

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 081268

Please Read
Application And
Notes, If Any,
Attached

This is to certify that ZACHERY C FLEER

has permission to Install Three Replacement Windows. Remove 17 Linear Ft. Non Load Bearing Wall

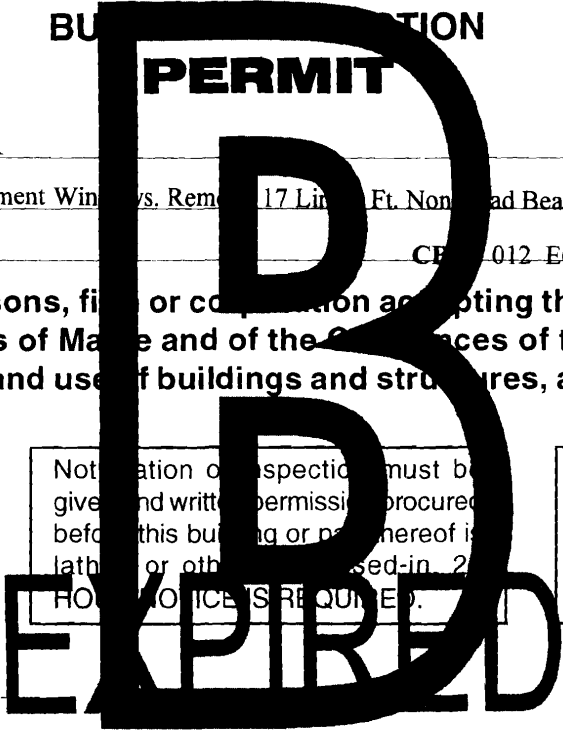
AT 132 WASHINGTON AVE CE 012 E013001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is lath or other work is placed in. 2 HOUSING NOTICES 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

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: 08-1268 | Issue Date: | CBL: 012 E013001 |
|-----------------------|-------------|---------------------|

| | | | |
|---|--------------------------------|--|------------------------|
| Location of Construction: 132 WASHINGTON AVE | Owner Name: ZACHERY C FLEER | Owner Address: 132 WASHINGTON AVE | Phone: 207-353-9332 |
| Business Name: | Contractor Name: | Contractor Address: | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | Zone: B-2b |

| | | | | |
|---|---|--|---------------------------------|--------------------|
| Past Use: Mixed Use/ Residential/Retail/Book Bindery | Proposed Use: Mixed Use/ Residential/Retail/Book Bindery - Install Three Replacement Windows. Remove 17 Linear Ft. Non-Load Bearing Wall | Permit Fee: \$70.00 | Cost of Work: \$5,000.00 | CEO District: 1 |
| | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: Type: | |

Proposed Project Description:
Install Three Replacement Windows. Remove 17 Linear Ft. Non-Load Bearing Wall

Signature: _____ Date: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

| | | |
|-------------------------|---------------------------------|-----------------|
| Permit Taken By: lmd | Date Applied For: 10/06/2008 | Zoning Approval |
|-------------------------|---------------------------------|-----------------|

| | | | |
|---|--|--|---|
| <p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p> | <p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: _____</p> | <p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p> | <p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>ABM</i></p> <p>Date: _____</p> |
|---|--|--|---|

EXPIRED

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: 08-1268 | Date Applied For: 10/06/2008 | CBL: 012 E013001 |
|-----------------------|---------------------------------|---------------------|

| | | | |
|---|--------------------------------|--|------------------------|
| Location of Construction: 132 WASHINGTON AVE | Owner Name: ZACHERY C FLEER | Owner Address: 132 WASHINGTON AVE | Phone: 207-353-9332 |
| Business Name: | Contractor Name: | Contractor Address: | Phone: |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | |

| | |
|---|--|
| Proposed Use: Mixed Use/2 Residential units & Retail - art gallery - Install Three Replacement Windows. Remove 17 Linear Ft. Non-Load Bearing Wall (first floor) | Proposed Project Description: Install Three Replacement Windows. Remove 17 Linear Ft. Non-Load Bearing Wall (first floor) |
|---|--|

| | | | | |
|----------------|-----------------|-----------------------|----------------|---------------------------------------|
| Dept: Zoning | Status: Pending | Reviewer: Ann Machado | Approval Date: | Ok to Issue: <input type="checkbox"/> |
| Note: | | | | |
| Dept: Building | Status: Pending | Reviewer: | Approval Date: | Ok to Issue: <input type="checkbox"/> |
| Note: | | | | |

EXPIRED

| |
|---|
| Comments: |
| 10/10/2008-amachado: Left vcm for Zachery. Need to know use of the building. Which floor is the nonloadbearing wall being taken out of? |
| 10/10/2008-amachado: Talked to Zachery. The use of the building is: lower level - bookbinding; 1st floor office/display for bookbinding & one dwelling unit; second floor - one dwelling unit. He needs to do a change of use. The first floor will be an art gallery & the lower level will be the work area for the gallery. The second floor will be a dwelling unit. There wil be no dwelling unit onthe first floor. I told him that he needed a plot plan, floor plans & to pay for the certificate of occupancy. He also has to change the description on the application. |
| 12/2/2008-amachado: Left vcm for Zachery. Have not received plot plan or floorplans for change of use. What are his plans? |
| 12/9/2009-amachado: Spoke to Jn Edwards on 12/7/09. Building is for sale and he is interested in purchasing it. Lat contact with r Zachery Fleer was on 12/02/08 when I left him a voicemail.. Have not heard from him since. Permit application has expired. |



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>132 WASHINGTON AVE. Portland, ME 04104</u> | | |
| Total Square Footage of Proposed Structure | | Square Footage of Lot |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>12 E 013</u> | Owner: <u>Zachery C. Fleer</u> | Telephone: <u>(207) 253-9332</u> |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: | Cost Of Work: \$ <u>5000</u> Fee: \$ <u>70</u> C of O Fee: \$ _____ |
| EXPIRED | | |
| Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>ART GALLERY/RETAIL</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Install Windows in previous openings. 3 total</u> <u>Remove non-load bearing wall. Approximately 17 linear ft.</u> | | |
| Contractor's name, address & telephone: <u>Zachery Fleer - (207) 253-9332</u> | | |
| Who should we contact when the permit is ready: <u>ZACHERY FLEER</u> 418-6033 | | |
| Mailing address: <u>132 WASHINGTON AVE. Portland, ME. 04104</u> Phone: <u>207 253-9332</u> <u>ZACH@ZACHERYFLEER.COM</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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

2008 9 100

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: <u>Zachery C. Fleer</u> | Date: <u>10/6/08</u> |
|---|----------------------|

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

From the desk of Zachery C Fleer

10/06/08

Re: development at 132 Washington Ave Portland Maine 04104.

Project description

- 1) Remove interior (non-load bearing) wall. 17' linear feet.
- 2) Install two. (2) 5'6" x 4'6" picture windows type Low E.
- 3) Install one. (1) 6'8" x 5'4" picture window type Low E.

Window header is 12" steel I beam 20" linear ft. feet.

Total material and labor costs- \$5000.00

More information available upon request.

Thank you Sincerely Zachery C Fleer

EXPIRED

← WASHINGTON →

← 18' →

D

W

D

W

← 5'6" →

← 3' →

← 5'6" →

Elev. 4'6"

Elev. 4'6"

6'6" ↓
15'4" Elevation

FOX →

(non) load bearing Partition wall ~~(non) load bearing~~

LOAD BEARING WALL

EXPIRED

Scale

1" inch = 4'



