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# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, March 14, 1989

PERMIT ISSUED

APR 7 1989

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 85-1091 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 393-401 Cumberland Avenue Within Fire Limits? Yes Dist. No.           
 Owner's name and address Back Bay Towers Assoc / 130 Clark St. Portland, Me Telephone 772-3396  
 Lessee's name and address same Telephone           
 Contractor's name and address Hitsui Construction / Chicago, Inc. Telephone           
Suite 18 52 Ten South Riverside Plaza Chicago, Ill 60606 Plans filed          No. of sheets           
 Architect           
 Proposed use of building High Rise Apts. 2 story parking garage No. families 116  
 Last use          No. families           
 Increased cost of work 9,758,771.00 Additional fee 48,793.86

B-3

### Description of Proposed Work

Complete project

### Details of New Work

Is any plumbing involved in this work?          Is any electrical work involved in this work?           
 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           
 Material of underpinning          Height          Thickness           
 Kind of roof          Rise per foot          Roof covering           
 No. of chimneys          Material of chimneys          of lining           
 Framing lumber--Kind          Dressed or i/vl size?           
 Corner posts          Sills          Girt or ledger board?          Size           
 Girders          Size          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.  
 Joist and rafters: 1st floor         , 2nd         , 3rd         , roof           
 On centers: 1st floor         , 2nd         , 3rd         , roof           
 Maximum span: 1st floor         , 2nd         , 3rd         , roof         

Approved: Walter Channing Jr. Lic. 114-89

Signature of Owner John E. W...

Approved:          Inspector of Buildings

INSPECTION COPY

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY

PERMIT ISSUED WITH

2/11/89





# PLUMBING APPLICATION

Department of Human Services  
Division of Health Engineering  
(207) 289-3283

**PROPERTY ADDRESS**

Town Or Plantation: Portland, ME

Street: \_\_\_\_\_

Subdivision Lot #: \_\_\_\_\_

**PROPERTY OWNERS NAME**

Last: Back Bay Tower Assoc.

First: \_\_\_\_\_

Applicant Name: AccuTemp, Inc.

Mailing Address of Owner/Applicant (If Different):  
P. O. Box 1598  
Scarborough, ME 04174

PORTLAND PERMIT # 3,262 TOWN COPY

Date Permit Issued: 11/3/89 \$ 1063.00 FEE

L.P.I. # 11123

Local Plumbing Inspector Signature: \_\_\_\_\_

**Owner/Applicant Statement**

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

*Robert W. Thompson* 1-11-89  
Signature of Owner/Applicant Date

**Caution: Inspection Required**

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: \_\_\_\_\_ Date Approved: \_\_\_\_\_

## PERMIT INFORMATION

<b>This Application is for</b>	<b>Type Of Structure To Be Served:</b>	<b>Plumbing To Be Installed By:</b>
1. <input checked="" type="checkbox"/> NEW PLUMBING	1. <input type="checkbox"/> SINGLE FAMILY DWELLING	1. <input type="checkbox"/> MASTER PLUMBER
2. <input type="checkbox"/> RELOCATED PLUMBING	2. <input type="checkbox"/> MODULAR OR MOBILE HOME	2. <input type="checkbox"/> OIL BURNERMAN
	3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING	3. <input type="checkbox"/> MFG'D HOUSING DEALER/MECHANIC
	4. <input type="checkbox"/> OTHER - SPECIFY: <u>2-Story Building</u>	4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE
		5. <input type="checkbox"/> PROPERTY OWNER
		LICENSE # <u>01,829</u>

Hook-Up & Piping Relocation Maximum of 1 Hook Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type Of Fixture
<p><b>OR</b></p> <p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p> <p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p>	4	Hosebib / Sillcock	173	Bathtub (and Shower)
	2	Floor Drain	2	Shower (Separate)
		Urinal	11, 4	Sink
		Drinking Fountain	19, 2	Wash Basin
	1, 4	Indirect Waste	19, 2	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.	8	Clothes Washer
		Grease/Oil Separator	1, 7	Dish Washer
		Dental Cuspidor	1, 4	Garbage Disposal
		Ridet	2	Laundry Tub
		Other: _____	11, 4	Water Heater
Number of Hook-Ups & Relocations				
\$ Hook-Up & Relocation Fee	4, 5	<b>Fixtures (Subtotal) Column 2</b>	98, 8	<b>Fixtures (Subtotal) Column 1</b>
			4, 5	<b>Fixtures (Subtotal) Column 2</b>
			103, 3	<b>Total Fixtures</b>
			\$1063	<b>Fixture Over</b>
			\$	<b>Hook-Up &amp; Relocation Fee</b>
			\$1063	<b>Permit Fee</b>

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 401 Cumberland Ave.

