cc to: Union Mutual Insurance Co.  
2211 Congress Street

C  
O  
P  
Y

Abreen Corporation  
Attn: Mr. D. Gompers  
163 Highland Ave., Box 183  
Needham Heights, Mass.

Dear Mr. Gompers:

This letter is merely to inform you that the letter of  
April 10, 1974 should have been addressed to the Abreen  
Corporation instead of the Abreen Construction Corporation.

Very truly yours,

Barle S. Smith  
Plan Examiner

BSS:m

*file*

CITY OF PORTLAND, MAINE

Building & Inspection Services

318-356 Eastern Promenade  
Building B Phase 1 (80 units)

April 10, 1974

**C**  
Abreen Construction Corporation  
Attn: Mr. D. Gompers  
163 Highland Ave., Box 183  
Needham Heights, Mass.

cc to: Union Mutual Insurance Co.  
2211 Congress Street

**O**  
Gentlemen:

The permit to build a 50' x 170' building as per plans was issued April 2, 1974 with the understanding that the following items under discussion would meet the Building Code requirements.

**P**  
A secondary means of egress was to be provided from the rear stairway because traffic, during a time of emergency, would tend to continue on down the stairs and end up in the storage room dead end.

**Y**  
Secondly, that before actual construction work on the four garages is started, a complete set of working drawings are to be provided for this office's perusal to determine compliance with Building Code requirements.

Please bear in mind that before sprinkler plans are submitted to this office they must first have been approved and stamped by the New England Fire Insurance Rating Bureau.

Very truly yours,

Earle S. Smith  
Plan Examiner

ESS:m

**CITY OF PORTLAND, MAINE**  
**Application for Permit to Install Wires**

Permit No. **1279**  
 Issued **4/10/74**  
 Portland, Maine **APRIL 9**, 1974.

To the City Electrician, Portland, Maine:

The undersigned hereby applies for a permit to install wires for the purpose of conducting electric current, in accordance with the laws of Maine, the Electrical Ordinance of the City of Portland, and the following specifications:

*318-356*

*(This form must be completely filled out - Minimum Fee, \$1.00)*

Owner's Name and Address **EASTERN PROMENADE CONDO.** Tel. \_\_\_\_\_  
 Contractor's Name and Address **AECO INC.** Tel. **1-603-882-4037**  
**1 DAUNTLESS LANE**  
**PLAISTOW, N.H. 03869**  
 Location **WALNUT + NORTH ST** Use of Building \_\_\_\_\_  
 Number of Families \_\_\_\_\_ Apartments \_\_\_\_\_ Stores \_\_\_\_\_ Number of Stories \_\_\_\_\_  
 Description of Wiring: New Work \_\_\_\_\_ Additions \_\_\_\_\_ Alterations \_\_\_\_\_  
**TEMP POLE FOR CONSTRUCTION**  
 Pipe  Cable \_\_\_\_\_ Metal Molding \_\_\_\_\_ BX Cable \_\_\_\_\_ Plug Molding (No. of feet) \_\_\_\_\_  
 No. Light Outlets \_\_\_\_\_ Plugs \_\_\_\_\_ Light Circuits \_\_\_\_\_ Plug Circuits \_\_\_\_\_  
 FIXTURES: No. \_\_\_\_\_ Fluor. or Strip Lighting (No. feet) \_\_\_\_\_  
 SERVICE: Pipe  Cable \_\_\_\_\_ Underground \_\_\_\_\_ No. of Wires **3** Size **200 AMP.**  
 METERS: Relocated \_\_\_\_\_ Added \_\_\_\_\_ Total No. Meters **1**  
 MOTORS: Number \_\_\_\_\_ Phase \_\_\_\_\_ H. P. \_\_\_\_\_ Amps \_\_\_\_\_ Volts \_\_\_\_\_ Starter \_\_\_\_\_  
 HEATING UNITS: Domestic (Oil) \_\_\_\_\_ No. Motors \_\_\_\_\_ Phase \_\_\_\_\_ H.P. \_\_\_\_\_  
 Commercial (Oil) \_\_\_\_\_ No. Motors \_\_\_\_\_ Phase \_\_\_\_\_ H.P. \_\_\_\_\_  
 Electric Heat (No. of Rooms) \_\_\_\_\_  
 APPLIANCES: No. Ranges \_\_\_\_\_ Watts \_\_\_\_\_ Brand Feeds (Size and No.) \_\_\_\_\_  
 Elec. Heaters \_\_\_\_\_ Watts \_\_\_\_\_  
 Miscellaneous \_\_\_\_\_ Watts \_\_\_\_\_ Extra Cabinets or Panels \_\_\_\_\_  
 Transformers \_\_\_\_\_ Air Conditioners (No. Units) \_\_\_\_\_ Signs (No. Units) \_\_\_\_\_  
 Will commence **19** Ready to cover in **19** Inspection **19**  
 Amount of Fee \$ **2.00**

Signed **DONALD LAPOINTE. LIC # 5148.**

DO NOT WRITE BELOW THIS LINE

SERVICE	METER	GROUND			
VISITS: <b>14-10-74</b>	3	4	5	6	
<b>7</b>	8	9	10	11	12

REMARKS:

*Temp Service ok  
 Called in*

INSPECTED BY **R. Libby** (OVER)



**C. A. CROWLEY ENGINEERING, INC.**

11 westgate drive  
brockton, massachusetts 02401  
telephone 986-6343 • 588-6677

principals

Charles A. Crowley, p.e.  
George W. Johnson, p.e.

AM 617

April 3, 1974  
Job Number 50-06

Portland Fire Department  
380 Congress Street,  
Portland, Maine 04111

Attention: Chief Joseph R. Cremo

Reference: Eastern Promenade Condominiums

Gentlemen:

Confirming our telephone conversation with Captain Miller of the Fire Prevention Bureau; in order that all portions of the proposed building be reached with 100' of 2 1/2" fire hose we propose the following modifications to the Fire Standpipe System. The valve within the fire hose cabinet located in the corridors shall be changed from a 1 1/2" to a 2 1/2" valve, a 2 1/2" x 1 1/2" reducer be provided for the hose in the cabinet, and the line feeding the cabinet be adequately sized so that a flow of 250 GPM is available at the cabinet.

It is our understanding that with this modification, the standpipe system meets the requirements of the Portland Fire Department and approval will be granted.

Should you have any further questions, please don't hesitate to contact this office.

Very truly yours,

C. A. CROWLEY ENGINEERING, INC.

*Michael J. Hickey*  
Michael J. Hickey

MJH/mal

cc: David Gompers - F.C.D.C.  
Captain Miller - P.F.P.B.  
Robert Brown - Portland Building Inspector

mechanical and electrical consulting engineers



318-356 Eastern Promenade  
Phase 2 Building A  
(70 units)

May 30, 1974

Union Mutual Life Insurance Company  
Att: Theodore Bernard  
2211 Congress Street

Dear Mr. Berrard:

As per our conversation of the first of the week, the appeal for this building at the above named location was granted on December 13, 1973. You have stated that work has started, grading, etc. at this location, and we have issued the building permit for Building B, we therefore feel that we can grant an extension of time on this appeal due to the above information until November 29, 1974. On that date the building permit for this building should be issued or perhaps more convenient a permit for foundation only for this building so that it will not become necessary in the future for you to re-appeal the height of this building.

If you have any questions on this as you get into the latter part of this year please do not hesitate to call me here at this office in City Hall.

Very truly yours,

A. Allan Soule  
Asst. Director Building & Inspection  
Services

AAS:m

318-356 Eastern Promenade  
1-6 Walnut Street  
113-155 North Street  
Building A - Phase 2 (70 units)

December 6, 1973

Union Mutual Life Insurance Company  
2211 Congress Street  
Portland, Maine  
Att: Neal C. Gould

cc to: Abreen Construction Co.  
c/o Mr. D. Gompers  
163 Highland Ave. Box 133  
Needham Heights, Mass.  
cc to: Corporation Counsel

Gentlemen:

Building permit for erection of a 1 $\frac{1}{2}$  story apartment house 54' x 170' at the above named location is not issuable under the Zoning Ordinance because this building will be 1 $\frac{1}{2}$  stories and about 131' in height which is in excess of the allowable maximum height of 5 stories or 65 feet permitted by Section 602.7B.5 applying to the R-6 Residential Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality.

Very truly yours,

A. Allan Soule  
Assistant Director

AAS:mas

building A - 70 units

hold for

fee

3/19/74

see letter  
5/13/74



# APPLICATION FOR PERMIT

B.O.C.A. USE GROUP .....

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

ZONING LOCATION R-6 PORTLAND, MAINE, Dec 4, 1973

To the DIRECTOR OF BUILDING & INSPECTION SERVICES, PORTLAND MAINE

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

LOCATION 318-356 Eastern Promenade, Phase II, bldg "A", 70 units... Fire District #1 , #2

1. Owner's name and address Union Mutual Life Ins Co., 2211 Congress St.... Telephone 775-4411...

2. Lessee's name and address .....

3. Contractor's name and address Aberdeen Construction Co., Boston Mass... Telephone .....

4. Architect .....

Specifications .....

Plans .....

No. of sheets .....

Proposed use of building multiple dwelling - 70 units... No. families .....

Last use .....

No. families .....

Material Masonry/steel stories 14 1/2.. Heat .....

Style of roof .....

Roofing .....

Other buildings on same lot .....

Estimated contractual cost \$.....

