

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit # 003 B00501
PERMIT ISSUED
DEC - 2 2005
CITY OF PORTLAND

This is to certify that Favor Janet M/Mike Adams & D Const
has permission to first floor condo add door from hall to kitchen w/ unit
AT 55 Morning St

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the City of Portland and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in. 4 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
12/1/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1735	Issue Date:	CBL: 003 B005011
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Location of Construction: 55 Morning St	Owner Name: Favor Janet M	Owner Address: 55 Morning St # 1-1	Phone:
Business Name:	Contractor Name: Mike Adams / M & D Const	Contractor Address: 80 Cottage St Westbrook	Phone: 2076715911
Lessee/Buyer's Name	Phone:	Permit Type:	Zone:

Past Use: 5 Unit Condo	Proposed Use: 5 Unit Condo/ first floor condo add door from hail to kitchen within unit	Permit Fee: \$30.00	Cost of Work: \$600.00	CEO District: 1
Proposed Project Description: first floor condo add door from hall to kitchen within unit		FIREDEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>		INSPECTION: Use Group: <i>R-2</i> Type: <i>5</i> <i>IBC 7.003</i>

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied Signature: _____ Date: _____	
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Permit Taken By: Idobson	Date Applied For: 11/30/2005	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>12/01/05</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>12/01/05</i>
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CERTIFICATION

I hereby certify that I am the owner of record of the named property, or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1735	Date Applied For: 11/30/2005	CBL: 003 B005011
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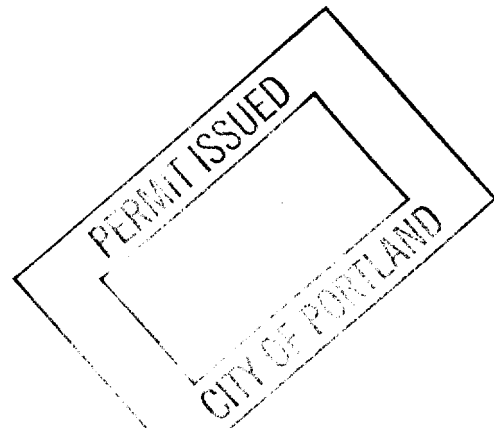
Location of Construction: 55 Morning St	Owner Name: Favor Janet M	Owner Address: 55 Morning St # 1-1	Phone:
Business Name:	Contractor Name: Mike Adams / M & D Const	Contractor Address: 80 Cottage St Westbrook	Phone: (207) 671-5911
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Multifamily	

Proposed Use: 5 Unit Condo/ first floor condo add door from hall to kitchen within unit	Proposed Project Description: first floor condo add door from hall to kitchen within unit
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Dept: Zoning **Status:** Approved **Reviewer:** Tammy Munson **Approval Date:** 12/01/2005
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 12/01/2005
Note: **Ok to Issue:**

1) As discussed, the header over the door will be 2 - 2"x12"s.





General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Total Square Footage of Proposed Structure 1280 (condo only)		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# parcel id. 0038005011	Owner: Hilary D. Bassett	Telephone: 774-5561 x101 (w) 772-1254 (H)
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Hilary D Bassett 55 Morningst 1-1 Portland ME 04101	cost Of Work: \$ 600.00 Fee: \$ _____ C of O Fee: \$ _____
kitchen within unit - from 3 flrs above		
Contractor's name, address & telephone: Mike Adams, M + D Residential Construction 880 Cottage St Westbrook ME 04091 671-5911		
Who should we contact when the permit is ready: Hilary Bassett		
Mailing address: 364 Spring St Portland, ME 04102	Phone: 774-5561 x101 (w) 772-1254 (H)	

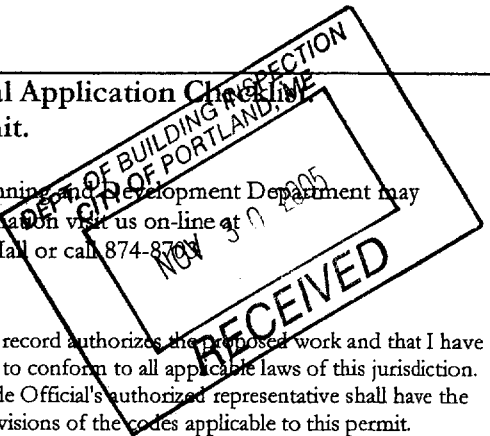
Please submit all of the information outlined in the Commercial Application Checksheet. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.Doeandmaine.gov. stop by the Building Inspections office, room 315 City Hall or call 874-8709

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant:

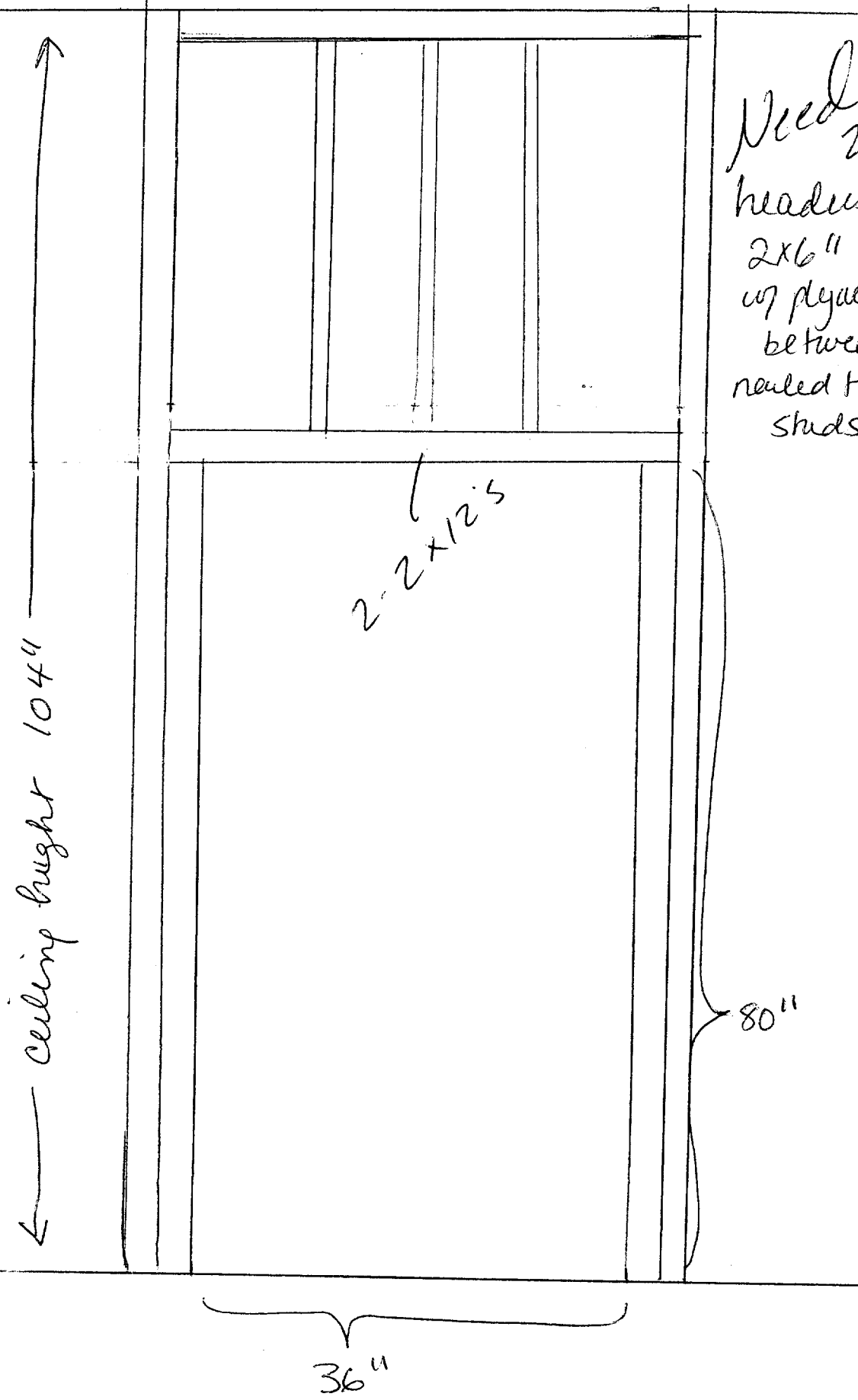
Date: **11/30/05**



This is not a permit; you may not commence ANY work until the permit is issued.

~~1-155 morningst-1~~

55 morningst-1



Need 2x12's
 headers - 3 floors
 2x6" w/ plywood above
 between
 needed to keep
 studs

2x2x12's

80"

36"

studs will be 2x4" or 2x6" depending on existing construction.
 4 1/2 inch turn around door frame to match existing.
~~1-155 morningst-1~~

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection; Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final**/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Mary P. [Signature] 12/2/05
Signature of Applicant/Designee Date

[Signature] 12.2.05
Signature of Inspections Official Date

CBL: 003 B5 Building Permit #: 051735

SHORT FORM WARRANTY DEED

Janet M. Favor of 55 Morning Street Unit 1-1, Portland, ME 04101, FOR CONSIDERATION PAID, grants to **Hilary Bassett** of 364 Spring Street, Portland, ME 04102, with WARRANTY COVENANTS, the following described real property located in the City of Portland, County of Cumberland and State of Maine:

Unit 1-1 of 55 Morning Street Condominium situated in the City of Portland, County of Cumberland and State of Maine, as shown on a survey entitled "**55 Morning Street Condominium**" surveyed by H.I. & E.C. Jordan, dated April 3, 1984 and on Floor Plans of 55 Morning Street Condominiums prepared by Gawron Architects dated February 23, 1984 and recorded in the Cumberland County Registry of Deeds in Plan Book 143, Page 61, being a condominium living unit subject to and with the benefit of 55 Morning Street Condominium Declaration establishing 55 Morning Street Condominium dated July 16, 1984, recorded in said Registry of Deeds in **Book** 6520, Page 143, which Declaration has been made pursuant to section 1602-101 of Maine Condominium Act as appears in the Maine Revised Statutes Chapter 31, Section 1601-101, et sec.; including within this conveyance the percentage interest in condominium or common areas and facilities and the use of certain condominium limited common areas and facilities appurtenant to the unit herein conveyed and more fully described in said Declaration, the appendices attached thereto and the surveys and floor plans to which reference is made therein; this conveyance is made subject to, but with the benefit of, the terms, provisions and easements set forth or referred to in said Condominium Act, Declaration, survey, floor plans, and the By-Laws of 55 Morning Street Condominium Association, the incorporated association formed to manage the condominium property of which the premises described herein are a part.

The percentage of undivided interest appertaining to said unit in the condominium common areas and facilities is 12.50 percent.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar **as** the same are in force and applicable.

This conveyance is made subject to unpaid real estate taxes for the current tax year, if any, which the Grantee herein, by acceptance of this deed, assumes and agrees to pay.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Gretchen A. MacLeod dated June 20, 1997 and recorded in the Cumberland County Registry of Deeds in **Book** 13151, Page 342.

WITNESS my hand and seal this 15th day of November, 2005.

WITNESS



Janet M. Favor

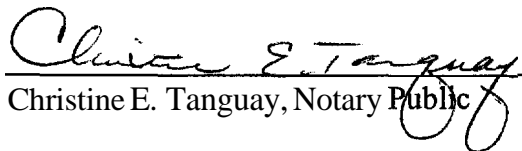
STATE OF MAINE

Cumberland County, ss.

November 15, 2005

Personally appeared the above named Janet M. Favor and acknowledged the foregoing instrument to be her free act and deed.

Before me,



Christine E. Tanguay, Notary Public

CHRISTINE E. TANGUAY
Notary Public, Maine
My Commission Expires
October 4, 2012