Issued to Hurley Travel Services

Date of Issue 12/5/93

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. 93/4496, 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

Suite 104

APPROVED OCCUPANCY

travel agency

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved by

(Date)

Inspector

Inspector of Buildings

Notice: This certificate is for 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.

934496

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee 125- Zone \_\_\_\_\_

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Back Bay Tower/Hurley Travel Phone # 772-7050  
 Address: 401 Cumberland Ave Pld, NE 04101  
 LOCATION OF CONSTRUCTION 401 Cumberland Ave, Suite 104  
 Contractor: self Sub: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
 Est. Construction Cost: 21,000.00 Proposed Use: Travel Agency  
 Past Use: Vacant  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion Int Renovations

**For Official Use Only** JAN 25 1993  
 Date: January 15, 1993  
 Inside Fire Limits \_\_\_\_\_  
 Bltg Code \_\_\_\_\_  
 Time Limit \_\_\_\_\_  
 Estimated Cost \_\_\_\_\_  
 Subdivision Name: \_\_\_\_\_  
 Ownership: \_\_\_\_\_  
 City of Portland  
 Zoning: B3  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other (Explain) \_\_\_\_\_  
 WDA-1-19-93

**Foundation:**  
 1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Sides) \_\_\_\_\_  
 3. Footings & Ties: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other \_\_\_\_\_

**Floor:**  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_  
 3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
 4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: M W J C Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

**Exterior Walls:**  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_

**Interior Walls:**  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall If required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

**Ceiling:**  
 1. Ceiling Joists Size: \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Type Ceilings: \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_  
**Roof:**  
 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_  
**Chimneys:**  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_  
**Heating:**  
 Type of Heat: \_\_\_\_\_  
**Electrical:**  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_  
**Plumbing:**  
 1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_  
**Swimming Pools:**  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

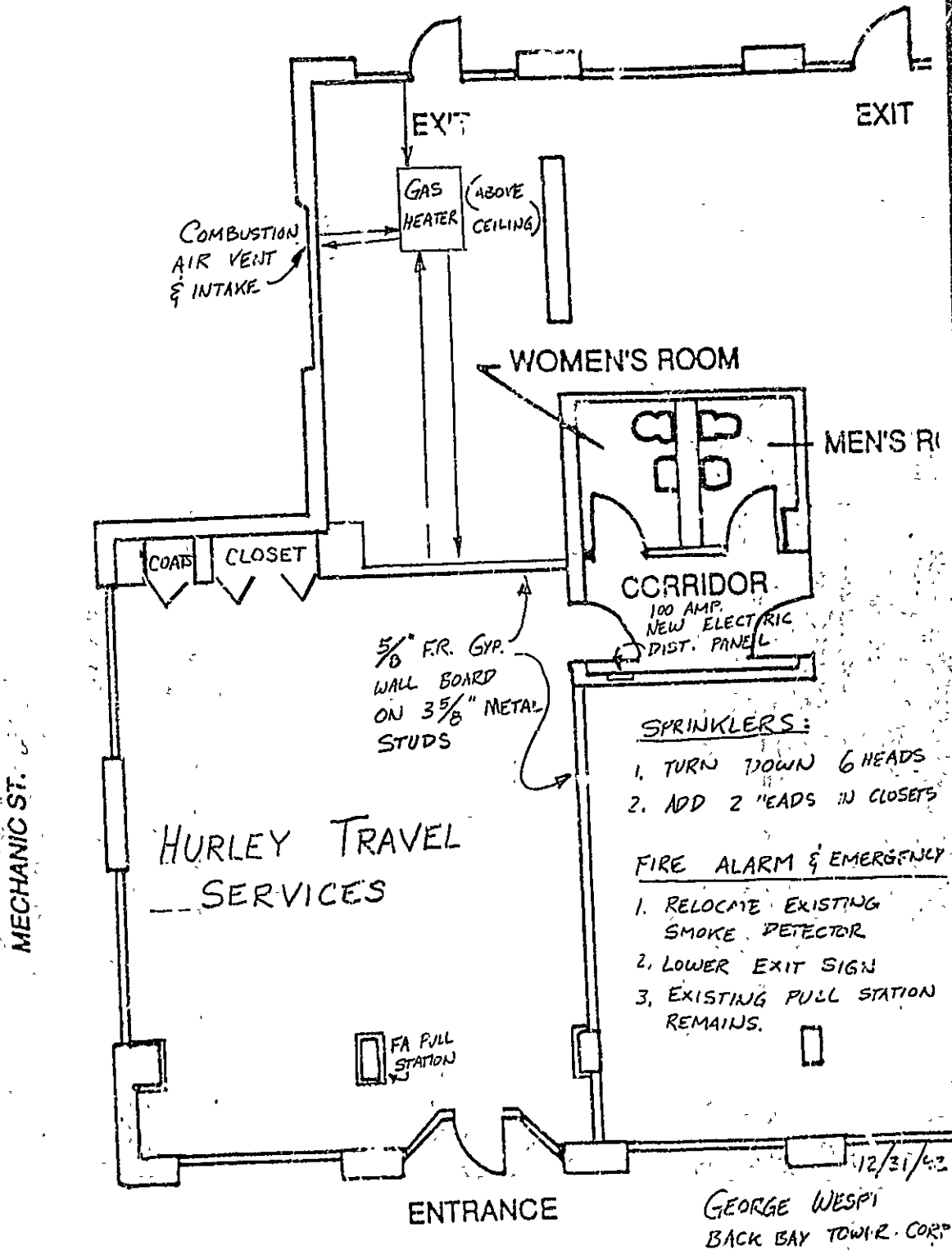
Permit Received By: Mary Gresik  
 Signature of Applicant: George Wespi  
 Date: Jan 15, 1993  
 City of Portland