Fee \$.....

FIELD INSPECTOR—Mr. ....

GENERAL DESCRIPTION

This application is for: @ 775-5451

Dwelling ..... Ext. 234

Garage .....

Masonry Bldg. ....

Metal Bldg. ....

Alterations .....

Demolitions .....

Change of Use .....

Other .....

To construct a 54' x 170' building per plan. This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained, the applicant will furnish complete information, estimated cost and per legal fee.

Stamp of Special Conditions

Appeal sustained 12-13-73

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

PERMIT IS TO BE ISSUED TO  1  2  3  4

Other: .....

### DETAILS OF NEW WORK

Is any plumbing involved in this work? .....

Is any electrical work involved in this work? .....

Is connection to be made to public sewer? .....

If no, what is proposed for sewage? .....

Has septic tank notice been sent? .....

Form notice sent? .....

Height average grade to top of plate .....

Height average grade to highest point of roof .....

Size, front ..... depth ..... No. stories .....

solid or filled land? .....

earth or rock? .....

Material of foundation .....

Thickness, top ..... bottom ..... celler .....

Kind of roof .....

Rise per foot .....

Roof covering .....

No. of chimneys .....

Material of chimneys .....

of lining .....

Kind of heat .....

fuel .....

Framing Lumber—Kind .....

Dressed or full size? .....

Corner posts .....

Sills .....

Size Girder .....

Columns under girders .....

Size .....

Max. on centers .....

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor .....

2nd .....

3rd .....

roof .....

On centers: 1st floor .....

2nd .....

3rd .....

roof .....

Maximum span: 1st floor .....

2nd .....

3rd .....

roof .....

If one story building with masonry walls, thickness of walls? .....

height? .....

### IF A GARAGE

No. cars now accommodated on same lot ....., to be accommodated ... number commercial cars to be accommodated ...

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? .....

APPROVALS BY:

DATE

MISCELLANEOUS

BUILDING INSPECTION—PLAN EXAMINER .....

Will work require disturbing of any trees on a public street? ..

ZONING: .....

BUILDING CODE: .....

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Fire Dept.: .....

Health Dept.: .....

Others: .....

Signature of Applicant Theodor J. Bernard Jr. Phone # 775-4411

Type Name of above Theodor Bernard Jr .....

FIELD INSPECTOR'S COPY

Other .....

and Address .....

File

~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~  
~~XXXXXXXXXX~~  
C. A. CROWLEY ENGINEERING, INC.  
11 Westgate Drive,  
Brockton, Mass. 20401

November 9, 1973  
Job Number 55-06

AM-409

MEETING NOTES

LOCATION: City Hall Building Department

DATE: November 8, 1973

PROJECT: Eastern Promenade Condominiums

IN ATTENDANCE: Bob Brown - Portland Building Inspector  
Ernold Goodwin - " Plumbing "  
Mr. Herbert - " Electrical "  
David Gompers - Abreen Corporation  
Michael Hickey - C. A. Crowley Engineering, Inc.

1. Relative to Smoke Towers, City of Portland follows BOCA Code and their interpretation of code agrees with that of C.A.C.
  - a. 3000 CFM of air is supplied at base of stairwell and 2500 CFM is exhausted at roof creating positive pressures within stair.
  - b. Air is supplied to and exhausted from each vestibule on the Tower upon smoke detection a negative pressure is created in 3 vestibules.
2. Since there are only 5 corridor levels in building, we will probably provide corridor ventilation on all levels rather than 3 and minimize on controls.
3. Portland follows both State Code and Municipal Code. A package pressure booster system is acceptable. It is not necessary to sleeve chase walls however all concrete penetrations will require sleeves. If we wanted to use PVC for rainleaders we would have to get a variance on the State Plumbing Code.
4. Drawings required for Plumbing approval would be, plans of typical plumbing units (kitchen, bath, etc.) soil waste, and vent risers, hot and cold water risers, and plans of the lower levels necessary to tie everything together. In order to expedite approval, waste fixture units should be indicated at the base of each riser diagram.
5. Electrical Inspector stated that he followed the National Electric Code and he allows the use of Type SE style SERservice entrance cable having 3 insulated conductors plus a ground for feeds to the dwelling unit panels from the meter centers.

C. A. CROWLEY ENGINEERING, INC.

*Michael J. Hickey*  
Michael J. Hickey  
MJH/mal

cc: Bob Brown - Building Inspector, City Hall  
David Gompers - Abreen Corporation  
John White - Architects Design Group  
G. W. Johnson & C. A. Crowley - C.A.C.

RECEIVED

NOV 14 1973

DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

**CITY OF PORTLAND, MAINE**  
CITY PLANNING BOARD  
(207) 775-5451



HARRY E. CUMMINGS, CHAIRMAN  
JOHN E. PANCOAST, VICE CHAIRMAN  
KENNETH H. CADIGAN  
JOHN H. CONWAY  
THEODORE T. RAND  
ROYALD L. KELLAM  
JEAN E. GILPATRICK

DONALD E. MEGATHLIN, JR.  
PLANNING DIRECTOR

GERALD A. HOLTENHOFF  
ASSISTANT PLANNING DIRECTOR

November 5, 1973

Mr. Neal Gould, Vice President  
Mortgage and Real Estate Department  
Unionmutual Insurance  
2211 Congress Street  
Portland, Maine

Dear Neal:

At the October 30, 1973 meeting of the Portland Planning Board, the site plan for 150 condominium units on Walnut and North Streets submitted by Unionmutual Insurance Company was reviewed and discussed. Since there were many steps taken at the meeting, they are summarized below:

A. Substantial Compliance With Original Proposal

The overall proposal was reviewed in detail including the 150 units of condominium to be developed in two phases (80 in Phase I, 70 in Phase II, to be completed in late 1975), the two high rise structures, the cost (estimated to be \$6.3 million), the materials, (primarily red brick), the many amenities (sauna, pool, tennis courts and community rooms), and parking for 300 cars. The Planning Board reviewed this proposal against the original proposal submitted in June of 1972 and found this plan to be in substantial compliance with the plans previously reviewed. The reason for making this determination is that this is a deed restriction and must be approved by the Planning Board.

B. Planning Board Approval of Site Plan With Conditions

The Planning Board voted unanimously (5-0) to approve the site plan as revised and dated October 29, 1973 with the following conditions to be resolved:

1. The size of uncovered parking stalls shall be increased to measure 20' X 9' and ingress roads and egress roads within the parking areas shall be increased to at least 24 feet, but preferably 25 feet.
2. All internal streets shall be of sufficient width acceptable to both the Fire Chief and the Director of Public Works. The minimum shall be 22 feet and the maximum shall not exceed 24 feet.
3. Means to increase circulation between uncovered parking areas shall be provided by the developer.

4. An external sidewalk with granite curbing shall be constructed on the northerly side of Walnut Street abutting the subject site between North Street and the Eastern Promenade. Additionally, granite curbing shall be installed along the sidewalk on the easterly side of North Street abutting the subject site. The developer has the option of installing these facilities to specifications established by the Director of Public Works and assuming the entire cost; otherwise, the Department of Public Works will install the facilities and assess one-half of the cost of materials and installation to the developer. (Chapter 705, Section 705.1 of the Municipal Code of the City of Portland)

C. Minor Considerations to be Resolved Between the Developer and Staff

The Planning Board also requested that minor site plan items be resolved between the developer and planning staff:

1. Internal sidewalks shall be considered for separate pedestrian access from the two housing towers to North Street and Walnut Street.
2. A revised lighting plan shall be submitted and approved by the Planning Department and Public Works staff.
3. The landscaping plan shall be revised to conform to concerns raised in previous discussions between the developer and planning staff.
4. Adequate loading areas for the removal of solid waste shall be shown on revised plans.
5. Esplanades on Walnut Street shall be considered by the developer.

D. City Agreements with the Developer

The Planning Board agreed to provide the cost necessary to construct sewer facilities from Walnut Street to Quebec Street from the 1974 Capital Improvements Program. The tentative budget amount is \$60,000. This of course is subject to the approval of the Finance Committee and Portland City Council.

E. Approval of the Board of Appeals

It is the understanding of the Planning Board that the proposed development will require approval by the Board of Appeals due to height restrictions in an R-6 Residence Zone. Please coordinate this variance with Mr. Brown, the Building Inspector. I believe the next meeting is November 15th. You can be assured of strong Planning Board support in your request for a variance, should you desire such assistance.

F. Department of Environmental Protection

As you know, your plans must be approved by the Department of Environmental Protection. Enclosed is the City's statement on this request. Should you wish any support before DEP, I will be glad to appear on your behalf.

Neal Gould  
November 5, 1973  
Page 3

It has been a distinct pleasure to work with you and Ted Bernard in the development of your plans. The Planning Board and City Council are enthusiastic about the condominium on the Promenade and are pleased that this outstanding development will be another addition to Portland's skyline.

