

City of Portland, Maine - Building or Use Permit Application

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

Permit No:	05-1801	PERMIT ISSUED	Issue Date:	DEC 15 2008	CEB:	003 C007001
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Location of Construction: 108 EASTERN PROMENADE	Owner Name: SALEM ANTHONY	Owner Address: 1433 RYDAL RD	Phone:
Business Name:	Contractor Name: Casco Bay Ventures	Contractor Address: 223 Woodville Road Falmouth	Phone: 2077977752
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R1

Past Use: Condos 4	Proposed Use: Condos 3 remove one kitchen and make 2 condos 1 unit	Permit Fee: \$30.00	Cost of Work: \$105.00	CEO District: 1
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Proposed Project Description: Remove one kitchen and make 2 condos 1 unit	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied to NEPA 101	INSPECTION: Use Group: R-2 Type: 5 IBC 2003
	Signature: Greg King	Signature: [Signature]
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: dmartin	Date Applied For: 12/13/2005	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <input type="checkbox"/> Minor <input type="checkbox"/> MM	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	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:		Date:

10/14/08
Spoke to Wally Gayer about CO's for the Condo conversion - there are none shown in U.I. He is going to look at his paperwork. Will need to inspect for CO's

I hereby certify that I have been duly sworn in and have jurisdiction to issue such permit

CERTIFICATION
I certify that the proposed work is authorized by the owner of record and that his authorized agent and I agree to conform to all applicable laws of this jurisdiction. Upon application is issued, I certify that the code official's authorized representative shall be available at any reasonable hour to enforce the provision of the code(s) applicable to the work.

SIGNATURE	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: 05-1801	Date Applied For: 12/13/2005	CBL: 003 C007001
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Location of Construction: 108 EASTERN PROMENADE	Owner Name: SALEM ANTHONY	Owner Address: 1433 RYDAL RD	Phone:
Business Name:	Contractor Name: Casco Bay Ventures	Contractor Address: 223 Woodville Road Falmouth	Phone (207) 797-7752
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	

Proposed Use: Condos 3 remove one kitchen and make 2 condos 1 unit	Proposed Project Description: Remove one kitchen and make 1 condos 1 unit
-----------------------------------------------------------------------	------------------------------------------------------------------------------

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/15/2005
Note: **Ok to Issue:**

1) This property shall remain as 3 dwelling units. Any change of use shall require a separate permit application for review and approval. By removing one dwelling unit from the building you may not be able to change back to 4 dwelling units in the future if the lot is legally nonconforming as to minimum area required per dwelling unit.

2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 12/16/2005
Note: **Ok to Issue:**

1) This is a Change of Use ONLY permit.

2) This permit DOES NOT authorize any construction activities. It only authorizes the removal of the kitchen.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 12/15/2005
Note: **Ok to Issue:**

1) All building construction to comply with NFPA 101



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.

Location/Address of Construction: <u>108 Eastern Prom</u>		
Total Square Footage of Proposed Structure <u>3,619 Sq ft</u>	Square Footage of Lot <u>3,121 Sq ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>3</u> Block# <u>C</u> Lot# <u>10</u>	Owner: <u>Casco Bay Ventures</u> <u>223 Woodville Rd Fal Me 04105</u>	Telephone: <u>329-3885</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Casco Bay Ventures</u> <u>223 Woodville Rd</u> <u>Fal-Me 04105</u>	Cost Of Work: \$ 105.00 Fee: \$ <u>105.00</u> C of O Fee: \$
Current Specific use: <u>4 unit Condo</u>	Permit No <u>051488</u>	
Proposed Specific use: <u>3 unit Condo</u>		
Project description: <u>To convert a 4 unit Condo to a 3 unit Condo</u> <u>The Condo Docks and Floor Plans reflect the 3 units</u> <u>The Fourth Floor Kitchen will be removed also.</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Wally Meyer</u>		
Mailing address: _____ Phone: <u>329-3885</u>		

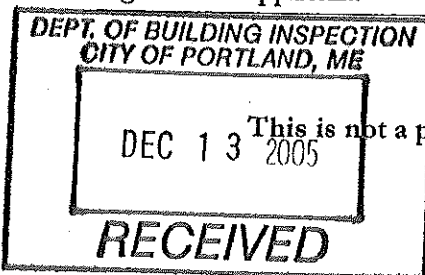
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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.

Wally Meyer
Signature of applicant:

Date: 12-13-05



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

Casco Bay Ventures, Inc.
223 Woodville Road
Falmouth, ME 04105
(207) 797-7752

3-C-7

August 25, 2006

Marge Schmuckal
City of Portland,

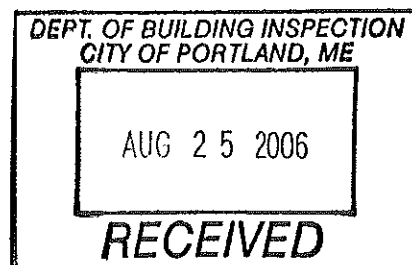
Dear Marge:

Promenade Estates consists of two buildings. 108 Eastern Promenade has three units and 170 Eastern Promenade had two units. The condominium association has a total of five units. If you have any questions please feel free to contact me on my cell phone at 329-3885.

Sincerely,


Wally Geyer

108 units 1, 2 & 3
170 units 4 & 5



GENERAL NOTES:

1. RECORD OWNER OF PHASE I PROJECT IS SALEM, INCORPORATED IN NEW YORK, INC. (SALINC) AS SHOWN ON THE CADASTRAL COUNTY RECORDS MAP OF MEDEX (CADAD).
2. PHASE I AND PHASE II PROJECTS ARE LOCATED WITHIN THE BOUNDARIES OF THE CITY OF PORTLAND, MAINE, AS SHOWN ON THE CADASTRAL COUNTY RECORDS MAP OF MEDEX (CADAD).
3. THE PROJECTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF PORTLAND, MAINE, AS SHOWN ON THE CADASTRAL COUNTY RECORDS MAP OF MEDEX (CADAD).
4. THE PROJECTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF PORTLAND, MAINE, AS SHOWN ON THE CADASTRAL COUNTY RECORDS MAP OF MEDEX (CADAD).
5. THE PROJECTS ARE TO BE DEVELOPED IN ACCORDANCE WITH THE ZONING REGULATIONS OF THE CITY OF PORTLAND, MAINE, AS SHOWN ON THE CADASTRAL COUNTY RECORDS MAP OF MEDEX (CADAD).

