

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 020598

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Oasis Investment Corporation hired h
has permission to Construct 3 - 7' x 15' decks for fire egress
AT 173 Congress St 013 M028001

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 when permission is procured before this building or part thereof is altered or closed-in. HOURS 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. Wm. J.

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 7/3/02
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 ISSUED

Permit No: 02-0598	Issue Date: JUL - 5 2002	CEL: 013 M028001
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Location of Construction: 173 Congress St	Owner Name: Oasis Investment Corporation	Owner Address: 737 River Rd CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: hired hands	Contractor Address: South Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Multi Family	Zone: B-1

Past Use: 3 Unit Multi Family	Proposed Use: 3 Unit Multi Family w/3-7' x 15' decks.	Permit Fee: \$58.00	Cost of Work: \$4,500.00	CEO District: 1	Use Group: R-2	Type: 5/5
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Proposed Project Description: Construct 3 - 7' x 15' decks for fire egress. <i>to bring up to fire codes/Bldg code</i> <i>SCOTT McGOWEN</i> <i>Close out</i>	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R-2 Type 5/5
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Signature: <i>Scott McGowen</i>	Signature: <i>[Signature]</i>
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: _____ Date: _____

06/03/2002	Zoning Approval		
<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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>OK - 5/2/02</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>[Signature]</i>

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

7/17/02 - Checked setbacks - no issue - replacing
existing - checked sensor tubes all OK to proceed.
Tom M

7/25/02 Final insp 1) open RISERS 2) 4" openings 3) Railings too
low 4) Ladder effect ON Railings must be vertical. Left
Tag for owner for

8/5/02 #1 above ok - #2 above ok #3 above NOT Code HANDRAIL
#4 above ok - also Handrails on stairs
are only 34" to 37" must be 42" -
met owner on site & discussed
Expected completion 9-10 days

8/16/02 Handrails & Guardrails corrected
ok to Close

PLUMBING APPLICATION

Department of Human Sciences
Division of Health Engineering

013-17-025

PROPERTY ADDRESS

Town or
Plantation

PORTLAND

Street
Subdivision Lot #

123-125 COMSTRESS ST
PORT.

PROPERTY OWNERS NAME

Last: HARRIS

First: GEORGE

Applicant
Name:

WAYNIES PLUMBING

Mailing Address of
Owner/Applicant
(If Different)

158 ST TOWN ST
PORTLAND ME 04108

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant

Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature

Date Approved

PERMIT INFORMATION

This Application is for

1. ☒ NEW PLUMBING
2. ☐ RELOCATED PLUMBING

Type of Structure To Be Served:

1. ☐ SINGLE FAMILY DWELLING
2. ☐ MODULAR OR MOBILE HOME
3. ☒ MULTIPLE FAMILY DWELLING
4. ☐ OTHER - SPECIFY _____

Plumbing To Be Installed By:

1. ☐ MASTER PLUMBER
2. ☐ OIL BURNERMAN
3. ☐ MFG'D. HOUSING DEALER/MECHANIC
4. ☐ PUBLIC UTILITY EMPLOYEE
5. ☐ PROPERTY OWNER

LICENSE # 11368

Maximum of 1 Hook-Up

HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.

OR

HOOK-UP: to an existing subsurface wastewater disposal system.

PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.

OR

TRANSFER FEE
[\$6.00]

Number

Type of Fixture

Number

Hosebibb / Sillcock

Floor Drain

Urinal

Drinking Fountain

Indirect Waste

Water Treatment Softener, Filter, etc.

Grease / Oil Separator

Dental Cuspidor

Bidet

Other: _____

Fixtures (Subtotal)
Column 2

Bathtub (and Shower)

Shower (Separate)

Sink

Wash Basin

Water Closet (Toilet)

Clothes washer

Dish Washer

Garbage Disposal

Laundry Tub

Water Heater

Fixtures (Subtotal)
Column 1

Fixtures (Subtotal)
Column 2

Total Fixtures

Fixture Fee

Transfer Fee

Hook-Up & Relocation Fee

Permit Fee
(Total)

SEE PERMIT FEE SCHEDULE
FOR CALCULATING FEE

Application ID Number: 2-0598

Department:

Zoning

Status

Approved

Reviewer

Marge Schmuckal

Comments:

173 Congress St

Approval Date

06/21/2002

Given On Date

06/11/2002

☒ OK to Issue Permit

Name

Marge Schmuckal

Date

06/21/2002

Date 2

Conditions Section:

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

This property shall remain a three (3) family dwelling. Any change of use shall require a separate permit application for review and approval.

This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.

Create Date:

06/05/2002

By

jmy

Update Date:

06/21/2002

By

mes

Application ID Number: 2-0598

Delete

Save

Close

Department: Building

Status: Approved with Conditions

Reviewer

Mike Nugent

Comments:

Approval Date 07/03/2002

Given On Date 06/26/2002

☒ OK to Issue Permit

Name

Mike Nugent

Date

07/03/2002

Date 2

Conditions Section:

Add New
Condition From

Add New Condition

Delete Condition

Rebuild of existing Fire Escape. This is a second means of egress. Each unit has access to an interior stairway.

Guards ornamental pattern must not provide a ladder.

Create Date: 06/05/2002 By jmy

Update Date: 07/03/2002 By mjn

02-0598

All Purpose 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>173 Congress St. Portland</u>		
Total Square Footage of Proposed Structure <u>270</u>	Square Footage of Lot <u>1430</u>	
Tax Assessor's Chart. Block & Lot Chart# <u>013</u> Block# <u>M</u> Lot# <u>082</u>	Owner: <u>Scott McCown</u>	Telephone: <u>415-7356</u>
Lessee/Buyer's Name (If Applicable) <u>Scott McCown</u>	Applicant name, address & telephone: <u>Scott McCown</u> <u>21 Rockaway Rd.</u> <u>Falmouth ME 04105</u>	cost Of Work: \$ <u>4,500</u> Fee: \$ <u>50-</u>
Current use: <u>family 3 unit-</u>		
If the location is currently vacant, what was prior use: <u>N/A</u> Fax: 797 5146		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>Five EGGS OF 3 APARTMENTS</u> 3 decks		
Project description: <u>Tear Down 6x15 DECKS, Rebuild 7x15 DECKS.</u> <u>per fire dept</u>		
Contractor's name, address & telephone: <u>Hired Hands (mike williams) So. Portland</u>		
Who should we contact when the permit is ready: <u>Scott McCown</u> x x call		
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>415-7356</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>[Signature]</u>	Date: <u>5-31-02</u>
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This is NOT a permit, you may not commence ANY work until ~~the~~ permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Jun 27 02 10:52a

City of Portland

(207) 874-8716

p.1

Prmt	1700	New
02-0698	173	Congress St
Pending	Additions - Multi Family	
013 M028001	1	\$4,500.00
06/27/2002	1) tread and risers as proposed will not fit in deck 2) Framing detail for roof 3) Girders under designed	
min		

TO: Mike Nugent
FM: Scott McCown

6 Pages Total

Details you requested

Please call 415-7356

Thanks
Scott

3 PLEASE
CALL
MIKE NUGENT
@
874-8700

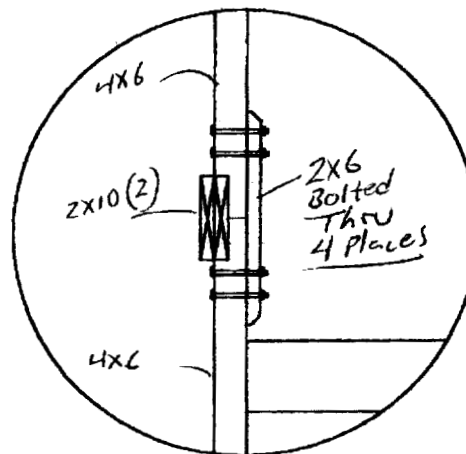
**CITY OF PORTLAND**

Michael J. Nugent
Inspection Services Manager
Housing and Neighborhood
Services Division

5

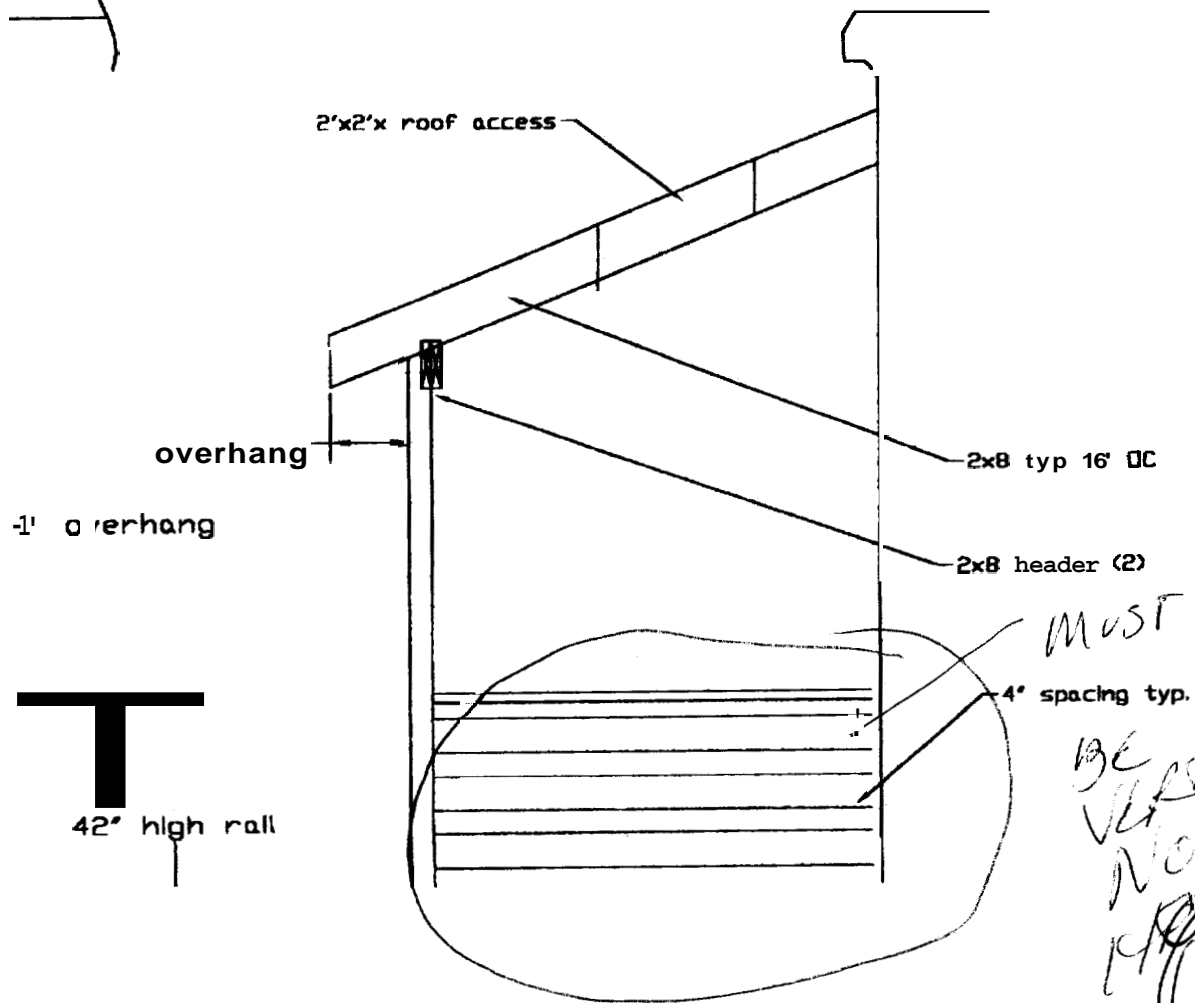
874 8116

Detail A

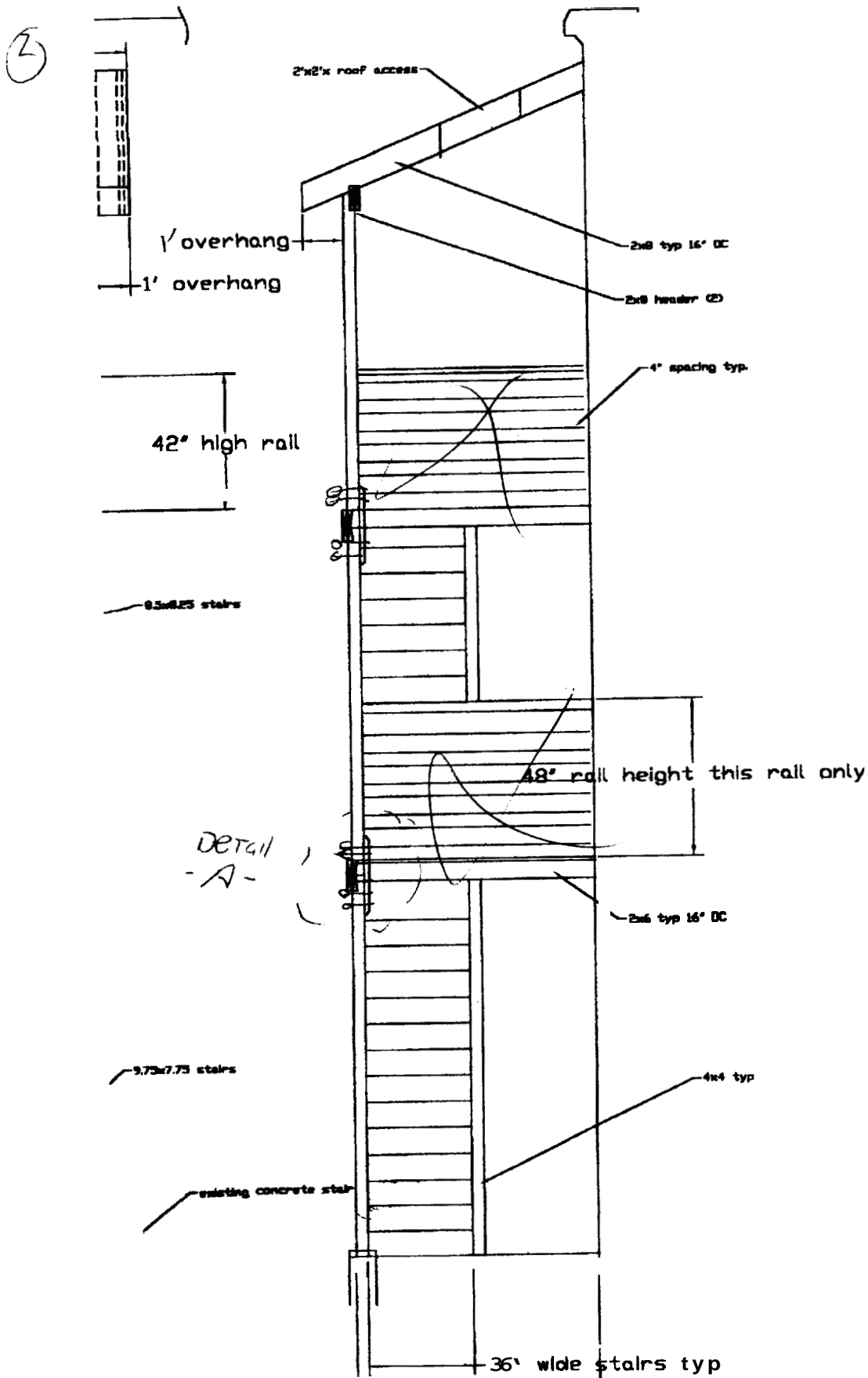


(4)

Roof Detail

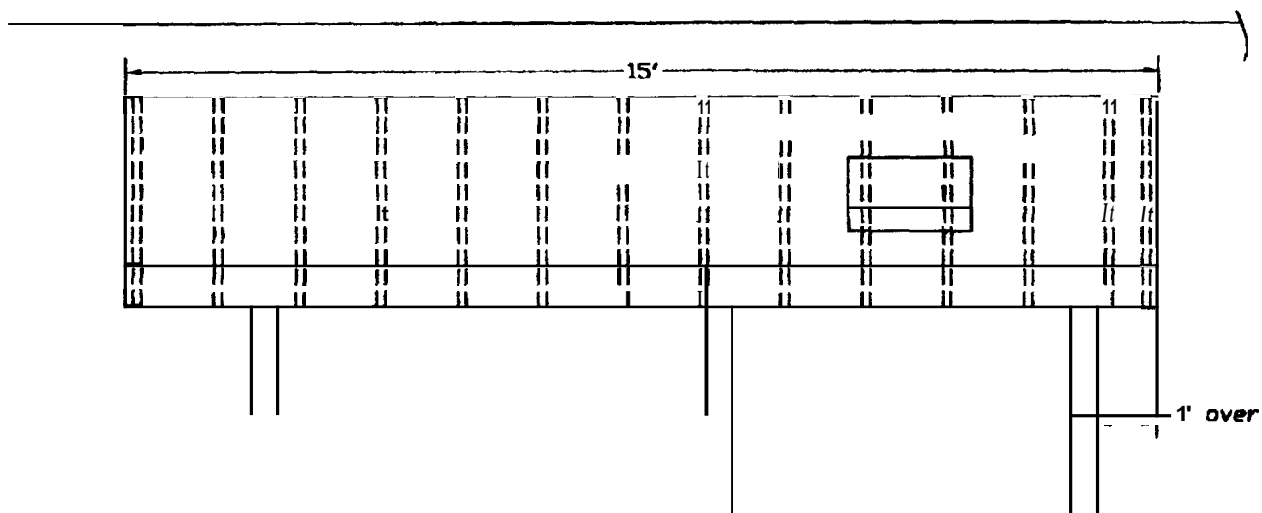


MUST
BE
VERTICAL
NOT
HORIZONTAL
(initials)



(3)

Roof Detail



City of Portland, Maine
P O Box 544

Portland ME 041120544
Phone: (207) 874-8856
5/31/02

Parcel Id
013 - M-028-001

HARRIS MICHAEL D
737 RIVER RD
WINDHAM ME 04062

NOT
1700
H14630
Legal Description
173 CONGRESS ST
13-M-28
CONGRESS ST 173
FRONT BLDG
1430 SF

* * D E L I N Q U E N T T A X S T A T E M E N T * *
* * R E A L E S T A T E T A X * *

YEAR =====	BASE TAX =====	PENALTY/INT =====	OTHER +/- =====	TOTAL DUE =====
02-2	1,305.69	34.68	.00	1,340.37
Total Due	1,305.69	34.68	.00	1,340.37

This is a statement of your delinquent REAL ESTATE TAX
as of 05/31/02.

Mrs Conant
774-4400

Delete	Schedule	Add	End	Images	Print Permit	Print C of O	Print Insp
Prmt	Text193	1700		Constr Type	New	Num1	2
Permit Nbr	02-0598	Location of Construction	173	Congress St	Appl. Date		
Status	Pending	Permit Type	Additions - Multi Family		Issue Date		
CSL	013 M028001	Territory Nbr	1	Estimated Cost	\$4,500.00	Date Closed	

Comment Date	Comment	Add	Delet	Save
06/27/2002	1) tread and risers as proposed will not fit in deck 2) Framing detail for roof 3) Girdres under designed			
Name	mjn	Follow Up Date		Completed

CreatedBy	jmy	CreateDate	06/05/2002	ModBy	mjn	ModDate	06/27
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PLEASE
CALL
MIKE @
874-8700

TO: Marge Schmuckal
 FM: Scott McCown

1 page

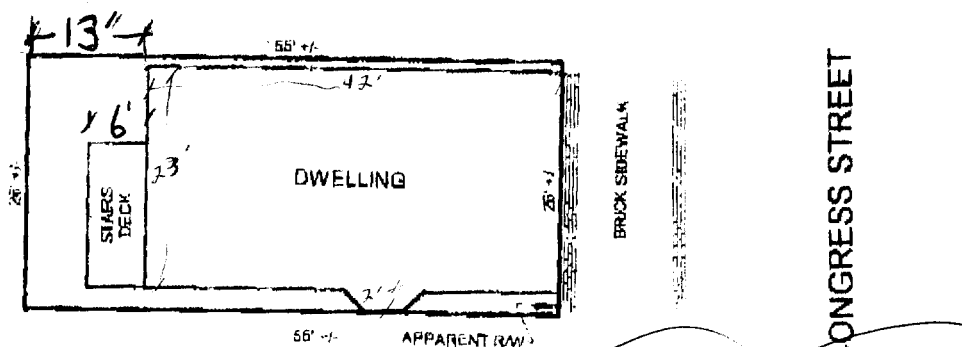
OK
 for

RE: Zone Variance

Can I
 Permi:

Thanks
 Scott
 207.415

Currently deck is 6 ft wd.



Rear of Bldg is 13 Ft from
 Back Property Line.

B-1
 usg R-6
 Zone
 Reg

MORTGAGE LOAN INSPECTION PLAN

The dwelling does conform to local zoning building setbacks at the time of construction.

The dwelling is not in a special flood zone as defined by flood insurance rate map 230051-0013 dated 12-8-1998.

THIS IS NOT A STANDARD BOUNDARY SURVEY. Information shown on this plan is for mortgage purposes only. Property lines shown on this plan are based on current lines of occupation, current deed information (referenced below), and tax map information. **A STANDARD BOUNDARY SURVEY IS SUGGESTED TO CONFIRM ALL BOUNDARY LINES SHOWN ON THIS PLAN.** This plan may not be recorded or used for any land divisions. Anyone who uses this plan for anything other than for mortgage purposes does so at their own risk. The property shown on this plan may be subject to easements, covenants, and restrictions of record which may or may not be shown on this plan.

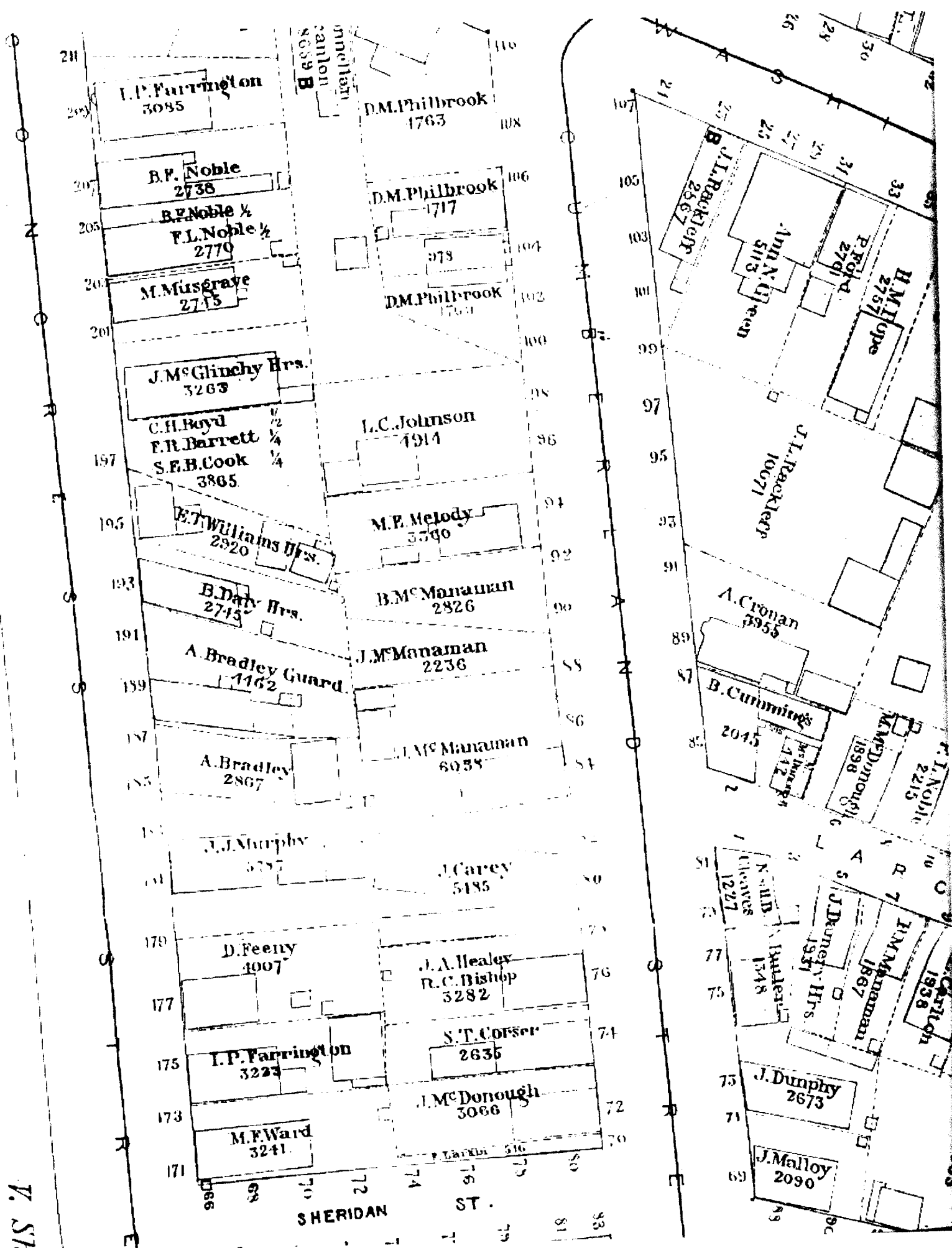
This inspection conforms to the standards of the Maine Board of Licensure for Professional Land Surveyors, standards of practice for a mortgage loan inspection.

PROPERTY INFORMATION:

Street: 173 CONGRESS STREET City/Town PORTLAND County CUMBERLAND Maine
 Buyer SCOTT McCOWN & LAURA J. MADIGAN-McCOWN
 Seller MICHAEL P. HARRIS
 Deed Reference book 14400 page 137
 Plan Reference book page
 Tax Map # 13 Lot 28 Block M
 Lending Institution DEWOLFE
 Scale 1 inch = 20 feet Date MAY 16 2002
 ATC file # 02-1096

Atlantic Title Company
 76 Atlantic Place
 South Portland, Maine 04106

WILLIAM Q. AUSTIN
 STATE OF MAINE
 PROFESSIONAL LAND SURVEYOR # 2174



I.P. Farrington
3085

B.P. Noble
2738

F.L. Noble
2770

M. Musgrave
2713

J.M. Glinchy Hrs.
3263

C.H. Boyd
F.R. Barrett
S.E.B. Cook
3865

E.T. Williams Hrs.
2820

B. Daly Hrs.
2713

A. Bradley Guard
1162

A. Bradley
2867

J.J. Murphy
3185

D.M. Philbrook
1763

D.M. Philbrook
1717

D.M. Philbrook
1761

L.C. Johnson
1914

M.E. Melody
3590

B.M. Manaman
2826

J.M. Manaman
2236

J.M. Manaman
6038

J. Carey
5185

D. Feeny
4007

J.A. Healey
R.C. Bishop
3282

I.P. Farrington
3223

S.T. Corser
2635

J. McDonough
3066

M.F. Ward
3241

J.L. Rackler
2867

J.M. Glinchy Hrs.
5113

P. Ford
2791

H.M. Lope
2757

J.L. Rackler
10071

A. Cronan
3955

B. Cummings
2045

J.M. McDonough
1898

J.L. Noble
2215

J.J. Dunne Hrs.
1931

J.M. McDonough
1867

J. Dunphy
1938

J. Dunphy
2673

J. Malloy
2090

SHERIDAN

ST.

V. St.

D. St.

S. St.

173 Cumberland St

BK14400PG137

90845

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENT, that IMMOBILIARE, LLC, a Maine limited liability company with a principal place of business in Portland, Maine, for consideration paid, grants to MICHAEL D. HARRIS of Portland, Maine, with a mailing address of 645 Washington Avenue, Portland, Maine 04103, with WARRANTY COVENANTS, the land in Portland, County of Cumberland and State of Maine, described below:

A certain lot or parcel of land located on the Northwesterly side of Congress Street in the Town of Portland, County of Cumberland, State of Maine, and more particularly bounded and described as follows:

Beginning at A set iron rebar on the Northwesterly side of Congress Street at the southerly corner of land now or formerly of Walter A. Graf, Jr. and Ellen Sue Graf as described in the deed recorded in the Cumberland County Registry of Deeds in Book 7360, Page 18; thence, S 51°26'30" W, along Congress Street, a distance of 26.00 feet to a set iron rebar at the remaining land of Immobiliare, LLC; thence N 38°24'49" W, along the remaining land of said Immobiliare, LLC, a distance of 55.00 feet to a set iron rebar; thence N 51°26'30" E, along the remaining land of said Immobiliare, LLC, a distance of 26.00 feet to a set iron rebar at the land now or formerly of said Graf; thence S 38°24'49" E, along the land now or formerly of said Graf, a distance 55.00 feet to the point of beginning. Containing 1.430 square feet or 0.03 acres, more or less.

Meaning and intending to convey a portion of the premises described in deed of Robert T. Crone, dated April 29, 1988, and recorded in the Cumberland County Registry of Deeds in Book 13777 Page 6.

IN WITNESS WHEREOF, the said Immobiliare, LLC has set its hand this 18 day of November, 1998.

Janean L. Libby
Witness

IMMOBILIARE, LLC
BY: [Signature]
Michael D. Harris
Its: Member

[Signature]

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.

[Signature] Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at **874-8632** must also be contacted at this time, before any site work begins on any project other than ~~single~~ family additions or alterations.

[Signature] Footing/Building Location Inspection; Prior to pouring concrete

NIA Re-Bar Schedule Inspection: Prior to pouring concrete

NIA Foundation Inspection: Prior to placing ANY backfill

NIA Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

[Signature] 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.

no COFO required

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

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

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

[Signature]
Signature of applicant/designee

Date

[Signature]
Signature of Inspections Official

Date

CBL: 013-M-0290 Building Permit #: 02-0598