Sincerely,

Donald E. Megathlin, Jr.  
Planning Director

DEM/1

cc: Chairman and Members of the Planning Board  
William Adams, Commissioner, Department of Environmental Protection  
Henry Warren, Director Bureau of Land Quality, DEP  
Harold Loring, Chairman Community Development Committee  
Edward Bernstein, Mayor, City of Portland  
John E. Menario, City Manager  
R. Lovell Brown, Building Inspector  
Chairman and Members of the Board of Appeals  
William Monic, Portland Water District  
F. Worth Landers, Public Works Director  
Joseph Cremona, Fire Chief  
Mr. David E. Gompers, First Charter Development Corp.  
Mr. John White, Architects Design Group



CITY OF PORTLAND, MAINE

PLANNING DEPARTMENT  
(207) 775-3151



DONALD E. MEGATHREN  
PLANNING DIRECTOR

November 9, 1973

Mr Neal C. Gould  
Vice President  
Mortgage and Real Estate Dept  
Unionmutual Life Insurance Company  
2211 Congress Street  
Portland, Maine

RE Eastern Promenade Condominiums

Dear Neal

My letter of November 5th was in error regarding the installation of curbing on North Street stated in section 5.4 of the letter. The Planning Board will not require curbing on North Street as a condition of site plan approval. However, in accordance with the agreement made between the owner of Insurance and the Planning Board at the public hearing, installation of curbing and sidewalks along Walnut Street will be required, the cost to be equally shared by Unionmutual and the City of Portland. The City Council at some later date may require curb and/or sidewalk improvements on North Street whereby the owner at that time will have to share the cost. The Planning Board however, will not initiate or request such action.

It is also my understanding that the Fire Chief has given his consent to allow the internal roads of the development be a minimum of 22 feet in width. The Planning Board has no objections to 22 foot internal roads providing the Fire Department and the Public Works Department approve this item. Additionally, discussions with Ted Bernard of your staff and Brian Hickerson of the Planning Department have resulted in an agreement not to require a connector road between the four satellite uncovered parking lots abutting Walnut Street. Present plans involve the deletion of nineteen parking spaces from these lots in order to provide a wider planting strip along Washington Avenue and the installation of adequate curb around provisions. Please have Brian look these over when they are ready.

Mr. Neal C. Gould  
November 9, 1973  
Page 2

I am looking forward to the champagne brunch this Sunday and to the completion of this excellent housing development.

Sincerely,

Donald E. Megathlin, Jr.  
Planning Director

cc: Joseph Cremo, Fire Chief  
✓ F. Worth Landers, Director of Public Works  
✓ R. Lovell Brown, Building Inspector  
David Gompers, First Charter Development Corp.

DEM/jk

318-356 Eastern Promenade  
1-6 Walnut Street  
113-155 North Street  
Building A - Phase 2 (70 units)

December 6, 1973

Union Mutual Life Insurance Company  
2211 Congress Street  
Portland, Maine  
Att: Neal C. Gould

cc to: Ahreen Construction Co.  
c/o Mr. D. Gompers  
163 Highland Ave. Box E3  
Needham Heights, Mass.  
cc to: Corporation Counsel

Gentlemen:

Building permit for erection of a 14 $\frac{1}{2}$  story apartment house 54' x 170' at the above named location is not issuable under the Zoning Ordinance because this building will be 14 $\frac{1}{2}$  stories and about 131' in height which is in excess of the allowable maximum height of 5 stories or 65 feet permitted by Section 602.7B.3 applying to the R-6 Residential Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter, then consider this letter as a matter of formality.

Very truly yours,

A. Allan Soule  
Assistant Director

AAS:mes

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

318-356 Eastern Promenade  
1-6 Walnut St. 113-135 North St.  
Building A - 70 units

Union Mutual Life Insurance Co., owner of property at \_\_\_\_\_  
under the provisions of Section 24 of the Zoning Ordinance of the City  
of Portland, hereby respectfully petitions the Board of Appeals to permit:

the erection of a 14½-story apartment house, 54' x 170', at the above-named location. This permit is not issuable under the Zoning Ordinance because this building will be 14½ stories and about 131' in height, which is in excess of the allowable maximum height of 5 stories or 65 feet, permitted by Section 602.7B.5 applying to the R-6 Residential Zone in which the property is located.


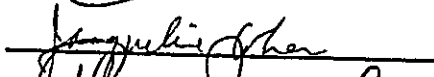
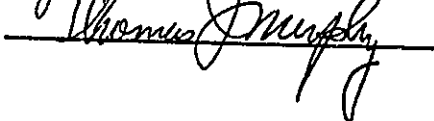
LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

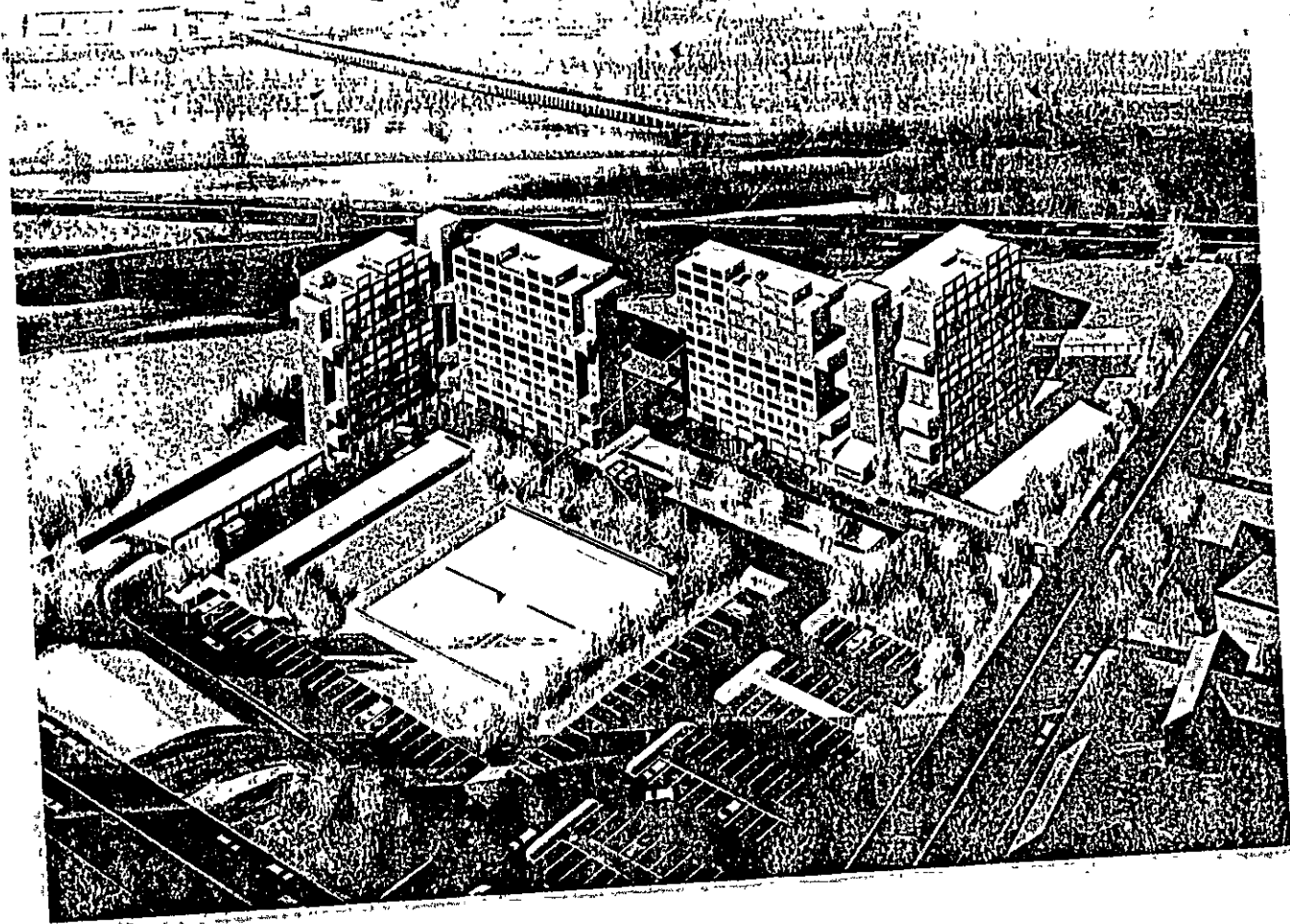
  
\_\_\_\_\_  
APPELLANT

DECISION

After public hearing held December 13, 1973, the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS  
  
\_\_\_\_\_  
  
\_\_\_\_\_  
  
\_\_\_\_\_



CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

December 6, 1973

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 112, City Hall, Portland, Maine on Thursday, December 13, 1973 at 4:00 p.m. to hear the appeal of Union Mutual Life Insurance Company requesting an exception to the Zoning Ordinance to permit the erection of a 14½ story apartment house 54' x 170' at 318-356 Eastern Promenade, 1-6 Walnut Street, 113-155 North Street, Building A - Phase 2 (70 units).

This permit is not issuable under the Zoning Ordinance because this building will be 14½ stories and about 131' in height, which is in excess of the allowable maximum height of 5 stories or 65 feet permitted by Section 602.7B.5 applying to the R-6 Residential Zone in which this property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

W. Earle Eskilson  
Chairman

copies to:

Portland Water District  
225 Douglass St.  
Portland, Me.

118-156 Eastern Promenade  
1-6 Walnut Street  
113-155 North Street

First Bldg. Phase 2-Bldg. A-  
(70 units)

Union Mutual Life Insurance Company  
1991 Neal G. Gould  
2211 Congress Street

Nov. 2, 1973

cc to: Abresch Construction Company  
c/o Mr. D. Campers,  
163 Highland Ave., Box 183,  
Noddlem Heights, Mass. 02194  
cc to: Corporation Counsel

Gentlemen:

Building permit for erection of a 13 story apartment house, 50' x 160'  
at the above named location is not issuable under the Zoning Ordinance  
because this building will be 13 stories and about 126 feet in height,  
which is in excess of the allowable maximum height of 5 stories or  
65 feet, permitted by Section 602.7B.5 and lying to the R-6 Residential  
Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this  
matter. Accordingly you or your authorized representative should come to  
this office in Room 113, City Hall to file the appeal on forms which are  
available here. A fee of \$5.00 shall be paid at this office at the time  
the appeal is filed. If fee has been paid and appeal filed prior to this  
letter then consider this letter as a matter of formality.

