

14-32 TEMPLE STREET -
214-232 FEDERAL STREET

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MICHAEL E. WESTORT
Chairman

EUGENE S. MARTIN
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
MERRILL S. SELTZER
GAIL D. ZAYAC

April 15, 1983

Mainway Parcel #1
(Assessor's No. 32-L-1)
14 to 32 Temple Street - 214 to 232 Federal Street

City of Portland
389 Congress Street
Portland, Maine 04101

cc: Mr. Burton Fisher
D/B/A The Fisher Group
4 Tyler Street
Troy, New York 12100
(Agent for City of Portland)

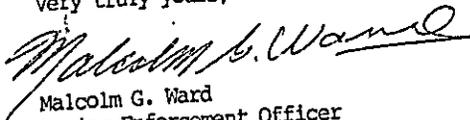
cc: Mr. Kermit Lipez, Atty.

Dear Sir:

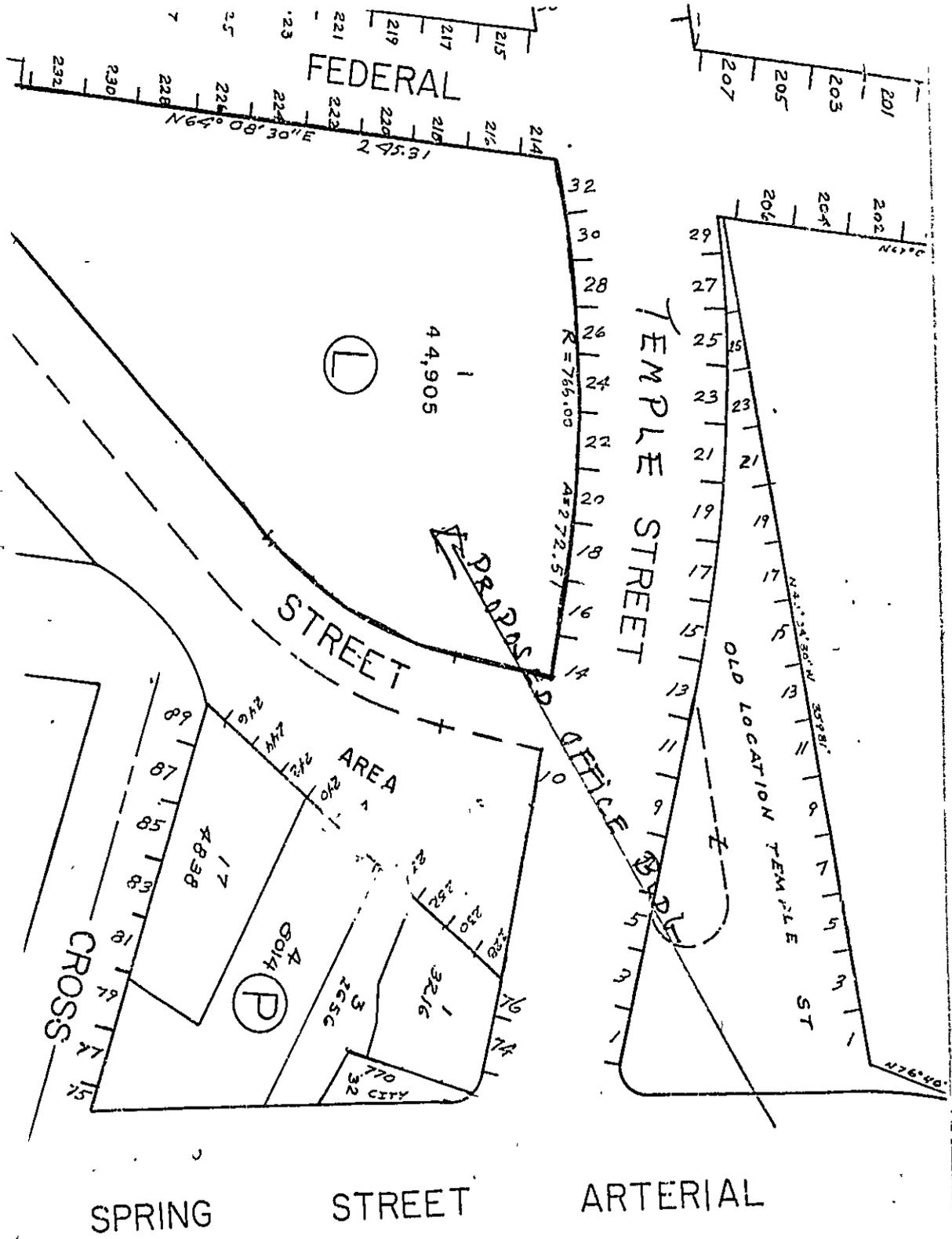
Building Permit and Certificate of Occupancy to construct an office tower, at the above named location, are not issuable under the Zoning Ordinance because the height will be approximately 138 ft. 6 in., as measured from the mid-point of the footprint of the building on the site, rather than the 125 ft. maximum allowed under Section 602.10.C.6 of the ordinance applying to the B-3 Business Zone in which this 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, Room 317, City Hall, to file the appeal on forms which are available here. A fee of \$50.00 for a Space & Bulk Appeal shall be paid at this office at the time the appeal is filed. If fees have been paid, and appeal filed prior to this letter, then consider this letter as a matter of formality, Section 602.24.C.3.b.1.

Very truly yours,


Malcolm G. Ward
Zoning Enforcement Officer

MGW/jmr



CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS



MICHAEL E. WESTORT
Chairman

EUGENE S. MARTIN
Secretary

JACQUELINE COHEN
TIMOTHY E. FLAHERTY
THOMAS J. MURPHY
MERRILL S. SELTZER
GAIL D. ZAYAC

May 4, 1983

City of Portland, Maine
389 Congress Street
Portland, Maine 04101

cc to: Burton Fisher
D/B/A The Fisher Group
4 Tyler Street
Troy, New York 12100

cc to: Kermit Lipez
1 Canal Plaza
Portland, Maine 04101

RE: Appeal at 14-32 Temple Street -
214 to 232 Federal Str

Dear Sir:

Attached is the decision of the Board of Appeals regarding your petition to construct a office tower at the above named location. Please note that your appeal was granted.

Also, before your permit can be issued, you must pay the permit fee itself. Make all checks payable to City of Portland.

Appeal granted with condition of 2 year time limit for construction to start.

Very truly yours,

A handwritten signature in cursive script, appearing to read "Malcolm G. Ward".

Malcolm G Ward
Zoning Enforcement Officer

MGW/t

FINAL
3/17/83

MEMORANDUM OF INTENT

THIS AGREEMENT made this *27* day of *March*, 1983, by and between BURTON FISHER, doing business as The Fisher Group, a New York resident, hereinafter referred to as "Developer", and the CITY OF PORTLAND, MAINE, a body politic and corporate, located in Cumberland County and said State of Maine, hereinafter "City".

WHEREAS, The City of Portland has solicited development proposals for surplus land obtained from the Portland Renewal Authority by Indenture Deed, dated January 19, 1982, and recorded in the Cumberland County Registry of Deeds in Book 4922, Page 168, and particularly parcel No. 1 described in said Deed, the City Council of the City of Portland having waived the requirement of competitive bidding and electing instead to proceed by way of competitive proposals pursuant to Chapter 202 of the Municipal Code; and

WHEREAS, Developer responded to said Request for Proposals and was selected by the City Council for exclusive negotiations over the terms thereof; and

WHEREAS, following such exclusive negotiations, the parties have agreed that the City will sell Developer the parcel of land described above, subject to certain terms and conditions more fully stated hereinafter, and upon the additional understanding that the

parties will cooperate in the creation of a new parking garage, including the reservation of additional public parking therein, all as more fully described hereinafter.

NOW, THEREFORE, in consideration of the mutual promises herein contained, and intending to be bound thereby, the parties agree as follows:

1. The Project

The City and Developer are cooperating in the redevelopment of the above-described parcel No. 1, hereinafter referred to as the "Golden Triangle", which involves the construction of multi-level office and commercial space, a public access atrium, and conversion of a portion of Middle Street into a pedestrian-oriented corridor. The City and Developer are also cooperating in the construction of a new parking garage, on a different parcel located between Middle and Free Streets in which not less than 200 parking spaces will be reserved for short-term public parking.

The project involves an application for assistance from the United States Department of Housing & Urban Development through an Urban Development Action Grant (hereinafter UDAG). At the present time UDAG assistance appears necessary in the approximate amounts of One Million (\$1,000,000) Dollars toward the office building, Four Hundred Thousand (\$400,000) Dollars toward Middle Street improvements and amenities, and Two Million Two Hundred Thousand (\$2,200,000) Dollars toward the parking facility. Industrial Revenue Bond financing is also contemplated with respect to the parking facility. The Project involves no general obligation bonds of the City of Portland.

2. Developer's Obligations

Developer shall use its best efforts to aid the City in obtaining a UDAG Agreement to provide financial assistance to the Project. Developer agrees that it will buy the Golden Triangle for the sum of Six Hundred and Ninety-One Thousand Dollars (\$691,000.00) and construct an office building with commercial space including a public access atrium. All plans and facades for the office building shall be satisfactory to the Planning Board and in substantial conformity with the concept plan presented to the City Council at the time of its authorization of the Application for UDAG assistance. Developer shall also comply with all applicable laws, ordinances and regulations. City hereby appoints Developer as its agent for the purpose of securing all regulatory approvals, permits, and variances in connection with the Project. The conveyance of the Golden Triangle shall be subject to development conditions

relating to the commencement and completion of the Project, as well as those covenants required by the Maine Way Urban Renewal Plan.

Developer will lease a portion of the property located across Middle Street from the Golden Triangle which will have been acquired by the City of Portland and will construct thereon a multi-level parking facility, to be owned by Developer, which shall be capable of accommodating approximately 484 vehicles. The facades and plans for the parking facility shall be satisfactory to the Planning Board. Developer shall comply with all applicable procurement procedures and other legal requirements pertaining generally to UDAG assistance as well as those obligations incorporated into the Participating Party Agreement implementing the UDAG. A second mortgage shall secure Developer's obligations to the City under the UDAG. Developer shall operate, or cause the parking facility to be operated, upon completion. In consideration of the City's undertaking to pay the amounts set forth in Paragraph 3 of this Agreement, Developer shall make available a minimum of 200 spaces for turnover public parking within the parking facility. The users of the turnover spaces shall pay the hourly rates posted for the facility. Developer shall finance its share of the parking facility with (1) not more than \$1,000,000 of private financing; (2) its developer's fee of 10%; and, (3) net syndication proceeds. If Developer elects to utilize a portion of the parking facility upon Free Street for retail uses, the City's share of income from the space converted to retail use will be equal to the income that the City would have received if that portion had remained available for parking.

3. City's Obligations

The City shall sell the Golden Triangle to Developer, as provided above. The City shall obtain control of the land required for the parking facility between Middle Street and Free Street and lease a portion thereof to Developer for a Term of 25 years. The City will use its best efforts to procure UDAG assistance for the Project.

On expiration of the Term, the parking facility shall become the property of the City of Portland unless Developer has exercised its Option to Purchase the land under the parking facility and the right of way to Monument Square. The Purchase Price on expiration shall be the amount of the City's original cost of the land to be conveyed to Developer. Such conveyance by the City to Developer shall reserve an easement for the public to use the 200 public parking spaces, upon payment of the hourly rates posted for the facility, as long as the parking facility continues to exist.

4. Financial Terms for New Parking Facility

Revenues from the new parking facility would be applied to the following items in the following order:

- (a) Payment of property taxes on the parking facility;
- (b) Debt service on original indebtedness;
- (c) Operating costs (including a management fee of \$12,000.00, which would be increased by 6% per year during the term), maintenance, and repair costs; all costs shall be reasonable and comparable to those incurred by similar facilities;
- (d) Rent of One Dollar (\$1.00) per annum;
- (e) Deficits between the gross revenues and the preceding items (a), (b), (c), and (d) carried forward from previous years, together with interest on borrowings to fund such deficits; provided such interest is limited to two (2%) percent over a prime lending standard to be negotiated, unless Developer has first produced evidence of its diligent efforts to secure a loan or loans at or below that limit, and the City cannot locate with the cooperation of Developer a loan at interest at or below that limit.
- (f) The City shall participate pro rata in the remaining revenues to the extent of sixty (60%) percent. Such participation shall be repayment in full of the UDAG obligation.

5. Time Table for UDAG Application Process

The City and Developer recognize that UDAG assistance is essential to the Project. On or before April 1, 1984, Developer shall submit all necessary information for the City to prepare a UDAG Application for submission to UDAG on or before April 30, 1984. If Developer does not submit any necessary information prior to April 1, 1984, this Agreement shall terminate thirty (30) days thereafter, unless during said thirty (30) day period the City Manager or the City Council consents to an extension to a date certain upon being satisfied that sufficient progress has been made by Developer toward the submission of the necessary information or material.

6. Assignment

In accordance with the Proposal submitted by Developer in response to the Request for Proposals, it will be necessary for Developer to form a Maine corporation or limited partnership to fulfill the obligations of Developer under this Agreement. The City agrees that Developer may assign its rights hereunder

to such a corporation or partnership, provided Burton Fisher is a majority shareholder or general partner therein.

IN WITNESS WHEREOF, the parties have executed and delivered on the date first written above.

WITNESS:

CITY OF PORTLAND

Kevin Ardern-Attorney By S. Stephen T. Army
Its City Manager

BURTON FISHER

Kenneth Lopez By Jay Loftus
Jay Loftus, his attorney-in-fact



APPLICATION FOR PERMIT

PERMIT ISSUED

JUN 22 1984

B.O.C.A. USE GROUP
B.O.C.A. TYPE OF CONSTRUCTION 713

ZONING LOCATION ... B-3 ... PORTLAND, MAINE ... April 15, 1983

CITY of PORTLAND

To the CHIEF 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:

- 1. Owner's name and address City of Portland - 380 Congress St. Telephone 775-5451
2. Location of building Burton Fisher d/b/a The Fisher Group 4 Tyler St. Telephone (Not Enclosed yet) Troy, N.Y. 12180-Agent for City of Portland
3. Contractor's name and address

Proposed use of building Office and Retail. No. of sheet
Last use Vacant lot (Surface Parking) No. families
Material No. stories 13 Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$ 12,925,890.00
Appeal Fees \$ 150.00
Base Fee 64,639.45
Late Fee
TOTAL \$

*Refers to memorandum of Intent between City and Burton Fisher dated March 22, 1983

Construct an office retail building at Mainway Parcel # 1 14-32 Temple St., 214-232 Federal St. and a parking garage

Stamp of Special Conditions

on the former Barbit lot on Fore St.

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

DETAILS OF NEW WORK

Is any plumbing involved in this work? Yes
Is any electrical work involved in this work? Yes
Is connection to be made to public sewer? Yes
If not, what is proposed for sewage?
Has septic tank notice been sent? N/A
Form notice sent?
Height average grade to top of plate
Height average grade to highest point of roof 138'
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
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 ceilings: 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?
Fire Dept.:
Health Dept.:
Others:

Signature of Applicant Kenneth Lopez Attorney for
Type Name of above Burton Fisher d/b/a The Fisher Group (Agent for the City of Portland, Owner)
Phone # 775-2361
Other and Address

Sam

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

B

APPLICATION FOR PERMIT

PERMIT ISSUED

JUL 5 1984

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

779

June 29, 1984

ZONING LOCATION PORTLAND, MAINE

CITY OF PORTLAND

To the CHIEF 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 **14-32 Torple St. Corner of 214-232 Federal Street** Fire District #1 #2
- 1. Owner's name and address **Barclay Co. 1 Canal Plaza** Telephone **715-4482**
- 2. Lessee's name and address
- 3. Contractor's name and address **Loevitz & Parris Inc. P.O. Box 2926 04104** Telephone **774-5611**

Proposed use of building **2 tents** No. of sheets

Last use

Material

No. stories

Heat

Style of roof

Roofing

Other buildings on same lot

Estimated contractual cost \$

FIELD INSPECTOR—Mr. @ 775-5451

Appeal Fees \$

Base Fee \$ **50.00**

Late Fee

TOTAL \$ **50.00**

To erect two tents one 30' x 10' and 1 20' x 20' to be used July 3, 1984 for ground breaking ceremonies as per plans. 1 sheet of plans. Flame proof certificate enclosed

CALL CHRISTOPHER WELLS - 657-2231

Stamp of Special Conditions

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

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 not, what is proposed for sewer?
- 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
- cellar
- 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
- Sits (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
- height?
- If one story building with masonry walls, thickness of walls?

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?

MISCELLANEOUS

- APPROVALS BY:
- DATE
- BUILDING INSPECTION—PLAN EXAMINER
- ZONING:
- BUILDING CODE:
- Fire Dept.:
- Health Dept.:
- Others:
- Will work require disturbing of any tree on a public street?
- Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed?

Signature of Applicant *Judith Hubs* Phone #

Type Name of above **Judith Hubs for Northnet Banks** 1 2 3 4

Other

and Address

FIELD INSPECTOR'S COPY

APPLICANT'S COPY

OFFICE FILE COPY

ESTABLISHED 1919

AREA CODE 207 - 774 5618

LEAVITT & PARRIS, INC.

P.O. BOX 3926 PORTLAND, ME 04104

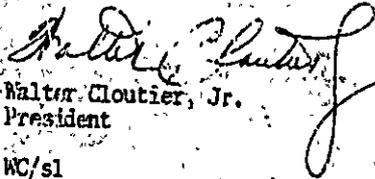
MANUFACTURERS OF CANVAS PRODUCTS
FOR HOME, INDUSTRY AND MARINE

To Whom It May Concern:

This is to certify that the tents supplied NORTHEAST BLANK
are certified flame-resistant that meets the requirements of the
California Fire Marshall, Underwriters Laboratory Test Flamability 354-H
and Government Specs. CCC-C-428A.

Yours very truly,

LEAVITT & PARRIS, INC.


Walter Cloutier, Jr.
President

WC/sl

DATE June 27, 1984

TENTS UP July 2nd, 1984 AM

TENTS DOWN July 3rd, 1984

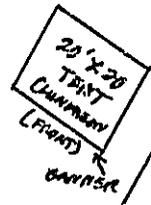
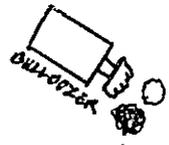
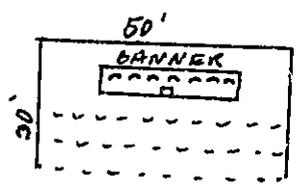
RECEIVED
JUN 29 1984
CITY OF PORTLAND

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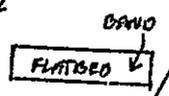
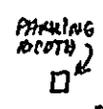
RENTORS OF QUALITY TENTS, CANOPIES AND MORE

PARKING GARAGE

CASCO BLDG.



BENDIS BLDG.



MANUMENT SQUARE

RECEIVED
JUN 29 1984
DEPT. OF BLDG. MSP.
CITY OF FORTLAND

APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION 779

JUL 5 1984

ZONING LOCATION PORTLAND, MAINE June 29, 1984

CITY of PORTLAND

To the CHIEF 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 ... 14-32 Temple St., Corner of 214-232 Federal Street Fire District #1 , #2
1. Owner's name and address ... Barclay Group ... 1 Canal Plaza Telephone .. 775-4482 ..
2. Lessee's name and address Telephone
3. Contractor's name and address ... Leavitt & Parris Inc., P.O. Box 3926 .. 04104 Telephone .. 774-5618 ..

Proposed use of building . 2 tents No of sheets
Last use No families
Material No stories Heat Style of roof Roofing
Other buildings on same lot
Estimated contractual cost \$

FIELD INSPECTOR—Mr. @ 775-5451
Appeal Fees \$
Base Fee 50.00
Late Fee
TOTAL \$ 50.00

To erect two tents one 30' x 50' and 1 20' x 20' to be used July 3, 1984 for ground breaking ceremonies as per plans. 1 sheet of plans. flame proof certificate enclosed

Stamp of Special Conditions

CALL CHRISTOPHER HYDE -657-2231

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

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 not, 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 cellar
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 tree 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?
Fire Dept:
Health Dept:
Others:

Signature of Applicant Judith Hyde Phone #

Type Name of above Judith Hyde for Northeast Banks .. 1 2 3 4

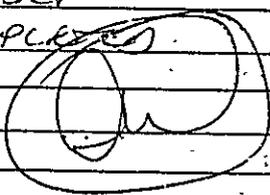
Other and Address

URGENT: H. 10

FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

NOTES

8/2/84
PROTECT
COMPLETED



Permit No. 84/979
Location 1492
Owner
Date of permit 6-29-84
Approved 7-9-84
Dwelling 2
Garage 2
Alteration

[Empty lined area for notes]

[Empty lined area for notes]



CITY OF PORTLAND, M. E.
Department of Building Inspection

Certificate of Occupancy

LOCATION a.k.a. Newland Office Bldg (14-32 Temple St.,
21-41 Fremont Street 214-232 Federal St.)
APPROVED: 4/23, 1987

Issued to The Fisher Group

This is to certify that the building, premises, or part thereof at the above location, built—altered—changed as to use under Building Permit No. 84-713, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire
Limiting Conditions:

7 level parking garage

This certificate supersedes
certificate issued

Approved:

4/23/87
(Date)

Arthur [Signature]
Inspector

James J. Collins, Sr.
P.S. [Signature]
Inspector of Buildings

JPC/CA

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

21-41 Free St.
APPLICATION FOR PERMIT

B.O.C.A. USE GROUP
 B.O.C.A. TYPE OF CONSTRUCTION 713
 ZONING LOCATION B-3 PORTLAND, MAINE April 15, 1983

PERMIT ISSUED
 JUN 22 1984
 CITY OF PORTLAND

To the CHIEF 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 .. (Mainway Parcel #1 (1A-32 Temple St., (214-232 Federal St. Fire District #1 , #2

1. Owner's name and address City of Portland - 389 Congress St. Telephone 775-5451
2. *Option Holders Burton Fisher d/b/a The Fisher Group - 4 Tyler St Telephone
3. Contractor's name and address (Not Selected yet) Troy, N. Y. 12160-Agent for City of Portland

No of sheets
 Proposed use of building Office and Retail No. families
 Last use Vacant Lot (Surface Parking) No. families
 Material No. stories 13 Heat Style of roof Roofing
 Other buildings or same lot none
 Estimated contractual cost \$ 12,925,890.00

FIELD INSPECTOR—Mr. Mike Chack @ 775-5451
 871-8040 ARCH. REP. 11-7-84

Appeal Fees	\$ 50.00
Base Fee	64,639.45
Late Fee	
TOTAL	\$

*Refers to memorandum of Intent between City and Burton Fisher dated March 22, 1983
 Construct an office retail building at Mainway Parcel # 1 14-32 Temple St. 214-232 Federal St. and a parking garage
 Stamp of Special Conditions
 Appeal sustained 4-26 This application is preliminary to get settled the question of zoning appeal. In the event the appeal is sustained this applicant will furnish complete information, estimated cost and pay on the former Benoit lot on Federal St.

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

PERMIT ISSUED WITH LETTER

DETAILS OF NEW WORK

Is any plumbing involved in this work? ... yes Is any electrical work involved in this work? ... yes
 Is connection to be made to public sewer? ... yes If not, what is proposed for sewage?
 Has septic tank notice been sent? ... N/A Form notice sent?
 Height average grade to top of plate Height average grade to highest point of roof 138' 6"
 Size, front depth No. stories solid or filled land? earth or rock?
 Material of foundation Thickness, top bottom cellar
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 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 tree 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?
Fire Dept. James D. O'Connell		YES
Health Dept.		
Others:		

Signature of Applicant Kermit Lopez Phone # 775-2361
 Type Name of above *Kermit Lopez Attorney for 2 3 4
 Burton Fisher d/b/a The Fisher Group (Agent for the City of Portland, Owner
 Other and Address

244
PERMIT ISSUED WITH LETTER
 FIELD INSPECTOR'S COPY APPLICANT'S COPY OFFICE FILE COPY

MONITO CONST. General CONST.

NOTES

7-9-84 Meet with LT. COLLINS, Supt. STE MARTIN AT SITE -- Work being done on securing area by concrete line fence &

7-10-84 Meeting with area business men to explain proposed building plan. 25 present. MA. Gray, Mason, Bruy and myself from city - Blasting major concern

7-11-84 Meeting with Bank and developers to discuss blasting and methods used in blasting - due to data Proc. and effect blasting might have on computers. 7 people present - MA. Gray & myself from city - It was agreed blasting would not exceed 1.0 pounds - It also was agreed that the downtown Exchange would handle also notification of blasting to area businesses

7-16-84 Check area still blasting on Federal Street line -

7-20-84 Digging Northwest corner

7-23-84 still blasting and digging

7-26-84 meeting with contractor & merchants of area - City employees present MA. Gray, MA. Gray, myself.

7-26-84 Footing placed Northeast corner.

7-31-84 Steel in Footing Northeast corner -

8-3-84 Check area with LT. Collins. LT. Collins requested area along middle ST. to be maintained for fire vertical traffic. Still EXCA. held. Placing steel for Footings.

8-10-84 Foundation form being set Northeast corner - Fire Lane open. Blasting complete

8-15-84 Footing ready to set Form for grade beam

8-17-84 - Check prep - Told MA Martin about Aug 22 meeting also asked him about dust control -

100 84/713
 Action 914-0332
 Owner [Signature]
 Date of permit 7/15-84
 Approved 6-22-84
 Dwelling [Signature]
 Garage [Signature]
 Alteration [Signature]

9-6-84 Work going as per plan.

9-10-84 SAME TANK SET.

9-20-84 Reviewed project with arch.

9-24-84 Check project getting ready to place 1st floor Deck

10-9-84 Work going well.

10-12-84 SAME.

10-15-84 Going well.

10-19-84 same.

10-25-84 Check with contractor on set backs from a complaint.

10-26-84 meet with developer and attorney, City Planner & Eng. To determine why structure was set 1 1/2" east of original plan. Reason was wrong measurements ~~and~~ data on west side of structure. Structure still within lot lines.

11-22-84 TALKED with MA. Harada and concrete test on 1st and 2nd level slabs 6-6 F6-65-6-3 (Strength) He has requested that on Nov. 13 a Windsor probe would be complete

12-11-84 Check area work going well -

12-13-84 Placing concrete. 4th level sitting forms on 5th level

12-19-84 - work going well

12-27-84 - same

1-3-85 = work going well work on 5th floor level - concrete protection with mats and heat 2 times per week

1-85 8th floor framing going

2-14-85 work going well

2-19-85 SAME

2-20-85 SAME

2-22-85 work going well

9-6-69

NOTES

11/8/85 CPO for floors of parking garage 1, 2, 3, 4
only 1

9/22/87 CPO entire parking garage

Permit No

Location

Owner

Date of permit

Approved

Dwelling

Garage

Alteration

1432 Temple St.

214-232 Fed St.

214-232 Fed St.

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APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date 8/22/91, 19
 Receipt and Permit number 4523

To the **CHIEF ELECTRICAL INSPECTOR, Portland, Maine:**
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:
 NAME City of Portland ADDRESS:

QUANTITY	FEES
Receptacles <u>3</u> Switches _____ Plugmold _____ ft. TOTAL <u>3</u>	<u>60</u>
FIXTURES: (number of)	
Incandescent <u>2</u> Fluorescent _____ (not strip) TOTAL <u>2</u>	<u>40</u>
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) _____	
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	
Electric (number of rooms) _____	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges _____	
Cook Tops _____	
Wall Ovens _____	
Dryers _____	
Fans _____	
Water Heaters <u>2</u>	
Disposals _____	
Dishwashers _____	
Compactors _____	
Others (denote) _____	
TOTAL <u>2</u>	<u>4.00</u>
MISCELLANEOUS: (number of)	
Branch Panels _____	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	

INSTALLATION FEE DUE: _____
 FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____
 FOR REMOVAL OF A "STOP ORDER" (304-16.b)
 TOTAL AMOUNT DUE: 15.00

INSPECTION: _____ minimum fee
 Will be ready on 8/26- am, 1991; or Will Call _____ \$
 CONTRACTOR'S NAME: Low's Refrigeration & Air Cond. Serv
 ADDRESS: Box 12- Brighton
 TEL: 647-2155
 MASTER LICENSE NO.: Gordon Low #04523 SIGNATURE OF CONTRACTOR: _____
 LIMITED LICENSE NO.: _____

INSPECTOR'S COPY — WHITE
 OFFICE COPY — CANARY
 CONTRACTOR'S COPY — GREEN