CONTRACT:

DATE: 10/15/2003
 PROJECT: 100 EASTERN PROMENADE
 AREA: 100 FT. x 100 FT. (10,000 SQ. FT.)
 ZONING: R-10 (RESIDENTIAL)
 PERMITS: 100-03-0001
 CONTRACTOR: [Name Redacted]

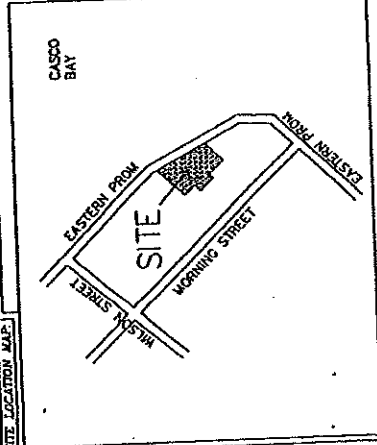
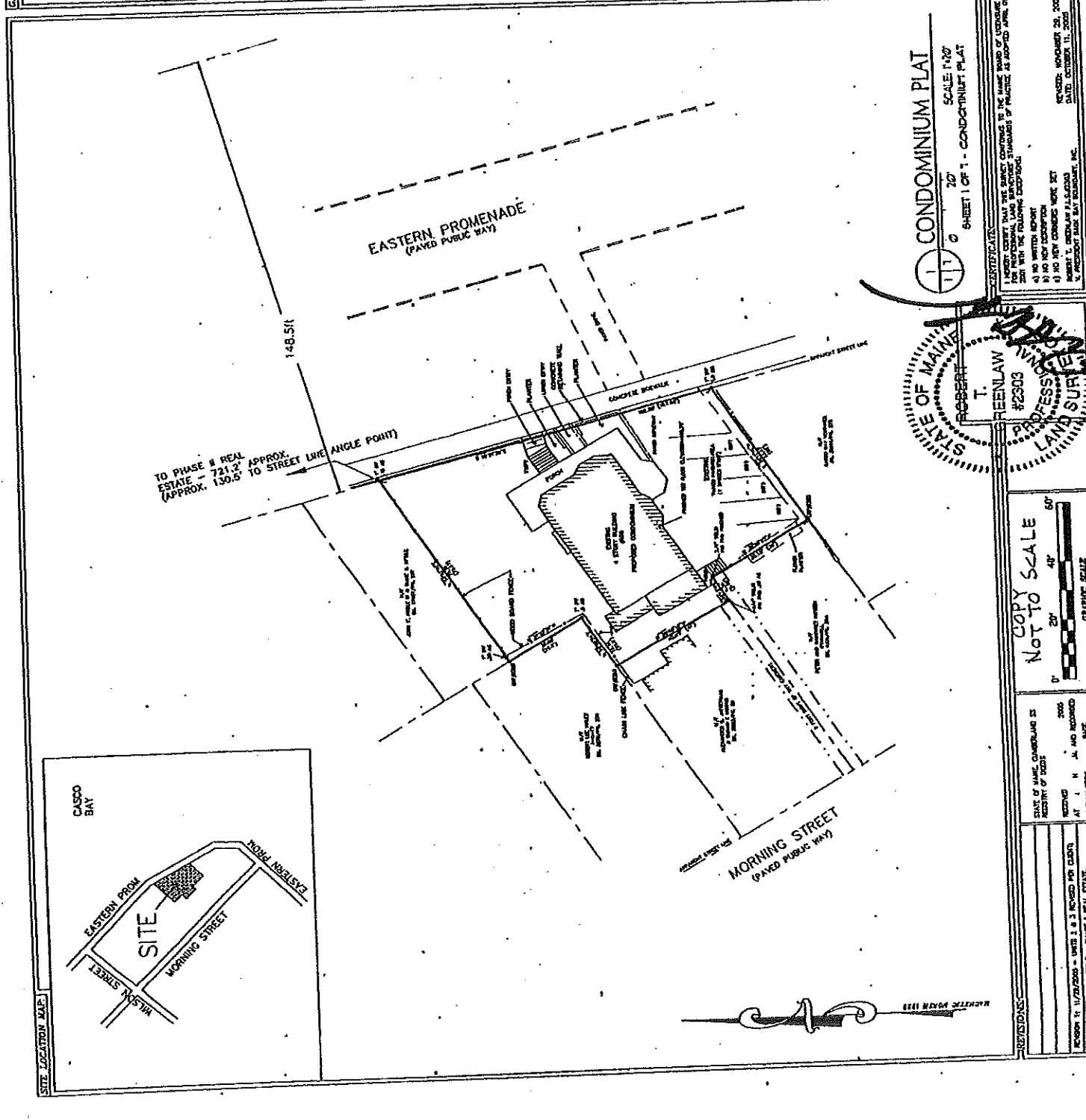
FLOOD NOTES:

THE PROJECT IS IN ZONE C OF THE FLOOD INSURANCE RATE MAP (FIRM) NO. 22001 14E, WHICH SHOWS THE PROJECT IS IN A SPECIAL FLOOD HAZARD AREA.