The height that we are using, 126 feet, is the one given to us on the plans  
and not what the building scales, which is somewhere around 230 to 240 feet.

Very truly yours,

A. Allan Soule  
Assistant Dir. Building & Inspection Services

AAS:am

Paul  
5/5

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL 318-356 Eastern Promenade  
1-6 Walnut St. 113-155 North S

Union Mutual Life Insurance, owner of property at Building A - 70 Units  
under the provisions of Section 24 of the Zoning Ordinance of the City  
of Portland, hereby respectfully petitions the Board of Appeals to permit:  
the erection of a 13 story apartment house, 50'x160' at the above named  
location. This permit is not issuable under the Zoning Ordinance because  
this building will be 13 stories and about 126 feet in height, which is  
in excess of the allowable maximum height of 5 stories or 65 feet, permitted  
by Section 602.7B.5 applying to the R-6 Residential Zone in which the  
property is located.

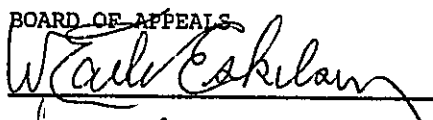
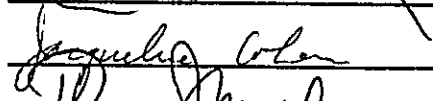
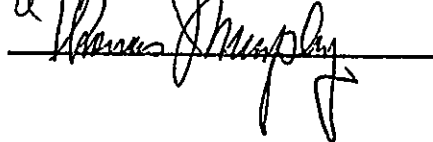
LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board  
of Appeals find that enforcement of the terms of the Ordinance would  
result in undue hardship and desirable relief may be granted without  
substantially departing from the intent and purpose of the Ordinance.

  
APPELLANT

DECISION

After public hearing held November 15, 1973, the Board of Appeals  
finds that enforcement of the terms of the Ordinance would result  
in undue hardship and desirable relief may be granted without  
substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS  
  
  




CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

November 5, 1973

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 112, City Hall, Portland, Maine on Thursday, November 15, 1973 at 4:00 p.m. to hear the appeal of Union Mutual Life Insurance Company requesting an exception to the Zoning Ordinance to permit the erection of a 13 story apartment house, 50'x160' at 318-356 Eastern Promenade, 1-6 Walnut Street, 113-155 North Street, Building A (70 units).

This permit is not issuable under the Zoning Ordinance because this building will be 13 stories and about 126 feet in height, which is in excess of the allowable maximum height of 5 stories or 65 feet, permitted by Section 602.7B.5 applying to the R-6 Residential Zone in which this property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

W. Earle Eskilson  
Chairman

copies to:  
Portland Water District  
225 Douglass Street  
Portland, Maine 04102

City of Portland

Phase 2 - Bldg. 2 - (40 units)  
Phase 1 - Bldg. 1 - (40 units)

318-356 Eastern Promenade  
1-6 Walnut Street  
113-155 North Street

Nov. 2, 1973

Union Mutual Life Insurance Company  
Att: Neal C. Gould  
2211 Congress Street

cc to: Abraven Construction Company  
c/o Mr. D. Gomez,  
163 Highland Ave., Box 183,  
Leahurst Heights, Mass. 02194  
cc to: Corporation Council

Gentlemen:

Building permit for erection of a 13 story apartment house, 50' x 160' at the above noted location is not issuable under the Zoning Ordinance because this building will be 13 stories and about 126 feet in height, which is in excess of the allowable maximum height of 5 stories or 65 feet, permitted by Section 602.73.5 applying to the R-1 Residential Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this matter. Accordingly you or your authorized representative should come to this office in Room 113, City Hall to file the appeal on forms which are available here. A fee of \$5.00 shall be paid at this office at the time the appeal is filed. If fee has been paid and appeal filed prior to this letter then consider this letter as a matter of formality.

The height that we are using, 126 feet, is the one given to us on the plans and not what the building scales, which is somewhere around 230 to 240 feet.

Very truly yours,

A. Allan Soule  
Assistant Dir. Building & Inspection Services

AAS:m

*Page 35*

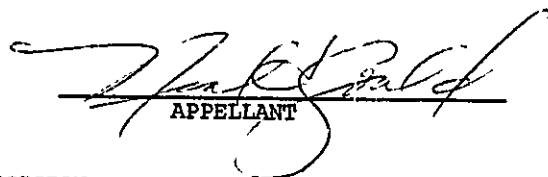
CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL 318-356 Eastern Promenade  
1-6 Walnut Street

Union Mutual Life Insurance Co, owner of property at 113-155 North Street  
Building B (20 units)

under the provisions of Section 24 of the Zoning Ordinance of the City of Portland, hereby respectfully petitions the Board of Appeals to permit: the erection of a 13 story apartment house, 50'x160' at the above named location. This permit is not issuable under the Zoning Ordinance because this building will be 13 stories and about 126 feet in height, which is in excess of the allowable maximum height of 5 stories or 65 feet, permitted by Section 602.7B.5 applying to the R-6 Residential Zone in which the property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board of Appeals find that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.


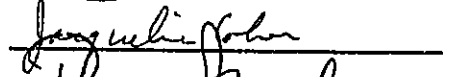
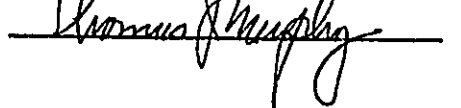
  
APPELLANT

DECISION

After public hearing held November 15, 1973, the Board of Appeals finds that enforcement of the terms of the Ordinance would result in undue hardship and desirable relief may be granted without substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

Issue Copy

Phase 1 - Bldg. B - (80 units)

113-76 at the front  
1-6 front Street  
113-135 South Street

Nov. 7, 1975

Unica Mutual Life Insurance Company  
Att: Neal C. Gould  
2211 Congress Street

cc to: Crown Construction  
c/o Mr. D. G. ...  
163 ...  
Declar ...  
cc to: Corporation

Gentlemen:

Building permit for erection of a 13 story apartment house, 50' x 100'  
at the above named location is not issuable under the zoning ordinance  
because this building will be 13 stories and about 126 feet in height,  
which is in excess of the allowable maximum height of 5 stories or  
65 feet, permitted by Section 607.7B.5 applying to the R-C Residential  
Zone in which the property is located.

We understand that you would like to exercise your appeal rights in this  
matter. Accordingly you or your authorized representative should come to  
this office in Room 113, City Hall to file the appeal on forms which are  
available here. A fee of \$5.00 shall be paid at this office at the time  
the appeal is filed. If fee has been paid and appeal filed prior to this  
letter then consider this letter as a matter of form only.

The height that we are using, 126 feet, is the one given to us on the plan  
and not what the building scales, which is somewhere around 230 to 240 feet.

Very truly yours,

A. Allen Soule  
Assistant Dir. Building & Inspection

AAS:m

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

November 5, 1973

TO WHOM IT MAY CONCERN:

The Board of Appeals will hold a public hearing in Room 112, City Hall, Portland, Maine on Thursday, November 15, 1973 at 4:00 p.m. to hear the appeal of Union Mutual Life Insurance Company requesting an exception to the Zoning Ordinance to permit the erection of a 13 story apartment house, 50'x160' at 318-356 Eastern Promenade, 1-6 Walnut Street, 113-155 North Street, Building B (80 units).

This permit is not issuable under the Zoning Ordinance because this building will be 13 stories and about 126 feet in height, which is in excess of the allowable maximum height of 5 stories or 65 feet, permitted by Section 602.7B.5 applying to the R-6 Residential Zone in which this property is located.

All persons interested either for or against this appeal will be heard at the above time and place.

BOARD OF APPEALS

W. Earle Eskilson  
Chairman

Copies To:  
Portland Water District  
225 Douglass Street  
Portland, Maine 04102

City of Portland

318-356 Eastern Promenade  
1-6 Walnut Street  
113-155 North Street  
Building B - Phase 1 (80 units)

December 6, 1973

Union Mutual Life Insurance Company  
2211 Congress Street  
Portland, Maine  
Att: Neal C. Gould

cc to: Abreen Construction Co.  
c/o Mr. D. Gompers  
163 Highland Ave. Box 183  
Needham Heights, Mass.  
cc to: Corporation Counsel

Gentlemen:

Building permit for erection of a 14½ story apartment house 54' x 170' at the above named location is not issuable under the Zoning Ordinance because this building will be 14½ stories and about 131' in height which is in excess of the allowable maximum height of 5 stories or 65 feet, permitted by Section 602.7B.5 applying to the R-6 Residential Zone in which the property is located.

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Very truly yours,

A. Allan Soule  
Assistant Director

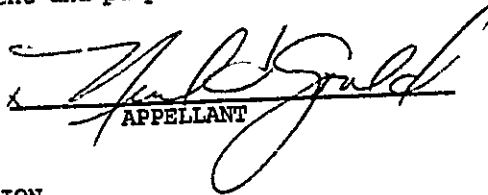
CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

MISCELLANEOUS APPEAL

318-356 Eastern Promenade  
1-6 Walnut Street  
113-155 North Street

Union Mutual Life Insurance Co., owner of property at Building B (80 units)  
under the provisions of Section 24 of the Zoning Ordinance of the City  
of Portland, hereby respectfully petitions the Board of Appeals to permit:  
the erection of a 14½-story apartment house, 54' x 170', at the above-named location. This  
permit is not issuable under the Zoning Ordinance because this building will be 14½ stories  
and about 131' in height, which is in excess of the allowable maximum height of 5 stories  
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property is located.

LEGAL BASIS OF APPEAL: Such permit may be granted only if the Board  
of Appeals find that enforcement of the terms of the Ordinance would  
result in undue hardship and desirable relief may be granted without  
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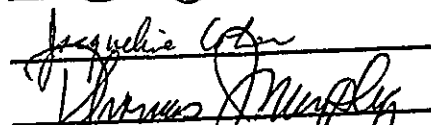

  
APPELLANT

DECISION

After public hearing held December 13, 1973, the Board of Appeals  
finds that enforcement of the terms of the Ordinance would result  
in undue hardship and desirable relief may be granted without  
substantially departing from the intent and purpose of the Ordinance.

It is, therefore, determined that such permit may be issued.

BOARD OF APPEALS

CITY OF PORTLAND, MAINE  
IN THE BOARD OF APPEALS

December 6, 1973

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BOARD OF APPEALS

W. Earle Eskilson  
Chairman

Copies to:

Portland, Water District  
225 Douglass St.  
Portland Maine 04102



# Maine Testing Laboratory

HOLLIS, MAINE 04042  
TEL. 929-6605

BRANCH OFFICE: P. O. BOX 1787 - PORTLAND, MAINE 04104 - TEL. 774-6806 - AREA CODE 207

DESIGN - TESTING - INSPECTION  
FOR THE CONSTRUCTION INDUSTRY - INTERNATIONAL SERVICE

## CONCRETE STRENGTH REPORT

CLIENT Langford & Low Inc., 87 Springwood Road, South Portland, Maine

PROJECT Eastern Promade Condominiums, Portland, Maine

TYPE OF CONCRETE \_\_\_\_\_

LOCATION OF POUR Retaining wall Garage # 3

SPECIMEN IDENTIFICATION 2A

DATE CAST 5-17-74

DATE REC'D. 5-20-74

DATE TESTED 5-24-74

AGE IN DAYS 7

AREA IN SQ. INCHES 28.3

SLUMP IN INCHES 4.00

PER CENT AIR \_\_\_\_\_

TOTAL CRUSHING LOAD 97,000

COMPRESSIVE STRENGTH-PSI 3431.0

TYPE OF FRACTURE 1

REMARKS: 00: 3

TECHNICIAN: \_\_\_\_\_

TYPICAL FRACTURES



*Handwritten notes:* ... P. J. ...  
... P. J. ...

# Maine Testing Laboratory

HOLLIS, MAINE 04042  
TEL. 029-6605

BRANCH OFFICE: P. O. BOX 1767 - PORTLAND, MAINE 04104 - TEL. 774-6606 - AREA CODE 207

DESIGN - TESTING - INSPECTION  
FOR THE CONSTRUCTION INDUSTRY - INTERNATIONAL SERVICE

## CONCRETE STRENGTH REPORT

CLIENT Lengford & Low Inc., 87 Springwood Road, South Portland, Maine

PROJECT Eastern Promenade Condominiums, Portland, Maine

TYPE OF CONCRETE \_\_\_\_\_

LOCATION OF POUR Garage # 4 footing

SPECIMEN IDENTIFICATION 1A

DATE CAST 5-16-74

DATE REC'D 5-17-74

DATE TESTED 5-23-74

AGE IN DAYS 7

AREA IN SQ. INCHES 28.3

SLUMP IN INCHES 4.00

PER CENT AIR \_\_\_\_\_  
TOTAL CRUSHING LOAD 69,000

COMPRESSIVE STRENGTH-PSI 3441.0

TYPE OF FRACTURE 1

REMARKS: \_\_\_\_\_

00: 3

TECHNICIAN: \_\_\_\_\_

TYPICAL  
FRACTURES



*Stephen P. ...*  
P. ...

**ABREEN CORPORATION**  
 163 Highland Avenue  
 P. O. Box 183  
 NEEDHAM HEIGHTS, MASS. 02194

**LETTER OF TRANSMITTAL**

TO Mr. Russ Dyer  
Union Mutual Life Ins. Co.  
2211 Congress St.  
Portland, ME 04102

DATE June 19, 1974	JOB NO.
ATTENTION	
RE <u>EASTERN PROMENADE CONDOMINIUMS</u>	

GENTLEMEN:

WE ARE SENDING YOU  Attached  Under separate cover via 1st class mail the following items:

Shop drawings     Prints     Plans     Samples     Specifications

Copy of letter     Change order     \_\_\_\_\_

COPIES	DATE	NO.	DESCRIPTION
6			CONCRETE STRENGTH REPORTS from MAINE TESTING LABORATORY

THESE ARE TRANSMITTED as checked below:

- For approval                       Approved as submitted                       Resubmit \_\_\_\_\_ copies for approval
- For your use                               Approved as noted                               Submit \_\_\_\_\_ copies for distribution
- As requested                               Returned for corrections                       Return \_\_\_\_\_ corrected prints
- For review and comment               **FOR YOUR INFO**
- FOR BIDS DUE \_\_\_\_\_ 19 \_\_\_\_\_     PRINTS RETURNED AFTER LOAN TO US

REMARKS \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Ben Abrams

COPY TO  Earl Smith, Bldg. & Insp., City Hall  
Portland, ME 04111

SIGNED: Richard Garaffo Richard Garaffo

If enclosures are not as noted, kindly notify us at once.

cc Russ Dyer  
Un Mut

cc Earl Smith Bldg Insp  
Portland 04111

BvAbrm

# Maine Testing Laboratory

HOLLIS, MAINE 04042  
TEL 929-6605

BRANCH OFFICE: P. O. BOX 1767 - PORTLAND, MAINE 04104 - TEL 774-6806

DESIGN - TESTING - INSPECTION  
FOR THE CONSTRUCTION INDUSTRY - INTERNATIONAL

## CONCRETE STRENGTH REPORT

JUN 11 9 35 AM '74  
ACTION  
AGREEMENT  
VW JOB  
SERVICE  
FILED  
VW JOB

REC'D ABREEN CORP.  
FILE

CLIENT Langford & Low, Inc., 87 Springwood Road, South Portland, Maine

PROJECT Eastern Promenade Condominiums, Portland, Maine

TYPE OF CONCRETE \_\_\_\_\_

LOCATION OF POUR Piers A-11

SPECIMEN IDENTIFICATION 3A

DATE CAST 5-30-74

DATE REC'D 6-5-74

DATE TESTED 6-6-74

AGE IN DAYS 7

AREA IN SQ. INCHES 28.3

SLUMP IN INCHES 1.00 est.

PER CENT AIR \_\_\_\_\_

TOTAL CRUSHING LOAD 88,000

COMPRESSIVE STRENGTH-PSI 3042.0

TYPE OF FRACTURE 1

REMARKS: \_\_\_\_\_

CO: 4

TECHNICIAN: Stephen P. Fenstermaker

Stephen P. Fenstermaker

TYPICAL  
FRACTURES



cc: Earl Smith, Bldg Insp Portland 04111  
 Ben Abrams sent 6/19/74  
 Russ Dyer  
 LHM MHE  
 DV  
 FILE

# Maine Testing Laboratory

HOLLIS, MAINE 04042  
 TEL 929-6605

Jun 19 9 29 AM '74

BRANCH OFFICE: P. O. BOX 1767 - PORTLAND, MAINE 04104 - TEL 774-6606 - AREA CODE 207

ACTION INFO  
 AG SE AG SE DESIGN - TESTING - INSPECTION  
 VWJOB VWJOB FOR THE CONSTRUCTION INDUSTRY - INTERNATIONAL SERVICE

## CONCRETE STRENGTH REPORT

CLIENT Lansford & Low, Inc., 87 Springwood Road, South Portland, Maine

PROJECT Eastern Promenade Condominiums, Portland, Maine

TYPE OF CONCRETE	Garage 44 Footings	
LOCATION OF POUR	1B	1C
SPECIMEN IDENTIFICATION	5-15-74	5-16-74
DATE CA	5-17-74	5-17-74
DATE REC'D.	6-13-74	6-13-74
DATE TESTED	28	28
AGE IN DAYS	29.3	20.3
AREA IN SQ. INCHES	4.00	4.00
SLUMP IN INCHES	85,000	85,000
PER CENT AIR	3007.0	3007.0
TOTAL CRUSHING LOAD	1	1
COMPRESSIVE STRENGTH-PSI		
TYPE OF FRACTURE		

REMARKS:

cc: 4

TECHNICIAN: \_\_\_\_\_

TYPICAL FRACTURES



*Stephen P. [Signature]*  
 Stephen P. [Signature]

DV-DG  
 CC Earl Smith, 5189 ...  
 Ben Abrams 6/19/74  
 Maine Testing Laboratory