CONTINUED TO REVERSE SIDE  
 5 m. King White - Tax Assessor  
 deans Attachment  
 Ivory Tag - CEO  
 GEORGE WESPI

**DESCRIPTION OF TENANT IMPROVEMENTS**

- Layout:** See enclosed floor plan.
- Partitions:** All partitions shall be of metal stud & drywall construction and demising walls shall be soundproofed with fiberglass insulation. Walls, trim and painted doors shall be painted with 1 prime coat and 2 finish coats of latex with eg-shell finish.
- Doors & Hardware:** Closet doors will be paint-grade wood bi-folds. Other doors are existing. Common bathroom corridor door will be fitted with a dead-bolt lock (locking from the corridor side) to provide security from other retail tenants sharing the bathroom. Front door cylinder will be re-keyed to match the bathroom lock so that the same key will access either entry to premises.
- Flooring & Base:** Flooring throughout the space shall be one type of carpet as selected by Tenant. An allowance of \$12 per sq installed is carried by the Landlord, any additional cost shall be paid by Tenant. Base trim shall be of painted select pine.
- Ceilings:** Ceilings throughout the space shall be 2' x 2' acoustic tile panels equal to Armstrong "Tegular" in metal grid system.
- Fire Protection:** Sprinkler heads and fire detection/alarin components will be added or relocated to meet all applicable codes.
- HVAC:** Heating is provided by a high efficiency (greater than 90% efficiency) gas furnace with forced hot air, distributed through ceiling diffusers and controlled by a programmable thermostat with remote duct sensor. Air conditioning is through duct coil with exterior condenser unit.
- Electrical:** Electric system includes a separately metered 100 amp service with distribution panel located in the common bathroom corridor. Lighting includes standard 2' x 2' fluorescent ceiling fixtures. Four dedicated receptacles for computers and 10 standard duplex receptacles.

ATTACHMENT A



HURLEY TRAVEL SERVICES

ENTRANCE

EXIT

EXIT

5/8" FR. GYP.  
WALL BOARD  
ON 3 5/8" METAL  
STUDS

FA PULL  
STATION

WOMEN'S ROOM

MEN'S ROOM

CORRIDOR  
100 AMP.  
NEW ELECTRIC  
DIST. PANEL

SPRINKLERS:

- 1. TURN DOWN 6 HEADS
- 2. ADD 2 HEADS IN CLOSETS

FIRE ALARM & EMERGENCY

- 1. RELOCATE EXISTING SMOKE DETECTOR
- 2. LOWER EXIT SIGN
- 3. EXISTING PULL STATION REMAINS.

12/31/62

GEORGE WESPI  
BACK BAY TOWER CORP



GARDEN

EXIT

EXIT

EXIT

WOMEN'S ROOM

MEN'S ROOM

CORRIDOR

LOBBY FOR APARTMENTS

HURLEY  
TRAVEL  
SERVICES

ENTRANCE

ENTRANCE

BACK BAY TOWER

SHORT-TERM PARKING

CUMBERLAND AVE.

MECHANICAL



**APPLICATION FOR PERMIT**  
 DEPARTMENT OF BUILDING INSPECTIONS SERVICES  
 ELECTRICAL INSTALLATIONS

Date 1/15/93, 1993  
 Receipt and Permit number 4176

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:

LOCATION OF WORK: 401 Cumberland Ave 1st floor - retail space #1  
 OWNER'S NAME: Back Bay Assoc ADDRESS: \_\_\_\_\_

OUTLETS:	FEEES
Receptacles <u>10</u> Switches <u>3</u> Plug <u>0</u> ft. TOTAL <u>13</u>	<u>2.60</u>
FLXTURES: (number of)	
Incandescent _____ Fluorescent <u>10</u> (strip) TOTAL <u>10</u>	<u>2.00</u>
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____	
METERS: (number of) <u>1</u>	<u>1.00</u>
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 _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	
TOTAL _____	
MISCELLANEOUS: (number of)	
Branch Panels <u>1</u> Subpanels _____	<u>4.00</u>
Transformers _____	
Air Conditioners Central Unit <u>x</u> _____	<u>10.00</u>
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" (304-16b) ..... TOTAL AMOUNT DUE: <u>19.60</u>	

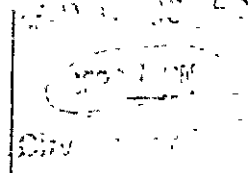
INSPECTION: \_\_\_\_\_  
 Will be ready on 1/19 am, 1993; or Will Call \_\_\_\_\_  
 CONTRACTOR'S NAME: Kealey Elect  
 ADDRESS: Box 3235- Pliu  
 TEL: 797-3772  
 MASTER LICENSE NO. Michael Kealey SIGNATURE OF CONTRACTOR  
 LIMITED LICENSE NO. #0176

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



APPLICATION FOR PERMIT

B.C.C.A. USE GROUP .....  
 B.C.C.A. TYPE OF CONSTRUCTION ..... 1001  
 ZONING LOCATION ..... PORTLAND, MAINE, Sept. 13, 1986



To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE:  
 I hereby apply for a permit to erect, alter, or demolish the following structure:  
 Location of structure in accordance with the laws of the State of Maine: Portland, Maine, District 12, Block 12, Lot 12  
 Description of structure with plans and specifications: 2-story brick apartment building with parking garage  
 Address: 45 Cassco St., Portland, ME 04102  
 Telephone: 772-2399

Estimated cost of construction: \$250,000  
 Estimated cost of parking garage: \$12,000  
 Estimated cost of parking spaces: \$2,000  
 Total estimated cost: \$264,000  
 Appeal granted: [initials]  
 Appeal Fees: \$150.00  
 Base Fee: \$1,270.00  
 Inspection Fee: \$350.00  
 TOTAL: \$1,770.00

To construct foundation only for high rise apartment building & parking garage, 12,000 sq. ft. for parking, 2,000 sq. ft. for parking.

PERMIT ISSUED WITH LETTER

NOTE TO APPLICANT: *11-26-86 Permit renewed. New contractor.*

DETAILS OF NEW WORK  
 Is plumbing involved in this work? ...  
 Is connection to be made to sewer? ...  
 Has septic tank notice been sent? ...  
 Height above grade to top of plate ...  
 Size, from ... depth ...  
 Material of foundation ...  
 Kind of ...  
 No. of chimneys ...  
 Framing lumber - Kind ...  
 Size of ...  
 Studs outside walls and ...  
 On centers ...  
 On centers ...  
 On centers ...

IF A GARAGE  
 No. of new accommodation ...  
 Will it ...

APPROVED BY: [Signature]  
 BUILDING DEPARTMENT PLANNING & INSPECTION  
 ZONING ...  
 BUILDING CODE ...  
 Fire Dept. ...  
 Health Dept. ...  
 Others ...  
 I hereby certify that the above work complies with the provisions of the laws of the State of Maine relating to the construction of buildings and structures.  
 [Signature]  
 Chief of Building & Inspection Services

FIELD INSPECTOR'S COPY APPLICATION'S COPY OFFICE FILE COPY



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 393-401 Cumberland Ave.

Issued to Back Bay Tower Associates

Date of Issue 9/20/90

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. 35-1091, 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

All dwelling units (116) and common areas related to dwelling areas; including garage, pool & roof gardens

Limiting Conditions.

This Certificate of Occupancy does not cover retail areas. Separate permits will be required for these areas.

This certificate supersedes certificate issued

Approved:

9/21/90

(Date)

*[Signature]*

Inspector

*[Signature]*  
Inspector of Buildings

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

DPW/C. Per. P.H.



# APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1

Portland, Maine, March 14, 1989

PERMIT ISSUED

APR 7 1989

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 85-1091 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 393-401 Cumberland Avenue Within Fire Limits? yes Dist. No. .....  
 Owner's name and address Back Bay Tower Assoc. / 130 Clark St. ptld., Me Telephone 772-3399  
 Lessee's name and address same Telephone .....  
 Contractor's name and address Mitsui Construction/ Chicago Inc. Telephone .....  
 Architect Suite 18 52 Ten South Riverside Plaza Chicago, Ill 60606 Plans filed ..... No. of sheets .....  
 Proposed use of building High Rise Apts. - 2-story parking garage No. families 116  
 Last use ..... No. families .....  
 Increased cost of work 9,758,771.00 Additional fee 48,793.86

### Description of Proposed Work

B-3  
Complete project

116

### Details of New Work

Is any plumbing involved in this work? ..... Is any electrical work involved in this work? .....  
 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 .....  
 Material of underpinning ..... ght ..... Thickness .....  
 Kind of roof ..... Rise per foot ..... Roof covering .....  
 No. of chimneys ..... Material of chimneys ..... of lining .....  
 Framing lumber—Kind ..... Dressed or full size? .....  
 Corner posts ..... Sills ..... Girt or ledger board? ..... Size .....  
 Girders ..... Size ..... 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 .....

Approved: William C. Blawie Jr. Lic. #484

Signature of Owner George E. W...

INSPECTION COPY

Approved: [Signature] Inspector of Buildings

FILE COPY

OK WD 4-5-89

APPLICANT'S COPY

ASSESSOR'S COPY

PERMIT ISSUED WITH LETTER

2 MR. CARROLL



CITY OF PORTLAND, MAINE

389 CONGRESS STREET  
PORTLAND, MAINE 04101  
(207) 874-8300

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT  
April 6, 1989

P. SAMUEL HOFFSES, CHIEF  
INSPECTION SERVICES DIVISION

Mitsui Construction/Chicago Inc.  
Suite 1852 Ten South Riverside Plaza  
Chicago, Ill. 60606

Re: 393-401 Cumberland Avenue, Portland, Maine (Back Bay Tower)

Dear Sir:

Your application to construct a 15 story residential building, foundation permit granted September 24, 1985, has been reviewed and a permit is herewith issued subject to the following requirements:

Site Plan Review Requirements

All site plan requirements as placed on this project by the Portland Planning Board and on the original permit issued September 24, 1985 for foundation only. Permit #1091/85.

Building and Fire Code Requirements

Use Group Classification - Mixed use - R-2, A-3  
Type of construction - 1B BOCA - 2B by NFPA

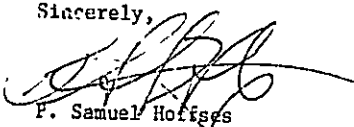
This permit is issued under BOCA Basic Building Code 1984 ninth edition - NFPA 101 Life Safety Code 1985.

- 1.) This permit is issued with the understanding that it meets requirements of Section 618.0 High-Rise Building of the Building Code.
- 2.) At least one of the required exits shall be a smokeproof enclosure.
- 3.) All required means of egress shall be indicated with approved internally illuminated signs reading EXIT.
- 4.) All exit signs shall be illuminated at all times. These signs must be connected to an emergency electrical system.
- 5.) All means of egress shall be equipped with artificial lighting facilities to provide intensity of illumination herein prescribed continuously. This egress lighting shall be wired on a circuit independent of circuits within dwelling units.
- 6.) Handicapped accessible and useability shall be maintained as per State law.
- 7.) Swimming pool will meet requirements of section 616.0 of the Building Code.
- 8.) The parking garage area is classified as an open parking structure therefore must meet the requirements of Section 617 of the Building Code.
- 9.) Each one of the use groups shall be completely separated by fire walls having a fire resistance rating corresponding to the highest fire grade prescribed in table 1402. of the Building Code.
- 10.) A one (1) hour fire resistance rating of structure element must be constructed between dwelling units.

- 11.) Columns, girders, trusses, beams, lintels or other structural members are required to have a fire resistance rating of 3 hours.
- 12.) Firestopping/draftstopping shall comply with Section 1420. of the Building Code.
- 13.) Fire emergency venting shall be installed as per section 713.0 of the Building Code.
- 14.) Sound transmission control shall comply with Section 715.0 of the Building Code.
- 15.) All glazing shall comply with Section 1301.0 of the Building Code.
- 16.) A separate permit must be obtained for the fire suppression and alarm system. This is a Fire Department requirement and must have their approval.
- 17.) The fire suppression system shall meet the requirements of Section 1702 of the Building Code.
- 18.) Standpipe shall be located and installed as per NFPA 14 and Section 1711.2.1 through 1711.2.11 of the Building Code.
- 19.) All Fire Department connections shall be as per Sections 1713.1, 1713.2, 1713.3, 1713.4 and 1713.8 of the Building Code.
- 20.) An automatic fire alarm system shall be installed throughout this building as per Section 1715 of the Building Code.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,

  
F. Samuel Hoffges  
Chief, Inspection Services

cc: Lt. Garroway, Fire Prevention





Construction Management • Construction Claims • Value Engineering • Estimating

January 26, 1989

Mr. Samuel Hoffses  
Chief Of Inspection Services  
Portland City Hall  
389 Congress Street  
Portland, Maine

Re: Back Bay Tower, Building Permit

Dear Mr. Hoffses:

With this letter we are requesting an amendment to permit No. 1091 (copy enclosed) issued on September 24, 1985 and renewed on November 26, 1986, for Back Bay Tower at 939-401 Cumberland Avenue. We have also enclosed a copy of Mr. Warren Turner's letter to Ms. Pamela Gleichman on October 22, 1987 stating the Appeals Board decision that the foundation permit is still in effect.

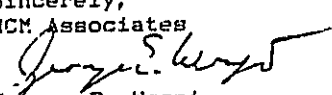
The amendment we are requesting is for the balance of the construction work as shown in the drawings and specifications issued by Sasaki Associates on September 25, 1987 (delivered to the building department separately).

Enclosed is a check for 48,793.86 for the permit fee based on an estimated value of \$10,008,771.00 for the balance of work at \$5.00 per thousand dollars of construction cost. (See attached breakdown.)

Please review the referenced drawings and specifications, and issue the amendment without delay.

Thanking you in advance

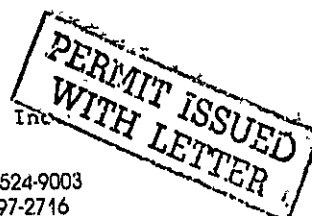
Sincerely,  
NCM Associates

  
George E. Weapi  
Back Bay Tower  
Assistant Project Manager

GEW/dp

Enclosures

Copy: J. O'Donnell, Back Bay Tower Associates  
S. Suqura, Mitsu Construction Chicago, Inc.



RFD 8, Box 188 • Gilford, New Hampshire 03246 • 603/524-9003  
400 Riverside Street • Portland, Maine 04103 • 207/797-2716

## PROJECT COST BREAKDOWN

BACK BAY TOWER

JANUARY 25, 1989

<u>DIV. #</u>	<u>DESCRIPTION</u>	<u>CONTRACTED AMOUNT</u>
D-3	Cast-in-Place Concrete	
	Labor Contract	2,100,000
	Concrete Material	576,907
	Reinforcing Steel	397,354
	Rock Anchors	22,500
		10,000
D-4	Masonry	1,145,164
D-5	Structural & Misc. Steel	285,335
	Erection	
	Stairs, Rails & Ladder Handrails	135,330
D-6	Rough Carpentry	30,000
D-7	Roofing, Waterproofing	180,943
	Perimeter Insulation	7,500
D-8	Doors & Hardware	285,368
	Windows, Glass & Glazing	691,000
	Overhead Doors	9,000
D-9	Meta. Studs, Drywall,	1,159,387
	Stucco, Insulation	
	Acoustic Ceilings	22,000
	Flooring	135,000
	Painting	149,460
D-10	Metal Toilet Compartments	1,000
	Louvers & Vents (Accutemp)	25,431
D-11	Parking Equipment	24,712
	Trash Chute & Compact.	16,000
D-13	Swimming Pool	19,715
D-14	Elevators	227,000
D-15	Plumbing & HVAC	1,261,300
	Fire Protection	222,190
D-16	Electrical	869,175
		=====
	TOTAL	\$10,008,771

PERMIT ISSUED  
 1/25/89

**CITY OF PORTLAND, MAINE**  
ZONING BOARD OF APPEALS



MERRILL S. SELTZER  
Chairman

JOHN C. KNOX  
Secretary

ROBERT J. GAUDREAU  
THOMAS F. JEWELL  
DAVID L. SILVERNAIL  
MICHAEL E. WESTORT  
CHRISTOPHER DINAN

393-401 Cumberland Avenue

October 22, 1987

Mrs. Pamela W. Gleichman  
Back Bay Tower Associates  
c/o Gleichman & Company, Inc.  
45 Casco Street, Suite 100  
Portland, Maine 04101

Dear Mrs. Gleichman:

At the meeting of the Board of Appeals on Thursday afternoon, October 8th, in Room 209, City Hall, Portland, Maine, the Board voted by a vote of six opposed to one in favor to support the decision of the Planning Director that the variances had expired for the Back Bay Towers project. As a result the building permit issued November 26, 1986 is considered to still be in effect. This was the renewal of the earlier permit for a foundation.

We understand the problems which you outlined concerning financing which contributed to the untimely delay in proceeding with the installation of the foundation for Back Bay Towers.

Sincerely,

*Warren J. Turner*  
Warren J. Turner  
Zoning Enforcement Inspector

cc: Merrill Seltzer, Chairman, Board of Appeals  
Joseph E. Gray, Jr., Director, Planning & Urban Development  
Alexander Jaegerman, Chief Planner  
P. Samuel Hoffses, Chief, Inspection Services  
Burt MacIsaac, Code Enforcement Officer

PERMIT ISSUED  
WITH LETTER

# APPLICATION FOR PERMIT

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

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

1111031

ZONING LOCATION .....

PORTLAND, MAINE

Sept. 29, 1965

To the CHIEF OF BUILDING & INSPECTION SERVICES, PORTLAND, MAINE  
 The undersigned hereby applies for a permit to erect, alter, repair, demolish, reconstruct, or all 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 as indicated hereon with and the following specifications:

- LOCATION ..... 393-401 Cumberland Avenue
1. Owner's name and address .. Back Bay Tower Assoc. - 45 Cosco St. Tel phone [ ] [ ] [ ] [ ]
  2. Lessee's name and address .. Suite # 100 Skyline Const. Telephone 772-3395
  3. Contractor's name and address .. ~~45 Cosco St.~~ Telephone 772-3399

Proposed use of building .. high rise apartment 2 story parking garage  
 Last use ..  
 Material .. No. stories ..  
 Other buildings on same lot ..  
 Estimated contractual cost \$..... appeal granted 12-64

FIELD INSPECTOR—Mr. 250,000

To construct foundation only for apartment building & parking garage footprint for apt bldg. 22,000 sq. ft.

**NOTE TO APPLICANT:** Separate permit for electrical and mechanical

**11-26-86 Permit renewed. New contractor.**

### DETAILS OF NEW WORK

- Is any plumbing 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 .. Rise per ..
- No of chimneys .. Material of .. Kind of heat .. fuel ..
- Framing Lumber—Kind .. Dressed ..
- Size Girder .. Column under ground ..
- Studs (outside walls and carrying partitions) ..
- Joists and rafters, 1st floor ..
- On centers, 1st floor ..
- Maximum span, 1st floor ..

### GARAGE

- No. cars now accommodated on same lot ..
- Will automobile repairing be done other than minor repairs to ..

### MISCELLANEOUS

- Will work require disturbing of any tree on a public street? .. NO
- 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

APPROVALS BY: *[Signature]*  
 BUILDING INSPECTION PLAN EXAMINER  
 ZONING: *[Signature]*  
 BUILDING CODE:  
 Fire Dept.:  
 Health Dept.:  
 Others:

Signature of Applicant *[Signature]*  
 Type Name of above .. Peter S Skapinski for  
 Back Bay Tower Assoc.  
 and Address

Phone # 3366  
 10x 20 30 40

**PERMITS SECTION**  
**WITH LETTER**

COPY .. APPLICATION'S COPY .. OFFICE FILE COPY

NOTES

5-16-87 1:00 P.M.

Work in progress

5-27-87 9:20 a.m. No work

5-28-87 8:50 a.m. " "

5-29-87 7:35 a.m. " "

6-1-87 10:00 a.m. Working

6-2-87 7:10 a.m. Working

6-4-87 WORKING

6-5-87 WORKING

6-8-87 " "

6-9-87 " "

Work continued

6-16-87

No work

" "

" " 7:10

9-2-87

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Person No. 85/1094  
 Location 8937-01  
 Date 9-18-85  
 Due if permit 9-27-85  
 Approved  
 Docking  
 Storage  
 Allocation  
 Inspection only

393 CUMBERLAND AVENUE



Full cut # 0205 • Half cut # 0203H • Third cut # 0203I • Fifth # 0203R



# APPLICATION FOR PERMIT

Class of Building or Type of Structure Third Class

Portland, Maine, October 3, 1950

PERMIT ISSUED  
01838  
OCT 3 1950  
CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to ~~erect~~ ~~occupy~~ ~~demolish~~ ~~in~~ ~~and~~ the following building ~~structure~~ ~~equipment~~ in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 393 Cumberland Ave. Within Fire Limits? Yes Dist. No. \_\_\_\_\_  
 Owner's name and address Royal Realty Co., 463 Congress St. Telephone \_\_\_\_\_  
 Lessee's name and address \_\_\_\_\_ Telephone \_\_\_\_\_  
 Contractor's name and address owner Telephone \_\_\_\_\_  
 Architect \_\_\_\_\_ Specifications \_\_\_\_\_ Plans no No. of sheets \_\_\_\_\_  
 Proposed use of building \_\_\_\_\_ No. families \_\_\_\_\_  
 Last use Lodging House No. families \_\_\_\_\_  
 Material frame No. stories 2 1/2 Heat \_\_\_\_\_ Style of roof \_\_\_\_\_ Roofing \_\_\_\_\_  
 Other buildings on same lot \_\_\_\_\_  
 Estimated cost \$ \_\_\_\_\_ Fee \$ 1.00

### General Description of New Work

To demolish existing 2 1/2 story frame building.

Do you agree to tightly and permanently close all sewers or drains connecting with public or private sewers from this building or structure to be demolished under the supervision and to the approval of the Dept. of Public Works of the City of Portland? Yes

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO**

### Details of New Work

Is any plumbing involved in this work? \_\_\_\_\_ Is any electrical work involved in this work? \_\_\_\_\_  
 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 \_\_\_\_\_  
 Material of underpinning \_\_\_\_\_ Height \_\_\_\_\_ Thickness \_\_\_\_\_  
 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 \_\_\_\_\_ Girt or ledger board? \_\_\_\_\_ Size \_\_\_\_\_  
 Girders \_\_\_\_\_ Size \_\_\_\_\_ 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? \_\_\_\_\_

APPROVED:

\_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### Miscellaneous

Will work require disturbing of any tree on a public street? no  
 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

Royal Realty Co.

*Christian G. Kragerlund*  
*Paul C. Dumas*

Signature of owner BY:

INSPECTION COPY

NOTES

13/14/50 - W. A. ...

1913

Permit No. 50152  
 Location ...  
 Owner ...  
 Date of permit 1/10/50  
 Notif. closing-in ...  
 Inspn. closing-in ...  
 Final Notif. ...  
 Final Inspn. ...  
 Cert. of Occupancy issued ...

General Description of Work  
 Estimated cost \$ 1.00  
 (This section is crossed out with a large X)

The purpose of this report is to ...  
 The work was done in accordance with ...  
 The following items were checked: ...  
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All work was done in accordance with ...  
 The following items were checked: ...  
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REVISION COPY



APPLICATION FOR PERMIT

PERMIT ISSUED

B.O.C.A. USE GROUP

B.O.C.A. TYPE OF CONSTRUCTION

1.091

SEP 24 1985

ZONING LOCATION PORTLAND, MAINE Sept. 13, 1985

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 393-401 Cumberland Avenue - Back Bay Tower
1 Owner's name and address Back Bay Tower Assoc. - 45 Casco St. Fire District #1 [ ] #2 [ ] Telephone .772-3399.
2 Lessee's name and address Suite # 100 Telephone ..
3 Contractor's name and address C. M. Cimino, Inc. - 3 Warren Ave. Telephone .... 854-8876
West 07092 No of sheets ..
Proposed use of building high rise apartments & 2 story parking garage families ... 115
Last use .. No families ..
Material .. No stories .. Heat .. Style of roof .. Roofing ..
Other buildings on same lot ..
Estimated contractual cost \$ 250,000 appeal granted 7-12-84 Appeal Fees \$ 50.00
FIELD INSPECTOR-Mr @ 775-5454 elite plan fee Base Fee ... 1,270.00
Late Fee 350.00
TOTAL \$ 1,620.00

To construct foundation only for high rise apartment building & parking garage, 10,000 sq ft. Stamp of Special Conditions footprint for apt bldg. 22,000sq ft. for parking garage

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? no Is any electrical work involved in this work? no
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 wall? 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? no
ZONING:
BUILDING CODE. Will there be in charge of the above work a person competent
Fire Dept. to see that the State and City requirements pertaining thereto
Health Dept. are observed? yns
Others

Signature of Applicant Peter S Skapinsky for Back Bay Tower Assoc. Phone # same
Type Name of above Back Bay Tower Assoc. I [ ] 2 [ ] 3 [ ] 4 [ ]
Other
and Address

6