LEGEND:

- CFP 5/8" Interior Finish
- PF 5/8" Floor Finish
- SP 5/8" Sill Plate
- NY New Dr. Formwork
- UB Utility Poles
- 1" Overhead Electric w/ Conduit
- 2" Abutment Line
- 3" Property Line
- 4" Street Line

PREPARED BY:
 BACK BAY BOUNDARY, INC.
 LAND SURVEYING
 640 FOREST AVENUE
 PORTLAND, MAINE 04101
 207-778-2825 FAX 207-347-4348



CONDOMINIUM PLAT
 SCALE: 1" = 20'
 SHEET 1 OF 1 - CONDOMINIUM PLAT

STATE OF MAINE
 ROBERT T. REENLAW
 #2303
 PROFESSIONAL LAND SURVEYOR

COPY TO SCALE
 Not to Scale
 0' 20' 40' 60'

REVISIONS:

NO. 1	DATE	DESCRIPTION
1	11/20/2003	PHASE I REAL ESTATE
2	11/20/2003	PHASE II REAL ESTATE



PAUL DAY ENGINEERING
LAND SURVEYING
1000 W. MAIN ST., SUITE 200
PORTLAND, ME 04102
TEL: 855-888-8888
WWW.PDAYENGINEERING.COM

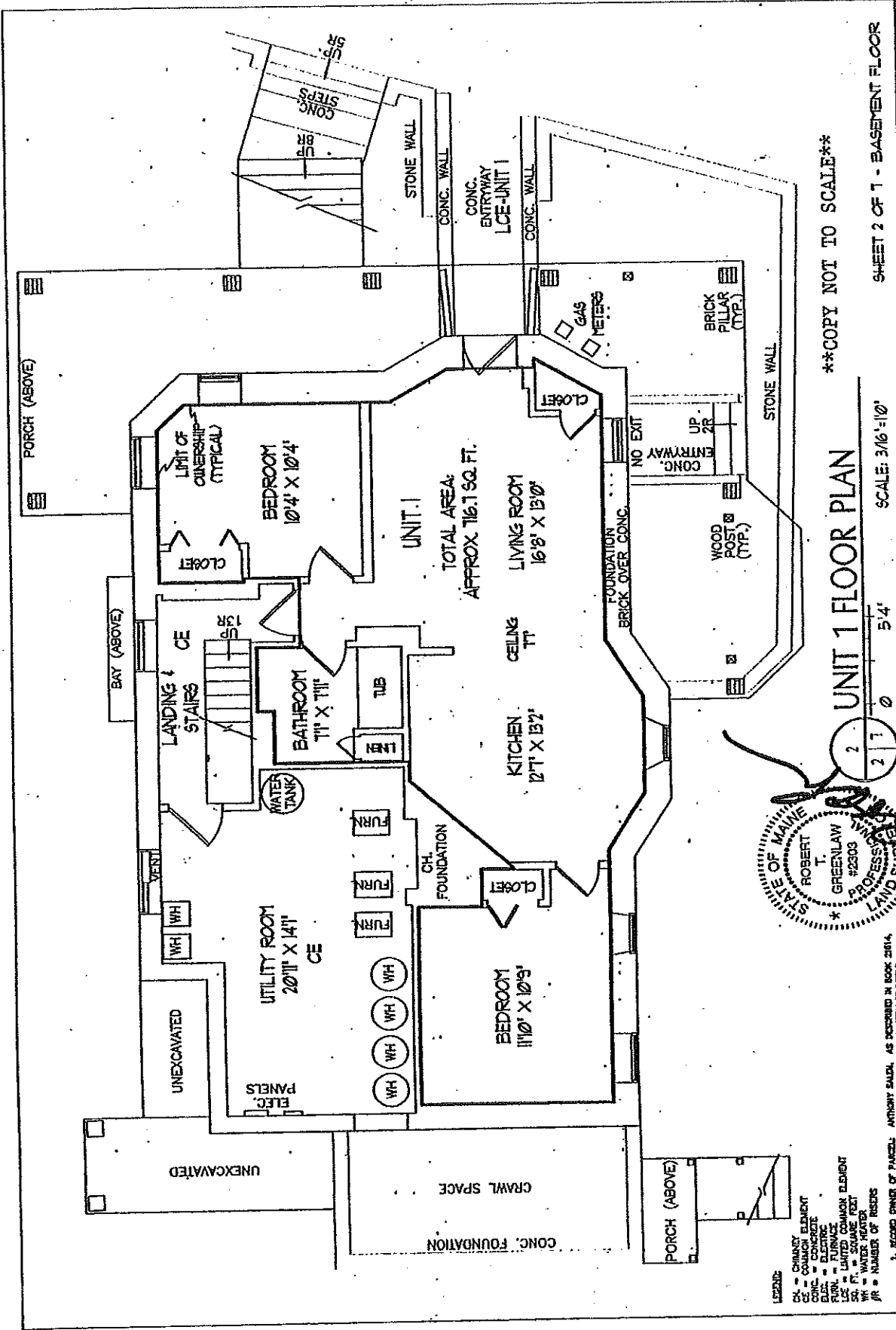
CONDOMINIUM
UNIT 1
108 EASTERN PROMENADE
PORTLAND, ME 04102
REGISTERED PROFESSIONAL
LAND SURVEYOR
NO. 2005522

PROMENADE ESTATES CONDOMINIUM
108 EASTERN PROMENADE
PORTLAND, ME 04102
FOZI ANTHON W. SALEM

CONTRACT NO.
2005522

DATE
1/1/2009

REVISION 11/11/09/2009 - UNITS 2 & 3 REWSED PER CLIENT



COPY NOT TO SCALE

UNIT 1 FLOOR PLAN

SCALE: 3/16"=1'0"

5'4"

