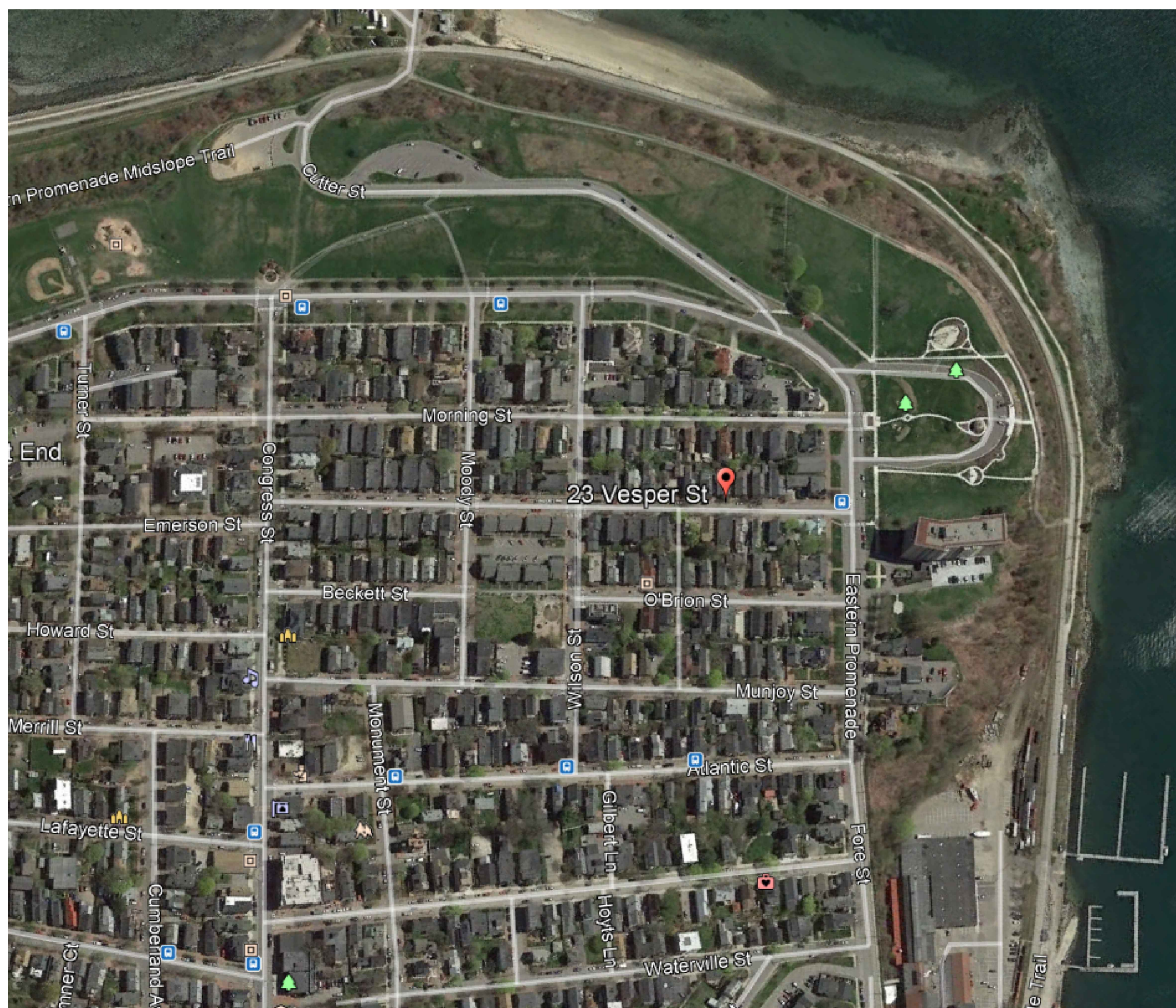


Renovations to Existing Apartment Building, 3rd Floor 23 Vesper Street



VICINITY MAP
SCALE: NTS

1. Contractor/owner responsible for securing all necessary permits.
2. Contractor/owner will comply with all applicable codes and ordinances.
3. Contractor/owner to verify all site grades and dimensions.

The entire building shall be sprinkled with a NFPA 13R fire sprinkler system compliant with the 2016 edition of the NFPA code.
Photoelectric type smoke detectors powered by the buildings electrical service and a secondary power source shall be installed throughout the building per NFPA 101 2009 section 9.6.2.10. See locations Sheet A1-01.
Existing units already provided with detection devices.
Carbon Monoxide (CO) Detection shall be provided in accordance with NFPA 720, Standard for the Installation of Carbon Monoxide (CO) Detection and Warning Equipment, 2009 edition. This will be in combination with the smoke detectors indicated above.



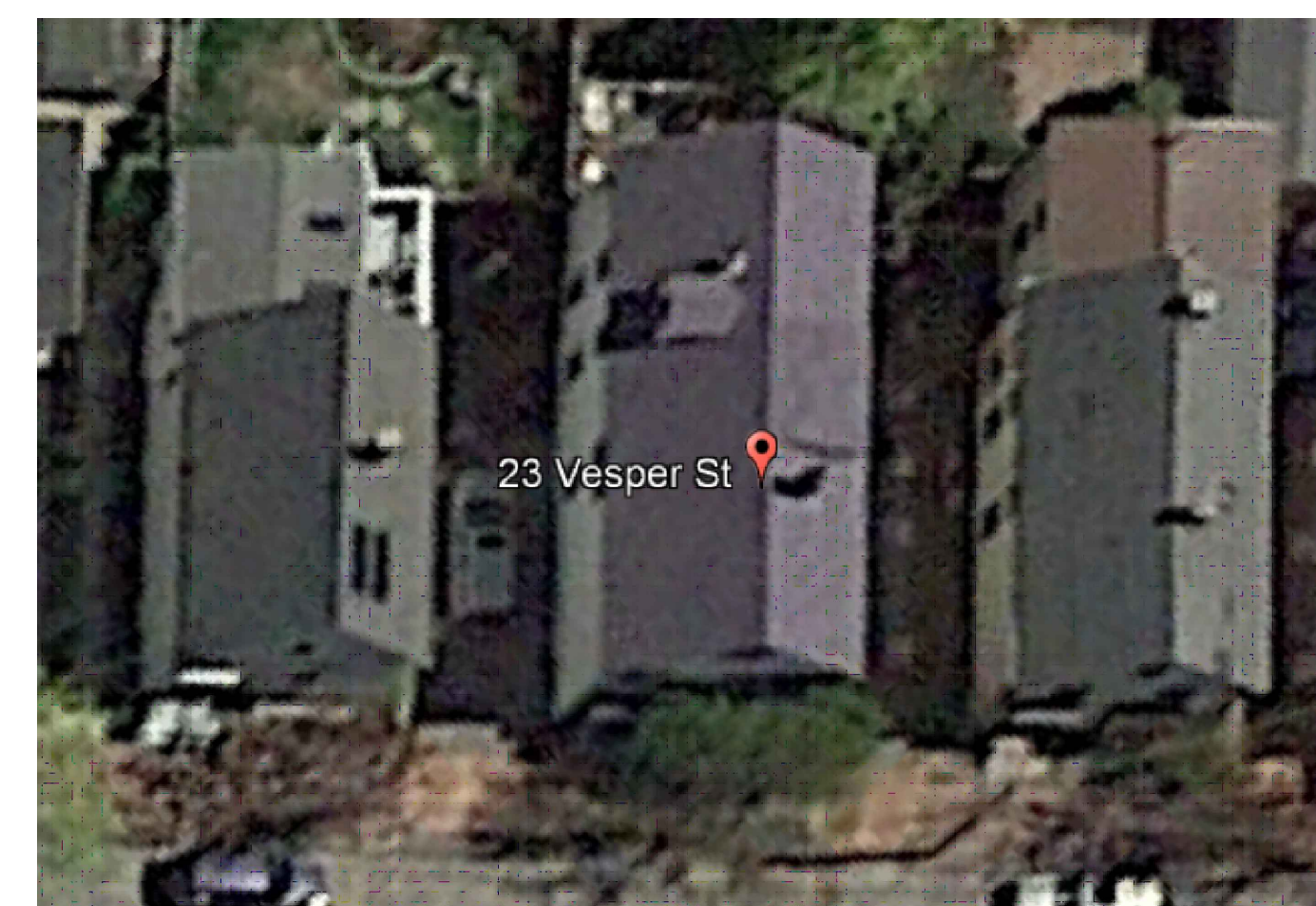
RENOVATED RIGHT ELEVATION

SCALE: 1/4" = 1'-0"

DRAWING INDEX

- AO-01 COVER SHEET
- A1-01 EXISTING CONDITIONS
- A1-02 REMODELED CONDITIONS
- A1-03 FRAMING PLANS
- A1-04 SECTIONS

Code Analysis	
Zoning	R-6
Structure is legal non-conforming.	
Current Use	3 Family
Proposed	No Change
Lot Size	3,200
Occupancy load	18
Required for (3) units	2,175
Exits Required	1
Exits Provided	
1st floor	2
2nd floor	2
3rd floor	3
Size of unit	725 (min 600 req'd)
Building Height	36' (45' max)



SITE PLAN

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

PROPERTY DATA

SCALE: NTS

Current Owner Information:

CBL	003 F019001
Land Use Type	THREE FAMILY
Verify legal use with Inspections Division	
Property Location	23 VESPER ST
Owner Information	ELDRIDGE GUY & CHRISTIAN FOSTER 1515 GASCONY RD ENCINITAS CA 92024
Book and Page	33269/189
Legal Description	3-F-19 VESPER ST 21-23
	3200 SF

Current Rental Registration Yes

Acres 0.0735

Current Assessed Valuation:

TAX ACCT NO.	562	OWNER OF RECORD AS OF APRIL
LAND VALUE	\$156,300.00	2017 ELDRIDGE GUY & CHRISTIAN FOSTER
BUILDING VALUE	\$149,700.00	CHRISTIAN FOSTER
NET TAXABLE - REAL ESTATE	\$306,000.00	1515 GASCONY RD ENCINITAS CA 92024
TAX AMOUNT	\$6,624.90	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

Building Information:

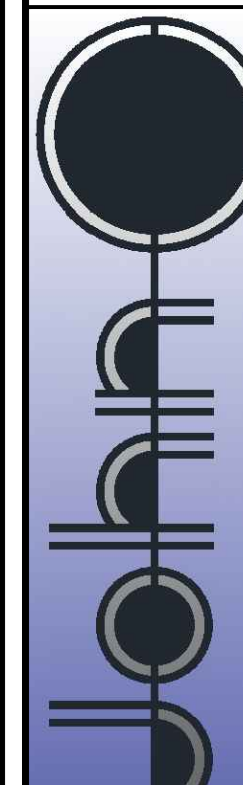
Building 1	
Year Built	1889
Style/Structure Type	OLD STYLE
# Stories	2
# Units	3
Bedrooms	6
Full Baths	3
Total Rooms	14
Attic	FULL FINISH
Basement	FULL
Square Feet	2650

[View Sketch](#) [View Map](#) [View Picture](#)

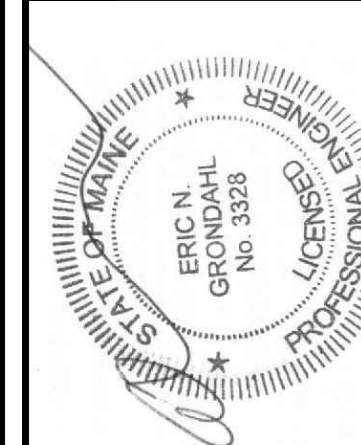
Sales Information:

Sale Date	Type	Price	Book/Page
7/12/2016	LAND + BUILDING	\$505,000.00	33269/189
11/1/1999	LAND + BUILDING	\$157,911.00	15143/1
6/17/1996	LAND + BUILDING	\$121,000.00	12562/261

PROPERTY OF



15 Presnell Street, Portland, ME 04102



Renovations to Existing Apartment Building
23 Vesper Street

BY	JJO
NO	ISSUED FOR PERMIT
DATE	02/23/18
CODE:	IRC 2009
TOWN	Portland
DATE:	12-04-17
SCALE:	As Noted
DRAWN:	JJO
TITLE:	COVER SHEET
FILE:	
SHEET:	A0-01