HOLLIS, MAINE 04042  
 TEL. 929-6605

JUN 19 9 29 AM '74

ACTION INFO  
 AGSE AGSE  
 VWJOB VWJOB

DESIGN - TESTING - INSPECTION  
 FOR THE CONSTRUCTION INDUSTRY - INTERNATIONAL SERVICE

BRANCH OFFICE: P. O. BOX 1767 - PORTLAND, MAINE 04104 - TEL. 774-6606 - AREA CODE 207

**CONCRETE STRENGTH REPORT**

CLIENT: Langford & Low, Inc., 67 Springwood Road, South Portland, Maine

PROJECT: Eastern Preenade Condominiums, Portland, Maine

TYPE OF CONCRETE: \_\_\_\_\_

LOCATION OF POUR: Retaining Wall Garage #3

SPECIMEN IDENTIFICATION: 2B 2C

DATE CAST: 5-17-74 5-17-74

DATE REC'D: 5-20-74 5-20-74

DATE TESTED: 6-14-74 6-14-74

AGE IN DAYS: 28 28

AREA IN SQ. INCHES: 20.3 28.3

SLUMP IN INCHES: 4.00 4.00 7

PER CENT AIR: \_\_\_\_\_

TOTAL CRUSHING LOAD: 115,000 128,000

COMPRESSIVE STRENGTH-PSI: 4015.0 4523.0

TYPE OF FRACTURE: 1 1

REMARKS: \_\_\_\_\_

CC: 4

TECHNICIAN: \_\_\_\_\_

TYPICAL FRACTURES



Stephan P. Gustafson

cc Russ Dyer  
1/11 M...  
1/21 FILE

cc Ben Abrams

cc Earl Smith  
Bldg Inspection  
City Hall Portland Me 04111

sent 6/19/74

# Maine Testing Laboratory

HOLLIS, MAINE 04042  
TEL. 925-6005

JUN 19 9 29 AM '74

BRANCH OFFICE: P. O. BOX 1787 - PORTLAND, MAINE 04104 - TEL. 774-6006 - AREA CODE 207  
ACTION: TRFD  
AG SE AG SE DESIGN - TESTING - INSPECTION  
VWJOB VWJOB FOR THE CONSTRUCTION INDUSTRY - INTERNATIONAL SERVICE

## CONCRETE STRENGTH REPORT

CLIENT Langford & Low, Inc., 87 Springwood Road, South Portland, Maine

PROJECT Eastern Promenade Condominiums, Portland, Maine

TYPE OF CONCRETE Retaining Wall Garage #4

LOCATION OF POUR 5A

SPECIMEN IDENTIFICATION 6-6-74

DATE CAST 6-7-74

DATE REC'D. 6-13-74

DATE TESTED 7

AGE IN DAYS 28.3

AREA IN SQ. INCHES 4.00 est.

SLUMP IN INCHES

PER CENT AIR 79,000

TOTAL CRUSHING LOAD 2792.0

COMPRESSIVE STRENGTH-PSI 1

TYPE OF FRACTURE

REMARKS:

00: 4

TECHNICIAN:

TYPICAL FRACTURES



3 Stephen P. [Signature]  
Inspector

cc  
Russ Dyer  
Un Mut.

cc Earl Smith - Portland, 04111  
BHg + Inst

Ben Abrams

# Maine Testing Laboratory

HOLLIS, MAINE 04042  
TEL 929-6605

BRANCH OFFICE: P. O. BOX 1787 - PORTLAND, MAINE 04104 - TEL. 774-6606 - AREA

DESIGN - TESTING - INSPECTION  
FOR THE CONSTRUCTION INDUSTRY - INTERNATIONAL SERVICE

## CONCRETE STRENGTH REPORT

ACTION  
AG SE  
VW JOB

JUN 11 9 35 AM '74

REC'D ABREIN CORP.  
FILE

CLIENT Langford & Low, Inc., 87 Springwood Road, South Portland, Maine

PROJECT Eastern Promenade Condominiums, Portland, Maine

TYPE OF CONCRETE \_\_\_\_\_

LOCATION OF POUR Walls Garage #4

SPECIMEN IDENTIFICATION 4A

DATE CAST 5-31-74

DATE REC'D 6-3-74

DATE TESTED 6-7-74

AGE IN DAYS 7

AREA IN SQ. INCHES 28.3

SLUMP IN INCHES 4.50 est.

PER CENT AIR \_\_\_\_\_

TOTAL CRUSHING LOAD 85,000

COMPRESSIVE STRENGTH-PSI 3007.0

TYPE OF FRACTURE 1

REMARKS: \_\_\_\_\_

CO: 8

TECHNICIAN: Stephen P. Fenstermaker  
Stephen P. Fenstermaker

TYPICAL FRACTURES





Proc  
Mus. Dyer  
Un. Mut

cc Earl Smith - Bldg Insp  
Portland 04111

Ben Abrams

# Maine Testing Laboratory

HOLLIS, MAINE 04042  
TEL 929-6505

BRANCH OFFICE: P. O. BOX 1767 - PORTLAND, MAINE 04104 - TEL. 774-6606

DESIGN - TESTING - INSPECTION  
FOR THE CONSTRUCTION INDUSTRY - INTERNATIONAL SERVICE

REC'D ABREEM CORP.  
FILE  
JUN 11 9 35 AM '74  
ACTION  
INFO  
AG SE  
YV JOB

## CONCRETE STRENGTH REPORT

CLIENT: Deane Woodward, Architect, 2 Court Street, Auburn, Maine

PROJECT: Learning Resources Center, University of Maine, Auburn, Maine

TYPE OF CONCRETE: 3/4" AGG 5.8 Bag

LOCATION OF POUR

SPECIMEN IDENTIFICATION	2D	2E	2F
DATE CAST	5-8-74	5-8-74	5-8-74

DATE REC'D	5-13-74	5-15-74	5-13-74
DATE TESTED	6-5-74	6-5-74	6-5-74

AGE IN DAYS	28	28	28
AREA IN SQ. INCHES	28.3	28.3	28.3

SLUMP IN INCHES	4.00	4.00	4.00
PER CENT AIR			

TOTAL CRUSHING LOAD	97,000	102,000	107,000
COMPRESSIVE STRENGTH-PSI	3431.0	5608.0	3785.0

TYPE OF FRACTURE	1	1	1
------------------	---	---	---

REMARKS: Sampled from truck # 6 at 8:30 A.M. Slip # 52044 CID No. S-84

cc: Woodward 3  
Langford & Low 2

TECHNICIAN: Stephen P. Fenstermaker

TYPICAL FRACTURES



# CONSTRUCTION PROGRESS REPORT

PROJECT Eastern Promenade Condominiums WEEK ENDING 6-1-74  
 CONTRACTOR Abreen Corporation JORDAN GORRILL ASSOC.  
 SUPERINTENDENT Mike St. Amant INSPECTOR Durwood A. Bragg

## SUMMARY OF DAILY ACTIVITIES

5-28-74 (Tues.) Overcast								
Inspected subgrade material for footing "G10" combined footings G10 and E10 and combined footings C9 and E9. Informed Mr. Dick Garaffo that they met the established criteria and were ready for the inspected placement of the stabilization pads (mud mats). Conferred with him about lifting rebar mat and cleaning loose material from footing 'A10' and he agreed to this. Inspected the placement of the above stabilization pads.								
5-29-74 (Wed.) Overcast								
Inspected subbase material under footing 'G12' and combined footings 'C12' - 'E12'. After a final cleaning just prior to concrete placement they met the established criteria for inspected placement of the stabilization pads. Inspected rebar in footing 'A9' and combined footings 'C9' - 'E9'. Rebar size, number, grade and installation O.K.								
5-30-74 (Thurs.) Overcast								
Arrived on the jobsite to inspect concrete placement in footing 'A9' and combined footings 'C9' - 'E9'. Inspected subbase material under footing 'A9' and it met the established criteria for the inspected concrete placement of the stabilization pad.								
Load No.	Truck No.	Bucket No.	C.Y.	Slump	Batch Time	Placement Start	Placement Finish	Note
1	51	60555	8		1445	1515	1555	
2	50	62673	8	3 1/2"	1505	1600	1640	Cyl. EP-1A,B,C
3	54	60561	2		1615	1645	1655	
4	52	60562	2	1/2	1700	1710	1720	
A total of 20.5+ c.y. of 1 1/2", 3,000 psi concrete was placed in above mentioned areas with no problems encountered.								
5-31-74 (Fri.)								
Inspected subbase material under footing 'A13', between 'A12' and 'A13' and it met the established criteria for the inspected concrete placement for the stabilization pads. Inspected subbase material between 'A9' and 'A5' and it met the established criteria for the concrete placement of the footing.								
Inspected rebar for footings and grade beam along '10' line from 'A' to 'G', all O.K., except column steel missing in footing 'E10' and 'G10'. Informed Mr. Bob Low of this fact.								
<div style="border: 2px solid black; padding: 5px; width: fit-content; margin: 0 auto;"> <p style="margin: 0;"><b>RECEIVED</b></p> <p style="margin: 0;"><b>JUN 18 1974</b></p> <p style="margin: 0; font-size: small;">DEPT. OF BLDG. INSP.</p> <p style="margin: 0; font-size: small;">CITY OF PORTLAND</p> </div>				<p style="margin: 0;">JORDAN GORRILL ASSOCIATES</p> <p style="margin: 0;"><i>Durwood A. Bragg</i></p> <p style="margin: 0;">Durwood A. Bragg, Inspector</p>				

# CONSTRUCTION PROGRESS REPORT

PROJECT Eastern Promenade Condominiums WEEK ENDING 6-8-74  
 CONTRACTOR Abreen Corporation JORDAN GORRILL ASSOC.  
 SUPERINTENDENT Mike St. Amant INSPECTOR Durwood A. Bragg

## SUMMARY OF DAILY ACTIVITIES

<p><b>6-4-74 (Tues.)</b></p> <p>Arrived at the jobsite for the final rebar inspection along '10' line. Column steel still missing in footings 'E10' and 'G10'. Informed Mr. Bob Low that the 6-D902's in both footings were missing. He checked plans and had them installed.</p> <p>Inspected subbase material under footing 'C13' and it met the established criteria for the inspected concrete placement of the stabilization pad.</p>				
<p><b>6-5-74 (Wed.)</b></p> <p>Inspected subbase material under footings 'G7', 'G9', 'G13' and 'D4'. D4 was given a final cleaning and they met the established criteria for the inspected concrete placement of the stabilization pads.</p> <p>Inspected the rebar in combined footing 'C11' and 'E11' and in footing 'A13'. Combined footing O.K., footing 'A13' missing 2 #8's along 'A' line and 4 #6's along '13' line. Conferred with Mr. Bob Low and they were installed.</p>				
<p><b>6-6-74 (Thurs.)</b></p> <p>Inspected subbase material under footings 'K7', 'H7', 'J7' and 'H1'. Material under footings 'K7', 'J7' and 'H1' met the established criteria for the inspected concrete placement of stabilization pads. 'H7' needed more cleaning and while concrete was being placed in 'K7', 'J7' and 'H1', half of 'H7' was cleaned and met the established criteria.</p>				
<p><b>6-7-74 (Fri.)</b></p> <p>Inspected subbase material under footings 'K3', 'K5', 'L1', 'L3', 'L5', 'M7' and the remaining half of 'H7' and they met the established criteria for the inspected concrete placement of the stabilization pads.</p>				
<p>JORDAN GORRILL ASSOCIATES</p> <p><i>Durwood A. Bragg (S)</i></p> <p>Durwood A. Bragg, Inspector</p>				
<table border="1" style="border-collapse: collapse; width: 150px;"> <tr> <td style="text-align: center; padding: 5px;"><b>RECEIVED</b></td> </tr> <tr> <td style="text-align: center; padding: 5px;">JUN 18 1974</td> </tr> <tr> <td style="text-align: center; padding: 5px;">DEPT. OF BLDG. INSP.</td> </tr> <tr> <td style="text-align: center; padding: 5px;">CITY OF PORTLAND</td> </tr> </table>	<b>RECEIVED</b>	JUN 18 1974	DEPT. OF BLDG. INSP.	CITY OF PORTLAND
<b>RECEIVED</b>				
JUN 18 1974				
DEPT. OF BLDG. INSP.				
CITY OF PORTLAND				

Florida Avenue  
Bangor International Airport  
Bangor, Maine 04401  
207-947-0172

JORDAN GORRILL ASSOCIATES  
Consulting Engineers

379 Congress Street  
(Lab at 116 Pearl Street)  
Portland, Maine 04111  
207-774-0313

Job Number: P-101 (73294110)

Date: 6-6-74

Project: Eastern Promenade Condominiums

Client: Benjamin E. Abrams and Associates

Placement: Footings - A9, A11 and combined 73-79 plus stabilization pads for footings B11 and N11.

Date: Received: 5-31-74  
Made: 5-30-74  
Tested: 6-6-74  
Age: 7 Days

Supplier: Cook Concret. Co.  
Mixer # 50  
Ticket # 62073  
Load # 1  
Placement: 20.5+ cubic yards

Storage:  
Job Site : 1 day (s)  
Lab: Lime Solution 6 days  
Other 6 days

Materials:  
C  
FA  
CA 1 1/2"  
Admix

Specimen Dimensions: 6" dia. x 12" length

W/C Ratio:

Temperatures:  
Air:  
Concrete:

Mix (per cubic yard)  
C  
FA  
CA  
Admix

Slump: 3 1/2"



Air:

Design Requirements: 3,000 psi @ 28 Days\*

Specimen No.	Density, pcf	Type of Break	Load, kips	Strength, psi
EP-1A		6	94.0	3,330

Remarks:

Condition of Specimen: Average Strength: psi



Estimated Strength: psi @ Days (See Below) Jordan Gorrill Associates

\*Indicates data furnished by others: By: \_\_\_\_\_

Note: Estimated strengths are extrapolated from early-age test results on the basis of age-strength relationships developed from Maine and nation-wide data. The projected strength values are provided only as an indication of probable future compressive strengths. It is important to note that actual strengths of later test specimens or the concrete in the structure may vary from the projected value.

Rev. 11/72

DV-DG-

cc: Earl Smith  
689 1/2 Portland 04111  
City Hall

Ben Abrams

Russ Dyer  
Un-Mut

# Maine Testing Laboratory

HOLLIS, MAINE 04042  
TEL 929-6605

BRANCH OFFICE: P. O. BOX 1767 -- PORTLAND, MAINE 04104 -- TEL 774-8606 -- AREA CODE 207

DESIGN - TESTING - INSPECTION  
FOR THE CONSTRUCTION INDUSTRY - INTERNATIONAL

REC'D GREEN 6022  
D.V. - DG  
JUN 20 9 25 AM '74  
ACTION SERVICE  
AG SE VW JOB  
INFO  
AG SE VW JOB

## CONCRETE STRENGTH REPORT

CLIENT: Langford & Low, Inc., 87 Springwood Road, South Portland, Maine

PROJECT: Eastern Promenade Condominiums, Portland, Maine

TYPE OF CONCRETE: 3000 psi

LOCATION OF POUR: Footings lines C-9 & C-11

SPECIMEN IDENTIFICATION: 6A

DATE CAST: 8-10-74

DATE REC'D: 8-11-74

DATE TESTED: 8-17-74

AGE IN DAYS: 7

AREA IN SQ. INCHES: 29.3

SLUMP IN INCHES: 4.00 est.

PERCENT AIR: \_\_\_\_\_

TOTAL CRUSHING LOAD: 50,000

COMPRESSIVE STRENGTH-PSI: 1981.0

TYPE OF FRACTURE: 1

REMARKS: \_\_\_\_\_

cc: Langford & Low 2  
Abram Corp. 2

TECHNICIAN: \_\_\_\_\_

TYPICAL FRACTURES



Stephen P. Constermaker

# CONSTRUCTION PROGRESS REPORT

PROJECT Eastern Promenade Condominiums WEEK ENDING 6-15-74  
 CONTRACTOR Abreen Corporation JORDAN GORRILL ASSOC.  
 SUPERINTENDENT Mike St. Amant INSPECTOR Durwood A. Bragg  
George L. Bickford

## SUMMARY OF DAILY ACTIVITIES

6-10-74 (Mon.)
Arrived at the jobsite to inspect the rebar for column footing 'G9', 'G11', 'G13', 'J1' and 'K1'. Rebar size, number, grade and installation all O.K.
Inspected subgrade material for footing 'K7' and combination footing 'L3' and 'L5' which met the established criteria for the inspected concrete placement of the above stabilization pads.
6-11-74 (Tues.)
Inspected subgrade material for footing between lines 'C9' and 'C10' and between lines 'C10' and 'C11', also between lines 'G9' and 'G10' all of which met the established criteria.
Inspected the rebar for footings between lines 'C9' and 'C10' and between lines 'C10' and 'C11' and also in footings 'L1' and 'K7'. Rebar size, number, grade and installation all O.K.
6-13-74 (Thurs.)
Inspected the subgrade material for footing 'G4' which met the established criteria.
Inspected the rebar for combined footing 'K3' and 'K5' and for footing 'G7'. Rebar size, number, grade and installation all O.K.
6-14-74 (Fri.)
Inspected the rebar in footing on line 'I2' from line 'A' to line 'G'. Rebar size, number, grade and installation all O.K. prior to the placement of concrete.
Inspected the subgrade and rebar in column footing 'M1'. Subgrade conforms to the established criteria. Rebar size, number, grade and installation all O.K.
JORDAN GORRILL ASSOCIATES
<i>Durwood A. Bragg (Sig)</i> Durwood A. Bragg, Inspector
<i>George L. Bickford</i> George L. Bickford, Inspector
RECEIVED JUN 26 1974 DEPT. OF BLDG. INSP. CITY OF PORTLAND

7309411C

# CONSTRUCTION PROGRESS REPORT

PROJECT Eastern Promenade Condominiums

WEEK ENDING 6-22-74

CONTRACTOR Abreen Corporation

JORDAN GORRILL ASSOC.

SUPERINTENDENT Mike St. Amant

INSPECTOR George L. Bickford

## SUMMARY OF DAILY ACTIVITIES

6-18-74 (Tues.) Fair - 70's
Arrived at the jobsite to inspect the rebar that had been installed at this time in the foundation wall on line 'C' from line '9' to line '11'. It was noted by the undersigned that the 2-#8 horizontal rebar had been installed with the footing, however, the JL #5 @ 18" V.E.F. had not been installed in the footing except for a short portion of wall between lines '10' and '11'. Notified Mr. R. Garaffo of Abreen Corporation, and he agreed that the JL bars should have been installed with the footing and if it was acceptable with Jordan Gorrill Associates, they would drill 16" to 18" into the footing and install #5 dowels at 18" E.F. I informed Mr. Garaffo that this decision would have to come from Mr. B. Abrams the structural designer.
Phoned Mr. B. Abrams in regard to the above, and he stated that a sketch of the rebar placement in this area would be forthcoming along with a confirmation giving Jordan Gorrill Associates the inspection of all reinforcing steel, #5 and larger in footings, foundation walls and retaining walls.
6-19-74 (Wed.) Fair - 70's
Arrived at the jobsite to inspect the rebars for column footings 'H1', combination footing 'H3' and 'H5' and wall footing on line 'G' from line '9' to '10' to '11'. Rebar size, number, grade and installation all O.K.
Inspected the subgrade material for column footing 'H1' and wall footing on line 'G' from line '10' to '11' all of which met the established criteria.
6-20-74 (Thurs.) Fair - 60's to 70's
Arrived at the jobsite to inspect the rebars for wall footing on line 'G' from lines '11' to '12' and from '12' to '13'. Rebar size, number, grade and installation all O.K.
Inspected subgrade material for the wall footing on line 'G' from line '11' to '13'. Requested that water be removed and a final cleaning be given to the subgrade after which these areas conformed to the established criteria and was ready for the inspected placement of concrete.
6-21-74 (Fri.) Fair - 70's
Arrived at the jobsite to inspect the subgrade and rebar for the wall footing on line 'C' from line '11' to '12' and '12' to '13'. Subgrade conformed to the established criteria after a final cleaning. Rebar size, number, grade and installation all O.K. for the inspected placement of concrete.
JORDAN GORRILL ASSOCIATES
<i>George L. Bickford</i> George L. Bickford, Inspector

Florida Avenue  
Bangor International Airport  
Bangor, Maine 04401  
207-947-0172

JORDAN GORRILL ASSOCIATES  
Consulting Engineers

379 Congress Street  
(Lab at 116 Pearl Street)  
Portland, Maine 04111  
207-774-0313

Job Number: 8-161 (73-0411C)

Date: 6-27-74

Project: Eastern Promenade Condominiums

Client: Benjamin R. Abrams and Associates

Placement: Footings - 'A0', 'A1' and combined 'C9-89' plus stabilization pads for footings 'D11' and 'E11'.

Date Received: 3-31-74  
Made: 3-30-74  
Tested: 6-27-74

Supplier: Good Concrete Co.  
Mixer # 50  
Ticket # 62873  
Load # 2

Age: 28 Days

Placement: 20.5+ cubic yards

Storage:

Job Site 1 day (s)  
Lab: Lime Solution 27 days  
Other days

Materials:

C  
FA  
CA 1 1/2"  
Admix

Specimen Dimensions: 6" dia. x 12" length

W/C Ratio:

Temperatures:

Air:  
Concrete:

Mix (per cubic yard)

C  
FA  
CA  
Admix

Slump: 3 1/2"

Air:

Design Requirements: 3,000psi @ 28 Days\*

Specimen No.	Density, pcf	Type of Break	Load, kips	Strength, psi
--------------	--------------	---------------	------------	---------------

MP-11  
MP-1C

121.5	4,300
123.5	4,970

Remarks:

Condition of Specimen:

Average Strength: 4,135 psi

Types of Break:



Estimated Strength: psi @ Days (See Below)

Jordan Gorrill Associates

\*Indicates data furnished by others:

By: [Signature]

Note: Estimated strengths are extrapolated from early-age test results on the basis of age-strength relationships developed from Maine and nation-wide data. The projected strength values are provided only as an indication of probable future compressive strengths. It is important to note that actual strengths of later test specimens or the concrete in the structure may vary from the projected value.

Rev. 11/72



# CONSTRUCTION PROGRESS REPORT

PROJECT Eastern Promenade Condominiums

WEEK ENDING 07-06-74

CONTRACTOR Abreen Corporation

JORDAN GORRILL ASSOC.

SUPERINTENDENT Mike St. Amant

INSPECTOR Durwood A. Bragg

## SUMMARY OF DAILY ACTIVITIES

7-1-74 (Mon.) Fair - 70's

Arrived at the jobsite to inspect the rebar along 'G' line between lines '10' and '13.' Rebar size, number, grade and installation all O.K.

7-2-74 (Tues.) Fair - 70's

Arrived at the jobsite to inspect the subgrade and the rebar in the footings between 'H1' and 'H3', between 'H3' and 'J3', between 'J3' and 'K3' and for elevator pit. Rebar size, number, grade and installation all O.K. Inspected the rebar in the wall along '12' line between line 'A' and 'C.' Two #5 bars were added along the top of the wall. Rebar size, number, grade and installation all O.K. Inspected rebar in the retaining wall along '1' line between 'C' line and 'H' line including column 'H1.' Rebar size, grade, number and installation all O.K.

7-3-74 (Wed.) Fair - 70's

Arrived at the jobsite to inspect the rebar in the combined footings 'L3' and 'L5' and in footing 'L7.' Rebar size, grade, number and installation all O.K.

7-5-74 (Fri.) Cloudy - 60's

Arrived at the jobsite to inspect the rebar in the wall along '9' line between line 'C' and line 'H' and between 'H9' and 'H7' including columns 'H9' and 'H7.' Rebar size, number, grade and installation all O.K.

Jordan Gorrill Assoc.

*Durwood A. Bragg*  
Durwood A. Bragg

RECEIVED

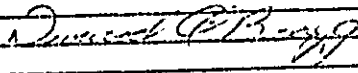
JUL 11 1974

DEPT. OF BLDG. INSP.  
CITY OF PORTLAND

# CONSTRUCTION PROGRESS REPORT

PROJECT Eastern Promenade Condominiums WEEK ENDING 7-12-74  
 CONTRACTOR Abreen Corporation JORDAN GORRILL ASSOC.  
 SUPERINTENDENT Miké St. Amant Durwood A. Bragg  
 INSPECTOR

## SUMMARY OF DAILY ACTIVITIES

7-9-74 (Tues.)	Rainy - 70's
Inspected the rebar in the walls between 'H7' and 'J7', between 'J7' and 'K7', between 'K1' and 'K3', and between 'K3' and 'L3'. Inspected columns 'K1', 'K3' and 'L3'. Rebar size, grade, number and installation all O.K.	
Inspected subgrade under footing from 'K3' to 'L3' and from 'L3' to 'M3' all of which met the established criteria.	
7-12-74 (Fri.)	Fair - 70's
Inspected the subgrade for footings along 'M' line between lines '1' and '7', along 'N' line between '2' and '6', along '2' line, '3' line and '6' line between 'M' and 'N' lines all of which met the established criteria.	
Columns '4D' and '7D', elevator pit walls and footings from 'K7' to 'L7' and from 'L7' to 'M7' were placed without notification so no inspection was performed on rebar or subgrade.	
NOTE: In a letter from Mr. Ben Abrams of Benjamin E. Abrams and Associates, dated July 9, 1974 and received July 12, 1974, Jordan Gorrill Associates was requested to limit its inspection to the subgrade at the main building footings.	
At this time all rebar had been inspected prior to concrete placement with the noted exceptions. All main building footings have been installed as of this date and the subgrade under said footings had been inspected just prior to the concrete placements and met the established criteria.	
Effective with this date of July 12, 1974, Jordan Gorrill Associates has no further involvement with this project unless otherwise notified by the client, Benjamin E. Abrams & Associates, Inc.	
JORDAN GORRILL ASSOCIATES	
 Durwood A. Bragg	
<div style="border: 2px solid black; padding: 5px; display: inline-block;"> <p style="text-align: center; margin: 0;"><b>RECEIVED</b></p> <p style="text-align: center; margin: 0;">AUG 5 1974</p> <p style="text-align: center; margin: 0;">DEPT. OF BLDG. INSP.</p> <p style="text-align: center; margin: 0;">CITY OF PORTLAND</p> </div>	

617 449 4860



**ABREEN CORPORATION**  
*Constructors - Engineers*

**RICHARD T. GARAFFO**  
Project Engineer

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UNDERWRITERS' LABORATORIES, INC.  
ADDITIONAL LISTINGS ON PAGE 11

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December 3, 1973

R7392  
7.0K8236

Canan Hambro Systems, Inc.  
114 E. 25th Street  
Baltimore, Md. 21218

Attention: Mr. R. Swirnow

Subject: Fire Resistance Test of Floor-Ceiling  
Assembly Conducted At ULC on November 2, 1973

Dear Mr. Swirnow:

This letter will summarize the results of the subject fire test on the Floor-Ceiling Assembly incorporating the Hambro D-500 composite steel joists.

The floor assembly consisted of a 2-1/2 in. thick concrete slab of 4000 psi, 150 pcf normal weight concrete topping supported by H1004 Hambro D-500 composite steel joists spaced 49-1/4 in. and 33-5/8 in. on center alternately. The ends of the joists were supported on the periphery of the test frame, and they were not welded to the supports. The floor assembly was unrestrained having a 1 in clearance along all edges.

The test assembly was provided with a membrane ceiling system consisting of steel furring channels spaced 24 in. on center and wire tied to the bottom chord of the Hambro joists. A layer of 1/2 in. thick gypsum wallboard was secured to the furring channels with 1 in. drywall screws spaced 12 in. on center. The wallboard was produced by Domtar Construction Materials, and it is equivalent to Type GFS-3 produced by Georgia Pacific Corp.

Based upon the data obtained from the fire endurance test of the above assembly, we will promulgate a new Design G524 having the following fire resistance rating:

Unrestrained Assembly Rating - 2-Hr