2 1

2 1

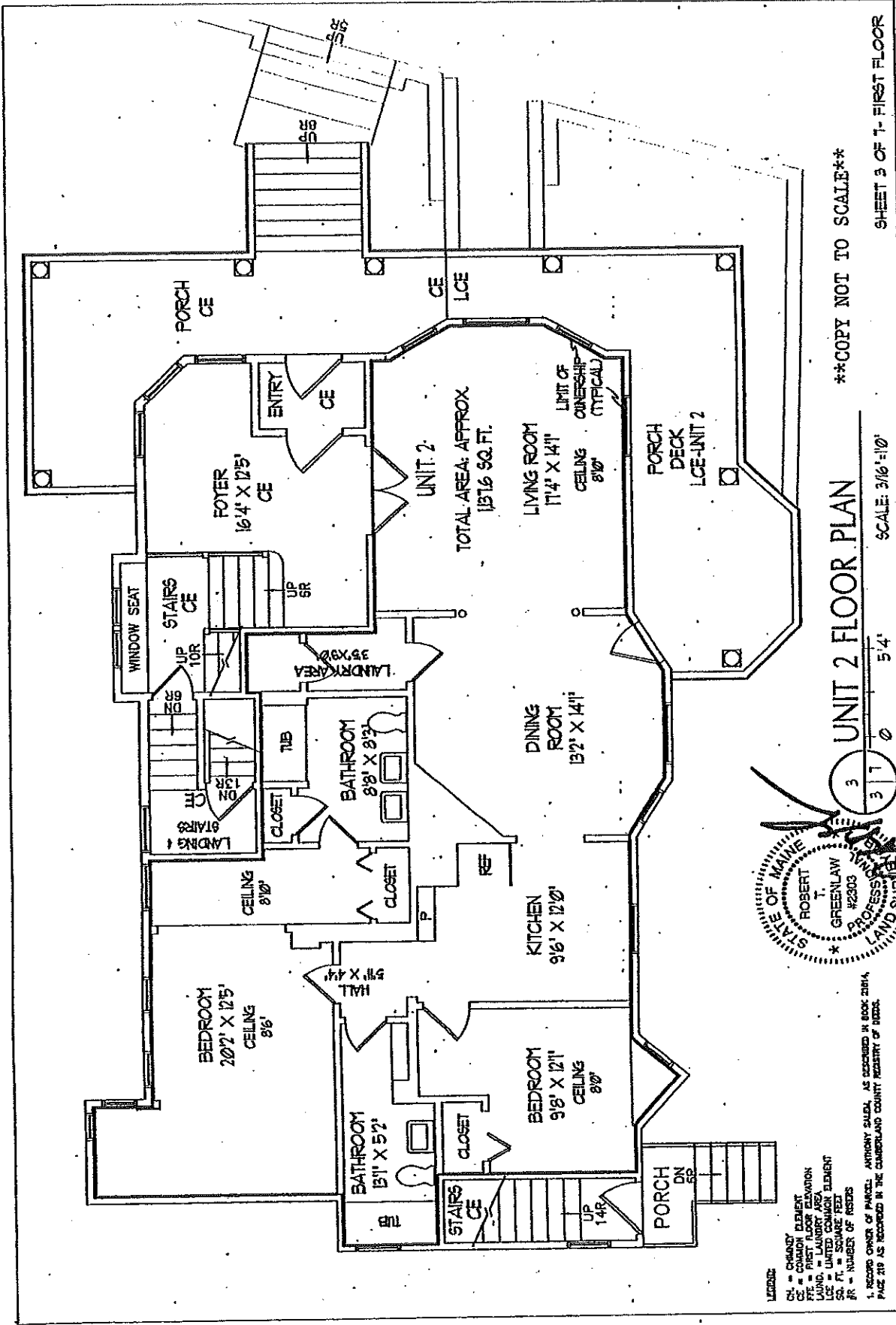
1. RECORD OWNER OF PARCEL: ANTHONY SALEM, AS DESCRIBED IN BOOK 21814, PAGE 101, PLUMBERLAND COUNTY REGISTER OF DEEDS.

- LEGEND:
- CH = CHIMNEY ELEMENT
 - CL = COMMON ELEMENT
 - CONC = CONCRETE
 - FLR = FLOOR
 - FLUR = FURNACE
 - LCE = LIMITED COMMON ELEMENT
 - 50. FT. = SQUARE FEET
 - WH = WATER HEATER
 - JR = NUMBER OF RISERS

DICK BAY CONSULTING, INC.
 LAND SURVEYING
 643 FOREST AVENUE
 PORTLAND, MAINE 04103
 TEL: 603-876-3400
 FAX: 603-876-3401
 www.dickbay.com

PROMENADE ESTATES CONDOMINIUM
 108 EASTERN PROMENADE
 PORTLAND, MAINE 04103
 FOR: ANTHONY W. SALEM

JOB NO. 2025122
 SHEET 3 OF 7- FIRST FLOOR



COPY NOT TO SCALE

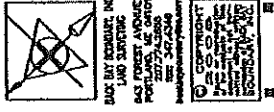
UNIT 2 FLOOR PLAN

SCALE: 3/16" = 1'0"



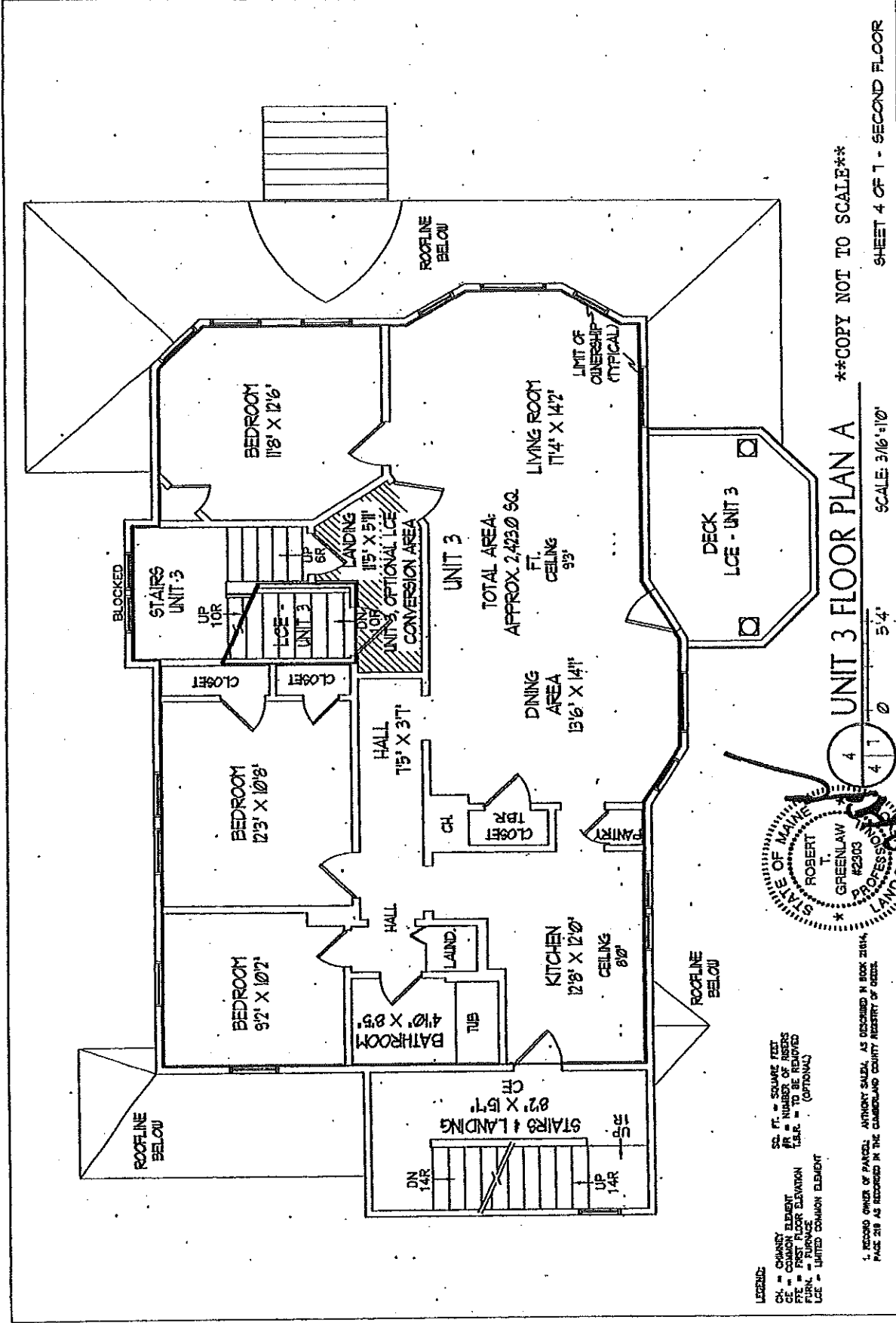
LEGEND:
 CH = CHIMNEY
 CE = COMMON ELEMENT
 P = PIERCE FLOOR AREA
 LND = LIMITED COMMON ELEMENT
 SQ. FT. = SQUARE FEET
 # = NUMBER OF FEETERS

1. RECORD OWNER OF PARCEL: ANTHONY SALEM, AS RECORDED IN BOOK 2014, PAGE 219 AS RECORDED IN THE COMEBLAND COUNTY REGISTRY OF DEEDS.



PROMENADE ESTATES CONDOMINIUM
 108 EASTERN PROMENADE
 PORTLAND, ME 04108
 FOR: ANTHONY W. SALEM

REVISION 11/29/2005 - UNITS 2 & 3 REVISED PER CLIENT
 2005122
 SHEET 4 OF 7 - SECOND FLOOR




UNIT 3 FLOOR PLAN A **COPY NOT TO SCALE**

SCALE: 3/16" = 1'-0"

- LEGEND:
- SC. FT. = SQUARE FEET
 - CH. = CHIMNEY
 - CE = COMMON ELEMENT
 - FFE = FIRST FLOOR ELEVATION
 - FURN. = FURNACE
 - LCE = LIMITED COMMON ELEMENT
 - SR. FT. = SQUARE FEET
 - FR = NUMBER OF RISERS
 - TABLE = TO BE REMOVED (OPTIONAL)

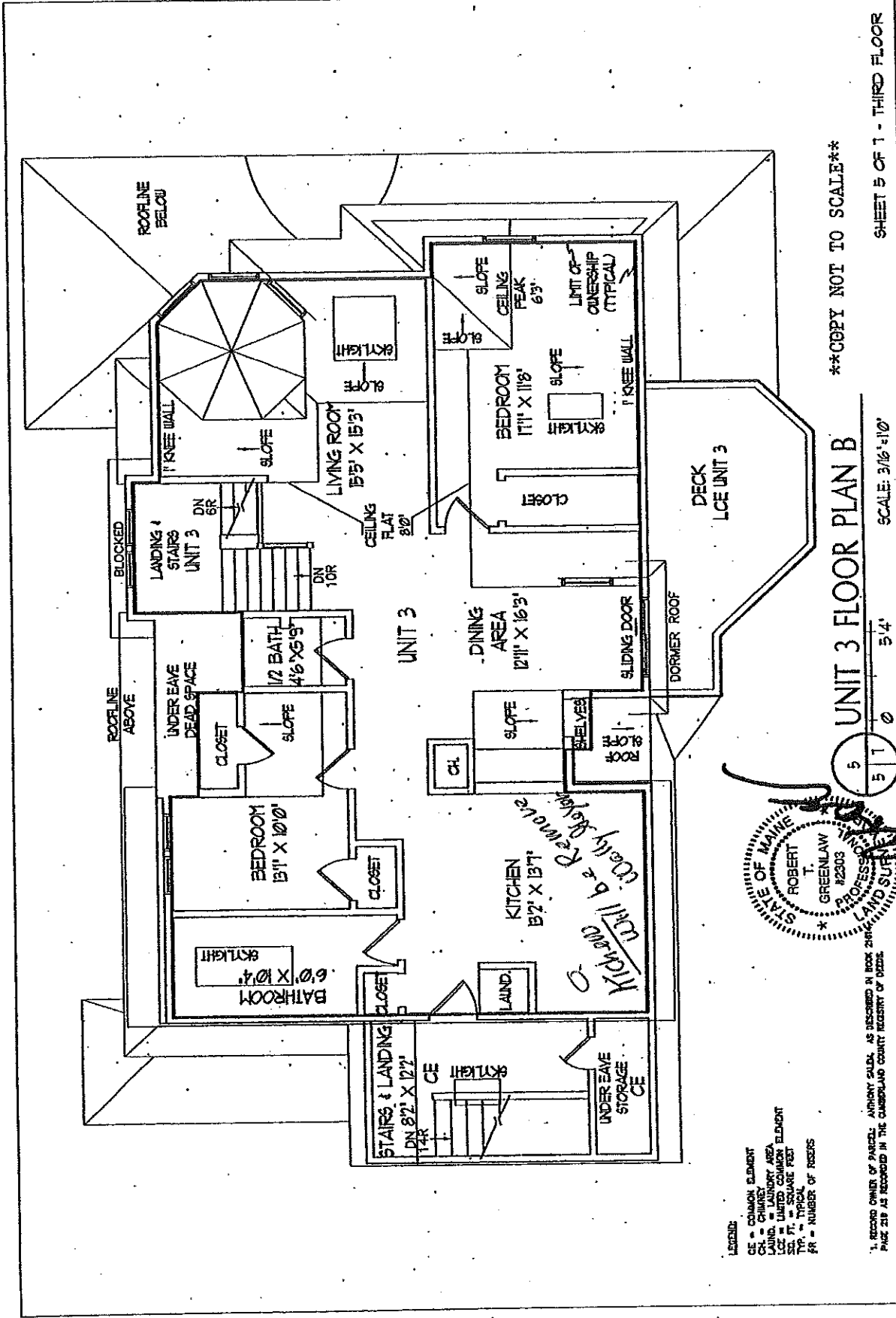
1. RECORD OWNER OF PARCEL: ANTHONY SALEM, AS DESCRIBED IN BOOK 21814, PAGE 218 AS RECORDED IN THE CARROLL COUNTY DEEDS OFFICE OF DEEDS.


 PAC BAY CONDOMINIUM, INC.
 643 FOREST AVENUE
 PORTLAND, ME 04107
 Tel: 603-833-4300
 Fax: 603-833-4300
 www.pacbaycondominium.com

PROMENADE ESTATES CONDOMINIUM
 108 EASTERN PROMENADE
 PORTLAND, ME 04107
 FOR: ANTHONY W. SALEM

SHEET NO. 20205122
 DATE: 11/29/2005

REASON: 11/29/2005 - UNITS 2 & 3 REVISED PER CLIENT



COPY NOT TO SCALE

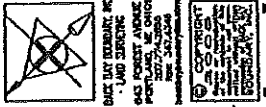
UNIT 3 FLOOR PLAN B

SHEET 5 OF 7 - THIRD FLOOR

SCALE: 3/16" = 1'-0"

- LEGEND:
- CE = COMMON ELEMENT
 - CH = CHIMNEY
 - CL = COMMON ELEMENT
 - CLC = COMMON ELEMENT
 - CLD = COMMON ELEMENT
 - CLF = COMMON ELEMENT
 - CLG = COMMON ELEMENT
 - CLH = COMMON ELEMENT
 - CLJ = COMMON ELEMENT
 - CLK = COMMON ELEMENT
 - CLL = COMMON ELEMENT
 - CLM = COMMON ELEMENT
 - CLN = COMMON ELEMENT
 - CLP = COMMON ELEMENT
 - CLQ = COMMON ELEMENT
 - CLR = COMMON ELEMENT
 - CLS = COMMON ELEMENT
 - CLT = COMMON ELEMENT
 - CLU = COMMON ELEMENT
 - CLV = COMMON ELEMENT
 - CLW = COMMON ELEMENT
 - CLX = COMMON ELEMENT
 - CLY = COMMON ELEMENT
 - CLZ = COMMON ELEMENT

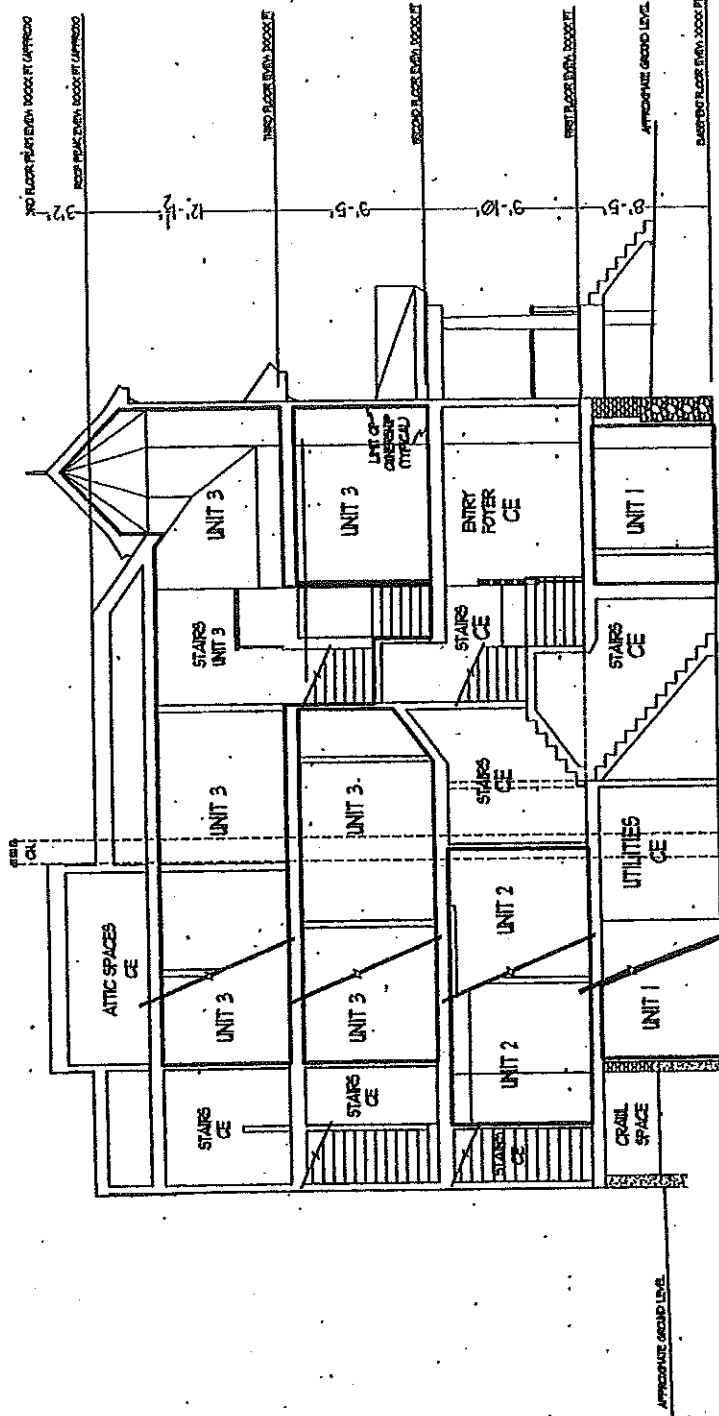
1. RECORD OWNER OF PARCEL: ANTHONY SALEM, AS DESCRIBED IN BOOK 268 OF THE CUMBERLAND COUNTY RECORDS OF DEEDS.
 PAGE 219 AS RECORDED IN THE CUMBERLAND COUNTY RECORDS OF DEEDS.



PROMENADE ESTATES CONDOMINIUM
 108 EASTERN PROMENADE
 PORTLAND, MAINE 04106
 FOR: ANTHONY W. SALEM

PROJECT NO. 20025122
 SHEET 6 OF 7 - BUILDING SECTION

REVISION 11/11/20/2005 - UNITS 2 & 3 REWED PER CLIENT



STATE OF MAINE
 ROBERT T. GREENLAW
 #2508
 PROFESSIONAL LAND SURVEYOR

Copy Not To Scale

LEGEND:
 CE - COMMON ELEMENT
 CH - CHIMNEY
 FFE - FIRST FLOOR ELEVATION
 TP - TYPICAL

2. ELEVATIONS ARE BASED ON ASSUMED 100 FT - SEE CONDOMINIUM PLAN, PAGE 1 OF 7.
 1. RECORD OWNER OF PARCELS: ANTHONY SALEM, AS DESCRIBED IN BOOK 21814, PAGE 319 AS RECORDED IN THE CLAMBLEND COUNTY REGISTER OF DEEDS.

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 initialzing 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.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Wally Dayer
Signature of Applicant/Designee

12-19-05
Date

[Signature]
Signature of Inspections Official

19 Dec 05
Date

CBL: 003-007 Building Permit #: 051801

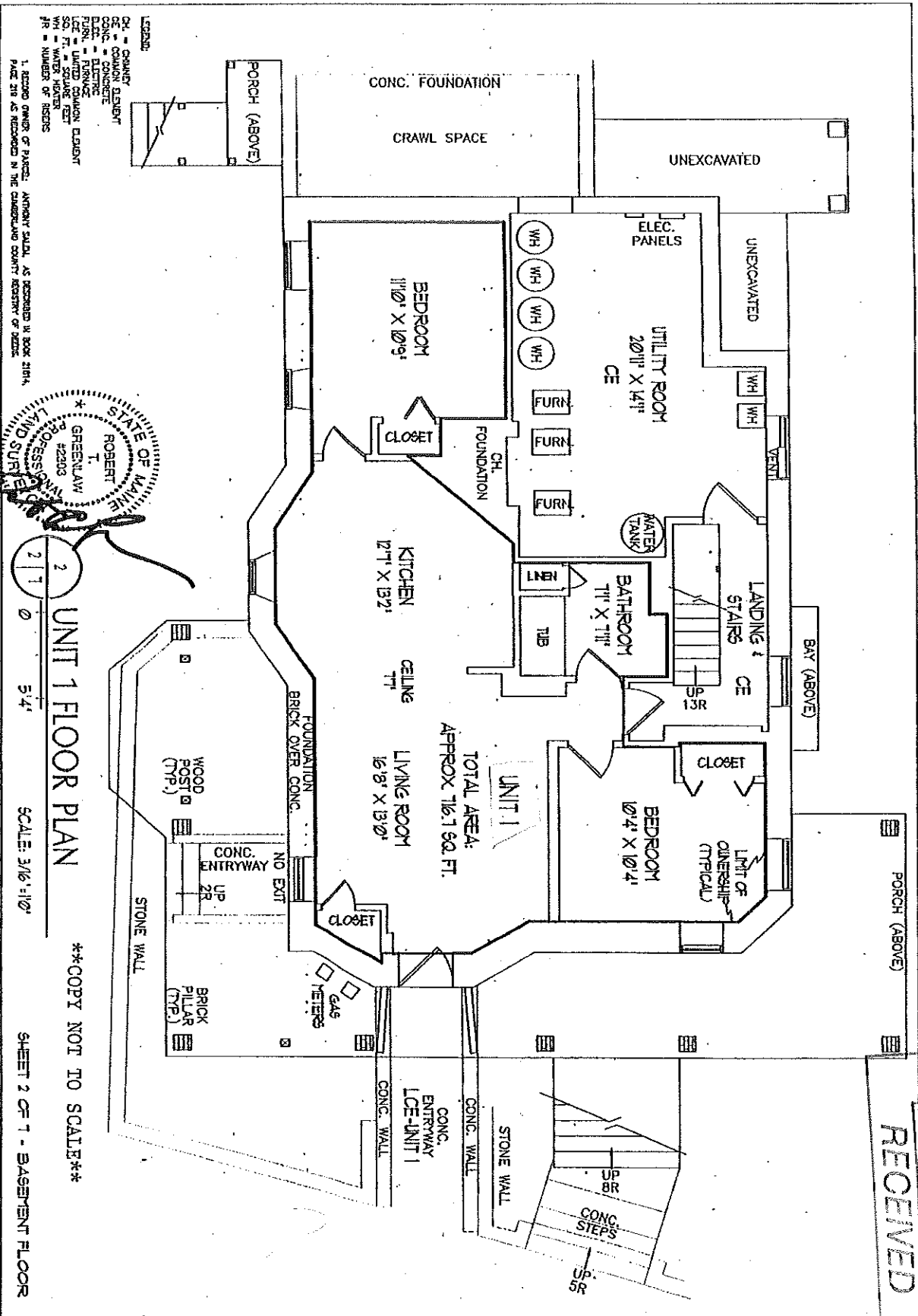
BCA

108 Eastern Prom

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

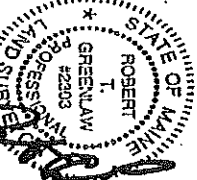
AUG 7 2006

RECEIVED



- LEGEND:
- CL - CLAMP
 - CS - CONCRETE ELEMENT
 - CONC. - CONCRETE
 - ELC. - ELECTRIC
 - FURN. - FURNITURE
 - GC - GROUND COVER ELEMENT
 - HT - WATER HEATER
 - FR - NUMBER OF RISERS

1. RECORD OWNER OF PARTIAL: ANTHONY SALEM, AS DESCRIBED IN BOOK 2194A, PAGE 318 AS RECORDED IN THE CADDSLAND COUNTY REGISTER OF DEEDS.



UNIT 1 FLOOR PLAN

SCALE: 3/16" = 1'-0"

COPY NOT TO SCALE

SHEET 2 OF 1 - BASEMENT FLOOR

REVISION 1: 11/30/2005 - UNITS 2 & 3 REVISED PER CLIENT

PROMENADE ESTATES CONDOMINIUM
 108 EASTERN PROMENADE
 Portland, Maine
 FOR: ANTHONY W. SALEM

BACK BAY BUILDING, INC.
 L.L. SMITH
 445 FOREST AVENUE
 PORTLAND, ME 04103
 TEL: 541-454-4444
 FAX: 541-454-4444



DATE: 2005/12/22
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]

108 Eastern Prom

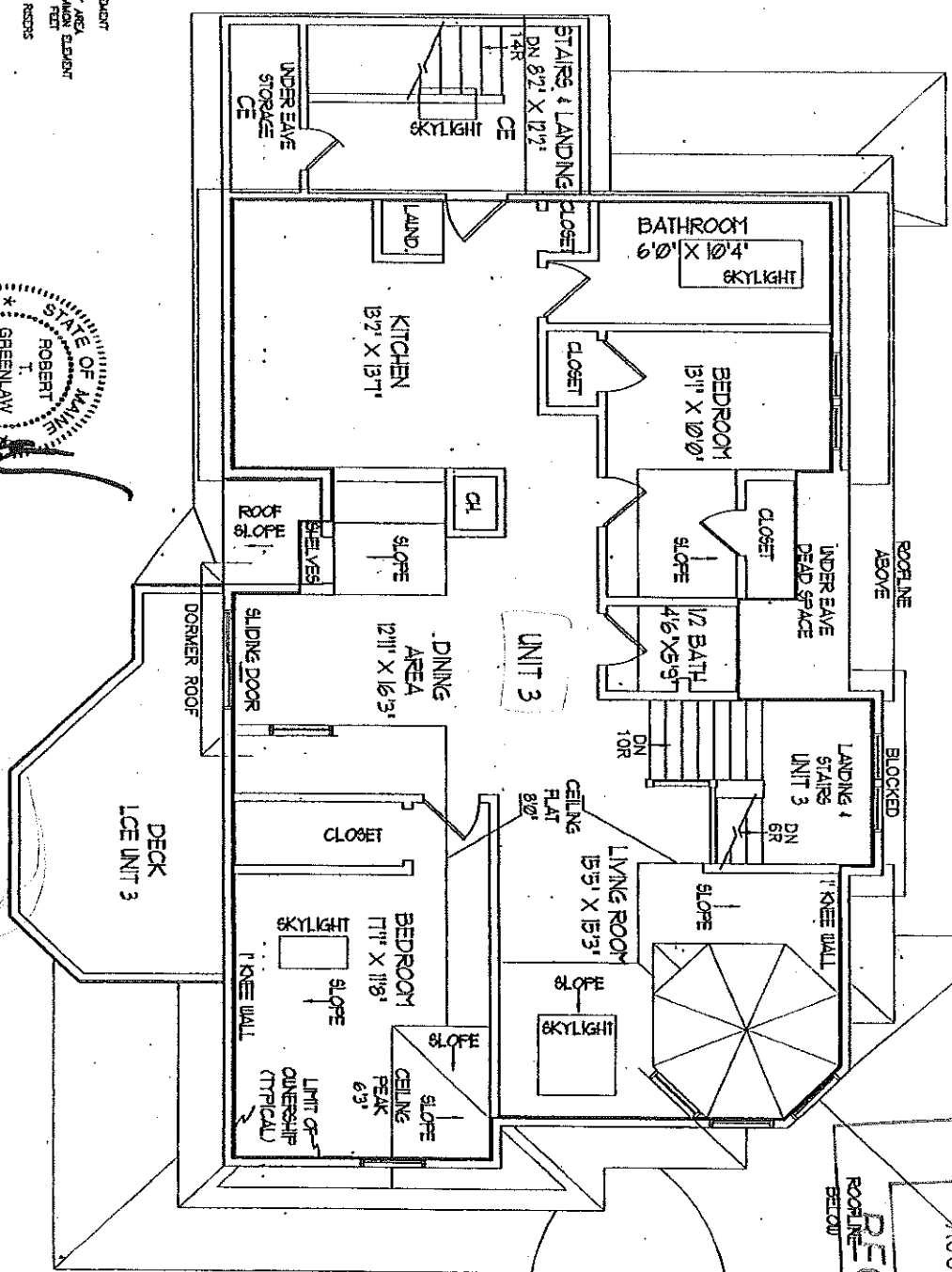
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

AUG 7 2006

RECEIVED

ROOFLINE BELOW

ROOFLINE ABOVE



LEGEND:
CE - COMMON ELEMENT
CH - CHAIR
CL - CLOSET
LCE - LIMITED COMMON ELEMENT
SQ. FT. - SQUARE FEET
TYP. - TYPICAL
FR - NUMBER OF RISERS

1. RECORD OWNER OF PARCEL, ANTHONY SALEM, AS RECORDED IN BOOK 2164 PAGE 219 AS RECORDED IN THE CUMBERLAND COUNTY RECORDS OF DEEDS



UNIT 3 FLOOR PLAN B
SCALE: 3/16" = 1'-0"

COPY NOT TO SCALE

SHEET 5 OF 1 - THIRD FLOOR

REVISION 1: 11/29/2005 -- UNITS 2 & 3 REVISED PER CLIENT

PROMENADE ESTATES CONDOMINIUM
108 EASTERN PROMENADE
Portland, Maine
FOR: ANTHONY W. SALEM



DATE: 2005/12
DRAWN BY: [Signature]

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 051801
DEC 19 2005
CITY OF PORTLAND

This is to certify that SALEM ANTHONY / Casey Ventures
has permission to Remove one kitchen and make a condensation unit
AT 108 EASTERN PROMENADE 003-C007001

provided that the person or persons who perform or supervise the construction accepting this permit shall comply with all of the provisions of the Statutes of the State 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 procedure before this building or part thereof is started or service closed-in 24 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. Greg Cass 12-15-05
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
12/16/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD