

PERMIT TO INSTALL PLUMBING

Address APPLE LEDGE CONDO, S

PERMIT NUMBER 2628

Date Issued

Portland Plumbing Inspector

By ERNOLD R. GOODWIN

App. First Insp.

App. Final Insp.

Date

By

Type of Bldg.

- Commercial
- Residential
- Single
- Multi-Family
- New Construction
- Remodeling

Station for

Owner of Bldg

Owner's Address

Plumber's

S. S. PLUMBING & HEATING

Date 1. Oct. 1987

NEW	REPL		NO.	FEE
		SINKS		
		LAVATORIES		
		TOILETS		
		BATH TUBS		
		SHOWERS	supplement to cover	
		DRAINS		
		HOT WATER TANKS	including surface	\$16.00
		TANKLESS WATER HEATERS		
		GARBAGE DISPOSALS		
		SEPTIC TANKS		
		HOUSE SEWERS		
		ROOF LEADERS		
		AUTOMATIC WASHERS		
		DISH WASHERS		
		OTHER		
TOTAL				\$16.00

Building and Inspection Services Dept. Plumbing Inspection

CITY OF PORTLAND, MAINE  
MEMORANDUM

TO: Sam Hoffses, Chief of Building Inspections

DATE: 1/18/89

FROM: Paul Niehoff, Materials Engineer *PN*

SUBJECT: Appleledge Condominiums Certificate of Occupancy

We have had various discussions with John Shaw of Shaw Enterprises regarding the items that need to be completed/corrected on the Appleledge Condominium project. Some items have been completed but weather restraints prohibit the completion of others. John Shaw has agreed (see attached letter) to correct the items by May 15, 1989. If Building Inspections is satisfied, I would suggest issuing temporary C.O.s for the requested units with an expiration date of May 15, 1989.

Any questions, please call 9338. Thanks

PN/sc

cc: George A. Flaherty, Director of Parks/Public Works  
Bill Boothby, Acting City Engineer  
Nancy Knauber, Engineering Tech III  
Rick Knowland, Planner

attachment

**SHAW ENTERPRISES**  
475 Stevens Ave.  
Portland, Me. 04103

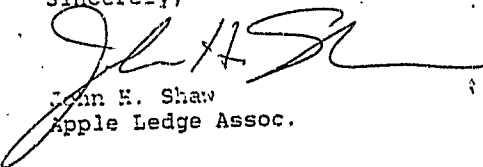
January 17, 1989

To: Paul Neihoff  
Engineering Dept.  
City of Portland

From: John E. Shaw  
Apple Ledge Assoc.

This letter is set forth in order to respond to concerns relating to the completion of some site work details with respect to the Apple Ledge condominium project. The items were detailed in a meeting with Paul Neihoff, Nancy Knauber, Rick Nolan and John Shaw, and further delineated in a letter drafted by Nancy Knauber. All were in agreement as to what exactly needed to be completed in order to rectify these concerns and Apple Ledge Associates representative John Shaw agreed to have these items completed by May 15, 1989. Should you or any person in your department have any further questions please call. Thank you for your cooperation.

Sincerely,

  
John E. Shaw  
Apple Ledge Assoc.

js

Sam  
Hoffles



CITY OF PORTLAND, MAINE

55 PORTLAND STREET  
PORTLAND, MAINE 04101  
(207) 775-5451

PARKS & PUBLIC WORKS

GEORGE A. FLAHERTY  
DIRECTOR

December 15, 1988

John Shaw  
Shaw Enterprises  
475 Stevens Avenue  
Portland, ME 04103

RECEIVED  
DEC 20 1988

DEPT. OF BUILDING INSPECTIONS  
CITY OF PORTLAND

Dear John:

Reduction of Appleledge Letter of Credit #26827

I regret to inform you that at the present time I am unable to reduce the Letter of Credit for Appleledge for various reasons. One reason is that a reduction can only be made when all the underground improvements have been completed to the satisfaction of Public Works. It is my understanding that the entire project was bonded, but the project itself was phased and is not completed at the present time. There are also numerous deficiencies with some of the underground work such as unfinished channels, brick riser installed incorrectly and some manholes, inlets etc. cannot be found to inspect.

Also, there are many problems associated with the site work such as pavement failures, curb not installed, drainage problems, etc.

Three particular unsafe items have been mentioned to Jennifer Shaw on November 23, 1988. Those are as follows:

1. Street light in paved area of Demerest and Appleledge.
2. Steep drop off at end of Demerest Street; a guardrail needs to be installed immediately.
3. One foot deep erosion area to the right of pavement on Appleledge is dangerous.


There are numerous other items that need correction, but instead of listing them here, I will suggest that the best way to address these items is for Shaw Enterprises to re-submit six (6) sets of plans to planning showing all changes and proposed changes for their review. After their review we can schedule a meeting to review the changes and the items of concern.

Page Two  
Shaw Enterprises

I also want to inform you that I am notifying Building Inspections not to issue Certificates of Occupancy as the City Ordinance states that all public improvements have to be completed prior to Certificate of Occupancy issuance.

We would like to work with you to resolve these items as soon as possible to get this squared away. Please call me if you would like to discuss the project further.

Sincerely yours,

  
Paul Niehoff  
Materials Engineer

WPM/4fm

pc: Bill Boothby, Acting City Engineer  
George Flaherty, Director of Parks/Public Works  
Sam Hoffses, Chief of Inspection Svcs.  
Joseph Gray, Director of Planning/Urban Development  
Natalie Burns, Corporation Counsel  
Nancy Knauber, Engineering Tech