CARDENTE
REAL ESTATE

207-775-7363
207-775-0066 (fax)
249 Forest Avenue
Portland, Maine 04101

**CONTRACT
FOR THE SALE OF REAL ESTATE**

Date 9/22/2008

RECEIVED OF: Zachery Flegg whose mailing address is P.O. Box 10231, Portland, Maine 04102, hereinafter called the Purchaser, the sum of Ten Thousand Dollars (\$10,000) as earnest money deposit and in part payment of the purchase price of the following described real estate, situated in the municipality of Portland, County of Cumberland, State of Maine and located at 132 Washington Avenue being all the property owned by the Seller at the above address, and described at said County's Registry of Deeds in Book 06681 Page 37 and further described as 0.126 acres of land improved with a 4,412 +/- square foot building and further described in the Portland Assessor's Office as Map 12 Block E Lot 13 upon the terms and conditions indicated below:

1. PERSONAL PROPERTY: The following items of personal property are included in this sale (if applicable): N/A.
2. PURCHASE PRICE: The TOTAL purchase price being Three Hundred Thirty Thousand Dollars (\$330,000.00) to be paid as follows \$10,000 upon full execution of this agreement and the remainder to be paid in cash or certified funds at closing.
3. EARNEST MONEY ACCEPTANCE: Cardente Real Estate shall hold said earnest money in a non-interest bearing account and act as Escrow Agent until closing; this offer shall be valid until September 23, 2008 at 5 PM; and, in the event of the Seller's non-acceptance, this earnest money shall be returned promptly to the Purchaser.
4. TITLE: That a deed, conveying the premises in fee simple with good and marketable title in accordance with Standards of Title adopted by the Maine Bar Association shall be delivered to Purchaser and this transaction shall be closed and Purchaser shall pay the Purchase Price as provided herein and execute all necessary papers for the completion of the purchase on or before September 29, 2008. If Seller is unable to convey title to the premises in accordance with the provisions of this paragraph 5 below, then the Seller shall have a reasonable time period, not to exceed thirty (30) days from the time the Seller receives written notice of the defect, unless otherwise agreed to by both parties, to remedy the title, after which time, if such defect is not corrected so that there is merchantable title, the Purchaser may, within five (5) days thereafter, at Purchaser's option, withdraw said earnest money and neither party shall have any further obligation hereunder, or Purchaser may, at Purchaser's option, close notwithstanding such uncured defects as may then exist. If the Purchaser does not withdraw the earnest money and declare the contract void within the period set forth above, the Purchaser shall have waived the right to object to title. The Seller hereby agrees to make a good-faith effort to cure any title defect during such period.
5. DEED: That the property shall be conveyed by a Maine Short Form Deeds Act insurable Warranty Deed, and shall be subject to all encumbrances (other than liens and mortgages), except covenants, conditions, easements and restrictions of record that materially and negatively impair the current use of the premises and usual public utilities servicing the premises and shall be subject to applicable land use and building laws and regulations.
6. POSSESSION /OCCUPANCY: Possession/occupancy of premises shall be given to Purchaser immediately at closing, subject to any leases, unless otherwise agreed by both parties in writing.
7. LEASES/TENANT SECURITY DEPOSITS: Seller agrees to transfer at closing to Purchaser all Seller's rights under the current leases to the property and all security deposits held by Seller pursuant to said leases.
8. RISK OF LOSS: Until the transfer of title, the risk of loss or damage to said premises by fire or otherwise is assumed by the Seller unless otherwise agreed in writing. Said premises shall at closing be in substantially the same condition as at present, excepting reasonable use and wear. If the premises are materially damaged or destroyed prior to closing, Purchaser may either terminate this Agreement and be refunded the earnest money deposit, or close this transaction and accept the premises in their as-is condition together with an assignment of the Seller's right to any insurance proceeds relating thereto.

Seen and agreed to: [Signature]
Purchaser

Seller

EXPIRED

9. PRORATIONS: The following items shall be prorated as of the date of closing:

- a. Real Estate Taxes based on the municipality's tax year. Seller is responsible for any unpaid taxes for prior years.
- b. Fuel
- c. N/A
- d. Rents, estimated monthly common area maintenance charges, estimated monthly property tax payments, and all other additional rents received by Seller pursuant to leases of the property.
- e. Metered utilities, such as water and sewer, shall be paid by Seller through the date of closing.
- f. Purchaser and Seller shall each pay one-half of the transfer tax as required by the State of Maine.

10. INSPECTIONS: The Purchaser is advised to seek information from professionals regarding any specific issue of concern. Purchaser acknowledges receipt of disclosure form attached hereto. Neither Seller nor the Real Estate Licensees identified below make any representations or warranties regarding the condition, permitted use or value of the Seller's real or personal property. This Contract is subject to the following inspections, with the results being satisfactory to the Purchaser:

| TYPE OF INSPECTION | YES | NO | RESULTS |
|-------------------------|-------------------------------------|-------------------------------------|----------------------|
| a. General Building | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Within <u>5</u> days |
| b. Sewage Disposal | <input checked="" type="checkbox"/> | <input type="checkbox"/> | Within _____ days |
| c. Water Quality | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within _____ days |
| d. Radon Air Quality | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within _____ days |
| e. Radon Water Quality | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within _____ days |
| f. Asbestos Air Quality | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within _____ days |
| g. Code Enforcement | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within _____ days |
| h. Flood Plain | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within _____ days |
| i. Lead Paint | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within _____ days |
| j. Pests | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within _____ days |
| k. ADA | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within _____ days |
| l. Wetlands | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within _____ days |
| m. Environmental Scan | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within _____ days |
| n. Zoning | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within _____ days |
| o. Insurance | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within _____ days |
| p. Other | <input type="checkbox"/> | <input checked="" type="checkbox"/> | Within _____ days |

The use of days is intended to mean from the effective date of this Contract. All inspections will be done by inspectors chosen and paid for by the Purchaser. If the result of any inspection or other condition specified herein is unsatisfactory to the Purchaser, Purchaser may declare the Contract null and void by notifying Seller in writing within the specified number of days, and any earnest money shall be returned to the Purchaser. If the Purchaser does not notify the Seller that an inspection is unsatisfactory within the time period set forth above, this contingency is waived by the Purchaser. In the absence of inspection(s) mentioned above, the Purchaser is relying completely upon Purchaser's own opinion as to the condition of the property.

11. FINANCING: This contract is not subject to financing. ~~the Purchaser obtaining a N/A mortgage loan of N/A% of the purchase price, at an interest rate not to exceed N/A% per annum and amortized over a period of not less than N/A years.~~

~~a. If Purchaser is unable to obtain a commitment for such mortgage loan on terms and conditions satisfactory to Purchaser in its sole discretion, Purchaser shall notify Seller in writing. If Purchaser fails to so notify Seller within N/A days of the effective date, then this financing condition shall be deemed to have been waived by Purchaser.~~

~~b. The Purchaser is under a good faith obligation to seek and accept financing on the above described terms. The Purchaser acknowledges that a breach of this good faith obligation to seek and accept financing on the above described terms will be a breach of this Contract.~~

Seen and agreed to


Purchaser

Seller

12. AGENCY DISCLOSURE: The Purchaser and Seller acknowledge that they have been informed that the Selling Licensee is acting as a Selling agent in this transaction and is representing the Purchaser and that the Listing Licensee is acting as a Listing agent in this transaction and is representing the Seller.
13. DEFAULT: If Purchaser fails to perform any of the terms of this Contract or is otherwise in default of any of its obligations, Seller shall have the option of either retaining the earnest money as full and complete liquidated damages or employing all available legal and equitable remedies. Should Seller elect to retain the earnest money, this Contract shall terminate and neither party shall be under any further obligation hereunder. In the event of an undisputed default by either party, the Escrow Agent may return the earnest money to Purchaser or Seller with written notice to both parties pursuant to Maine Real Estate regulations. If a dispute arises between Purchaser and Seller as to the existence of a default hereunder and said dispute is not resolved by the parties within thirty (30) days, Escrow Agent may elect to file an action in interpleader and deposit the earnest money in the court to resolve said dispute, or otherwise disburse the earnest money pursuant to Maine Real Estate Commission regulations. Purchaser and Seller, jointly and severally, shall indemnify Escrow Agent for all costs, losses, expenses, and damages, including reasonable attorneys' fees, incurred by Escrow Agent in connection with said action and or in connection with any dispute relating to this Contract and/or Deposit.
14. MEDIATION: Any dispute or claim arising out of or relating to this Contract or the premises addressed in this Contract shall be submitted to mediation in accordance with the Maine Residential Real Estate Mediation Rules of the Maine Association of Dispute Resolution Professionals or its successor organization. This clause shall survive the closing of this transaction.
15. PRIOR STATEMENTS: Any verbal presentations, statements and agreements are not valid unless contained herein. This Contract completely expresses the obligations of the parties. This is a Maine contract and shall be construed according to the laws of Maine.
16. HEIRS ASSIGNS: This Contract is assignable Yes No. This Contract shall extend to and be obligatory upon heirs, personal representatives, successors, and assigns (if assignment is allowed by the terms of this Contract), of the respective parties.
17. COUNTERPARTS: This Contract may be signed on any number of identical counterparts, including telefacsimile copies, with the same binding effect as if the signatures were on one instrument. Original or telefacsimiled signatures are binding.
18. BINDING CONTRACT: This Contract is a binding contract when signed by both the Seller and the Purchaser and when that fact has been communicated to all parties or to their agents. The Effective Date of the Contract is noted below. Time is of the essence of this Contract.
19. REVIEW OF LEASES AND INCOME AND EXPENSE INFORMATION: The Seller shall provide the Purchaser with copies of all leases and income & expense information regarding the subject property within two (2) days of the effective date of this contract. Purchaser(s) shall have three (3) days from such delivery to review leases and income & expense information regarding the property. If the result of the review is unsatisfactory to the Purchaser, Purchaser may declare the Contract null and void by notifying the Seller in writing within the specified number of days set forth above, and any earnest money shall be returned to the Purchaser. If the Purchaser does not notify the Seller that the review is unsatisfactory within the time period set forth above, this contingency is waived by the Purchaser.
20. Seller and Purchaser acknowledge receipt of the Maine Real Estate Commission Disclosure of Agency Relationship Form (Form #3), if the property is, or has a component of, one to four residential dwelling units.
21. ADDENDA: This Contract has addenda containing additional terms and conditions: YES NO

Seen and agreed to:


Purchaser

Seller

22. EFFECTIVE DATE: This Contract is a binding contract when signed by both the Seller and Purchaser and when that fact has been communicated to all parties or to their agents. Time is of essence of this Contract. Seller or Transaction Broker is given permission by the parties to complete the Effective Date blank below with the date of the last signature of the parties, and that date shall be the Effective Date for purposes under this contract, and if that blank is not completed, then the Effective Date shall be the date of the last signature of the parties.

A COPY OF THIS CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND, BY SIGNATURE, RECEIPT OF A COPY IS HEREBY ACKNOWLEDGED. IF NOT FULLY UNDERSTOOD CONSULT AN ATTORNEY.

Seller(s) acknowledges that the laws of the State of Maine provide that every buyer of real property located in Maine must withhold a withholding tax equal to 2 1/2% of the consideration unless the Seller(s) furnishes to the Buyer(s) a certificate by the Seller(s) stating, under penalty of perjury, that Seller(s) is/are a resident of Maine or the transfer is otherwise exempt from withholding.

Forkey C. Flees
Purchaser
Name/Title

9/23/08
Date
005-70-3176
Soc. Sec. # or Tax I.D. #

The Seller accepts the offer and agrees to deliver the above-mentioned property at the price and upon the terms and conditions set forth above and agrees to pay the Broker the commission for services herein according to the Listing Agreement or if there is no Listing Agreement the sum of (Per Listing Agreement) obligation to pay said commission or sum shall survive the closing of this transaction. Seller agrees that Broker may apply any deposit(s) received in connection with the sale of the Property toward commissions due and payable under this Agreement. If the earnest money is forfeited by Purchaser, it shall be evenly distributed between the Licensees and the Seller, provided, however, that Broker's portion shall not exceed the full amount of the commission specified. In the event the Seller defaults on its obligations hereunder, Cardente Real Estate shall be entitled to costs of collection, including reasonable attorneys' fees.

Signed this _____ day of _____.

The Listing Licensee is Matthew D. Cardente of Cardente Real Estate
The Selling Licensee is Eli M. Caver of Harborview Properties

Seller
Name/Title

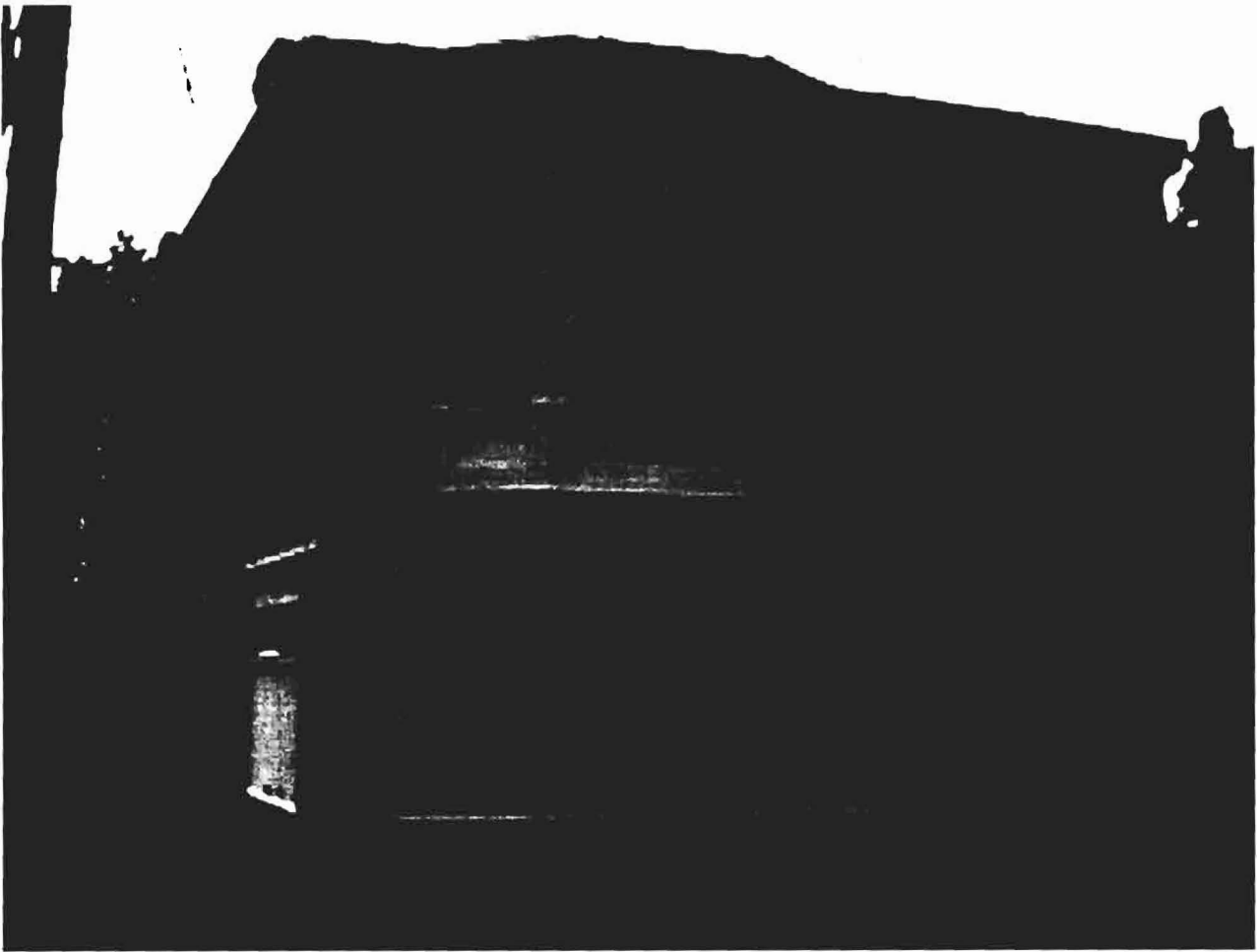
Date
Soc. Sec. # or Tax I.D. #

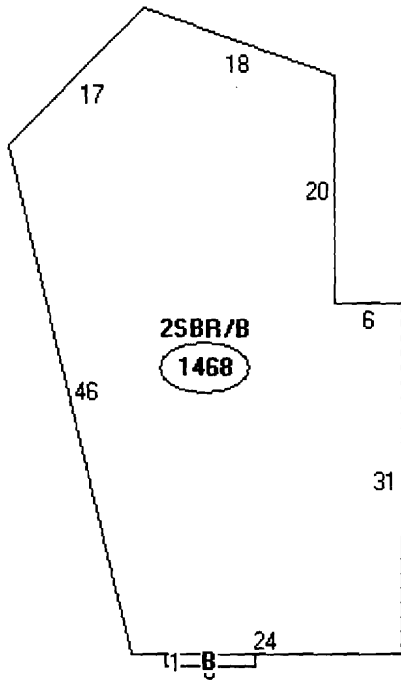
Offer reviewed and refused on _____
_____, Seller

Seen and agreed to

Purchaser

Seller





Descriptor/Area

A: 25BR/B
1468 sqft

B: FBAY
8 sqft



www.carpendent.com



507.12.1383

FOR SALE



135



B3 BUSINESS ZONE
APPLICATION FOR PERMIT

Class of Building or Type of Structure 2nd. fl.
Portland, Maine, September 18, 1967

PERMIT ISSUED
00963
SEP 28 1967
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install 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 132 Washington Ave. Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Clayton C Crummett, Mountain Road Falmouth Me. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Everett T Roberts, 254 Blackstrap Road Falmouth Telephone 797-2057
 Architect _____ Specifications _____ Plans yes No. of sheets 1
 Proposed use of building Apt. & Service Book Bindery No. families 1
 Last use Dwelling & Book Bindery Service No. families 1
 Material brick No. stories 2 Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 6000.00 Fee \$ 12.00

General Description of New Work

To change use of building from dwelling and restaurant to dwelling and "book bindery service".
 To provide (1) suspended grid ceiling, first floor area.
 To remove several non-bearing partitions and erect (2) non-bearing partitions, first floor restaurant area.
 2x4 studs 16" o.c. covered with plywood and sheetrock.
 To change store front as per plan.
 To provide new concret floor in basement.
 To demolish existing 2-story frame porch, rear of building, changing doors to windows on first and second floors.
 To demolish existing 1-car frame garage(detached) located on same property.
 (land to be used for parking.)

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 contractor

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 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 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:

O.K. - 9/28/67 - Allen W. Allen

Miscellaneous

no
 Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to _____
 see that the State and City requirements pertaining to _____

ery
EJ
huss

A.P.-132 Washington Ave.

Sept. 26, 1967

Everett F. Roberts
254 Blackstrap Road
Falmouth, Maine

cc to: Clayton C. Crummett
Mountain Road
Falmouth, Maine

Dear Mr. Roberts:

In checking your application to change use of building at the above named location from dwelling and restaurant to dwelling and retail store with alterations we find that we are unable to continue processing your permit until further information is provided as follows:

1. We understand that work will be done in the store area only (first floor and basement) except for demolishing garage and porches in the rear.
2. What will the material be in the new suspended ceiling?
3. Where will partitions be located?
4. Will new window openings be the same size as existing ones? If width of windows are increased we will have to know what size headers will be used on what span.

Very truly yours,

A. Allan Soule
Inspector II

AAS:m

44
EG
me
A.A.

A.P.- 132 Washington Ave.

Sept. 28, 1967

Everett F. Roberts
254 Blackstrap Road
Falmouth

cc to: Clayton C. Grummett
Mountain Road
Falmouth

Dear Mr. Roberts:

Permit to make alterations as listed on your application of Sept. 18, 1967 to change first floor area from restaurant to retail store (book bindery service) is being issued subject to compliance with Building Code requirements as follows:

1. Occupancy of the first floor is limited to not over 20 persons. If over 20 persons will ever be on the first floor at any one time then we will need a new layout plan showing us how these people may reach either the front or rear exit doors. If locksets were to be provided on the doors then they would need to be of the vestibule lockset type. This lockset is one that a person can always get out from the inside of the building by turning the usual door knobs or by pressing on a thumb latch without any other locking devices on the doors.
2. The basement area is never to have over two persons at one time. If more than two persons will be in the basement at any one time then two means of egress are required.

Very truly yours,

A. Allan Soule
Inspector II

AAS:m

(COPY)

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION

7132 Washington Ave.

Issued to **Clayton C. Crosssett**
Mountain Road, Falmouth Me.

Date of Issue **December 19, 1967**

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. **67/963**, 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

Buildings

APPROVED OCCUPANCY

Store-Book Bindery Services

First Floor.

Apartment—second floor

Limiting Conditions:

This certificate supersedes certificate issued

Approved:

Evel Smith

(Date)

Inspector

Ronald E. Murphy

Inspector of Buildings

CS 147

Note: 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.



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. #1

Portland, Maine, October 18, 1967

PERMIT ISSUED

OCT 26 1967

CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 67/963 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 132 Washington Ave. Within Fire Limits? Dist. No.
Owner's name and address Clayton C Crummett, Mountain Rd. Cape Eliz. Telephone
Lessee's name and address
Contractor's name and address Everett T Roberts, 254 Blackstrap Rd. Falmouth Telephone 797-2027
Architect Plans filed Yes No. of sheets
Proposed use of building Apt. & Service Book Bindery No. families 1
Last use Dwelling & Book Bindery Service No. families 1
Increased cost of work 200.00 Additional fee 2.00

Description of Proposed Work

To remove bearing partition replacing with steel beams, first floor.
To remove brick piers in basement area replacing with steel lally columns.

Details of New Work permit to contractor

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 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: O.K. - 10/18/67 - [Signature]

Clayton C Crummett
Everett T Roberts
Signature of Owner by: [Signature]

Approved: Inspector of Buildings

B

BB BUSINESS ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure

Portland, Maine, Nov. 9, 1971

PERMIT DATED
NOV 11 1971
1416
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install 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 132 Washington Ave. Within Fire Limits? Dist. No.
 Owner's name and address Richard G. Morse, 18 Powder Horn Drive, Scarborough Telephone 772-4584
 Lessee's name and address Telephone
 Contractor's name and address Cormier Constr., Mitchell Rd., Cape Elizabeth Telephone
 Architect Specifications Plans No. of sheets
 Proposed use of building apt and business Dwelling No. families 2
 Last use " " Dwelling office No. families 1
 Material brick No. stories 2 Heat hot water Style of roof flat Roofing
 Other buildings on same lot no
 Estimated cost \$ 3,500. Fee \$ 12.

General Description of New Work

To change over from office space to apartment - involv., adding bath and kitchen, living room and bedroom (first floor)

Will partition rooms off.

2 x 4 Studs - 16"o.c. Will be covered with paneling

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** EMA Owner

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
 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 SPKUC 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 16" 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?

Miscellaneous

Will work require disturbing of any tree on a public street?
Will there be in charge of the above work a person competent to

APPROVED: