

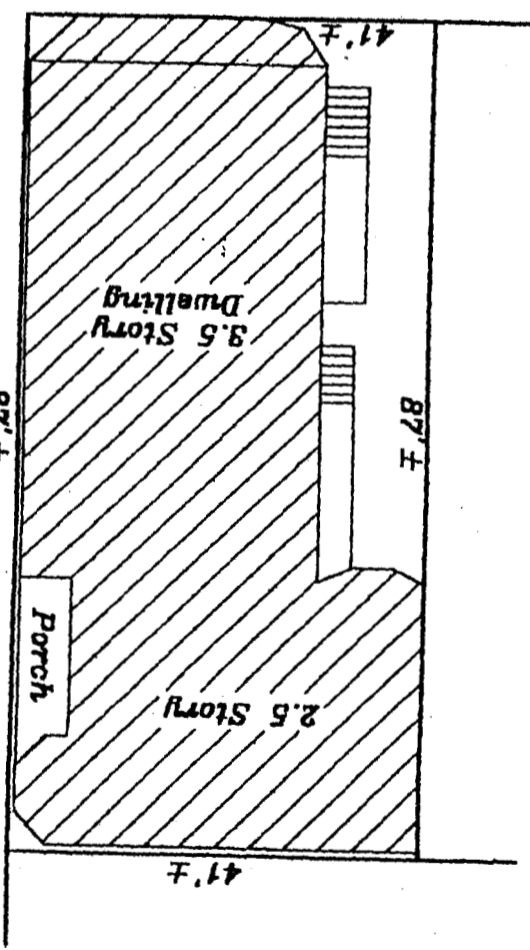
FOR M. STAGE LENDING USE ONLY

GENERAL NOTES: (1) DISTANCES SHOWN ARE TAKEN FROM PROVIDED TITLE REFERENCES. SHOW BELOW. (2) THE PURPOSE OF THIS INSPECTION IS TO RENDER AN OPINION AS FOLLOWS: A) DWELLING AND ACCESSORY STRUCTURE'S COMPLIANCE WITH RESPECT TO MUNICIPAL ZONING STRIPES, AND B) FLOOD HAZARD DETERMINATION BY HORIZONTAL SCALING ON BELOW REFERENCED FEMA MAP. (3) THIS INSPECTION EXCEPTS OUT ALL TECHNICAL STANDARDS CURRENTLY SET FORTH BY STATE OF MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS. (4) THIS INSPECTION IS TO BE USED ONLY BY THE BELOW LISTED LENDER TITLE ATTORNEY & TITLE INSURER AND SHOULD NOT BE USED BY ANOTHER PARTY FOR BOUNDARY LINE LOCATIONS OR LAND TITLE OPINIONS. (5) A BOUNDARY SURVEY SHOULD BE PERFORMED TO RENDER A PROFESSIONAL OPINION PERTAINING TO BOUNDARY LINE LOCATIONS. EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, AND/OR ENCROACHMENTS.

ADDRESS: 79 CONGRESS STREET PORTLAND, MAINE

INSPECTION DATE: NOVEMBER 30, 2001

SCALE: 1" = 80'



S&B PROVIDED TITLE REFERENCES FOR APPLICABLE APURBANCES, IF ANY

APPLICANT: ROBERT CLARK REQUESTING PARTY: LETTE & LEWIS

OWNER: SAME ATTORNEY: JAMES R. LEWIS

LANDER: FILE NO. 8011067 FIELD BOOK 880

TITLE REFERENCES: DEED BOOK 12492 PAGE 217

PLAN BOOK PAGE: COUNTY: CUMBERLAND

MUNICIPAL REFERENCE: MAP 14 BLOCK F LOT 21

THE DWELLING DOES NOT FALL WITHIN A SPECIAL FLOOD HAZARD ZONE PER FEMA COMMUNITY MAP NO. 230001

THE DWELLING WAS IN COMPLIANCE WITH MUNICIPAL ZONING SETBACK REQUIREMENTS AT THE TIME OF CONSTRUCTION

COMMENTS:

THIS IS NOT A BOUNDARY SURVEY

Handwritten signature and date: James R. Lewis 12-3-01

NADEAU & LODGE, INC. PROFESSIONAL LAND SURVEYORS 918 BRIGHAM AVENUE PORTLAND, ME 04103 (207) 878-7870

YOUR FILE #: 104480

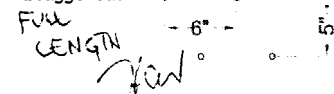
STRUCTURAL NOTES:

- 1 A53 sched 40 4" dia pipe (5 ea)
Base plates: 8"x8" 1/2" pl
Top plates: 8"x10" 1/2" pl
Tack weld to column
Fix plates to concrete w 2-Hiltibolts ea (or =)
Fix plates to wood w 4- wood screws ea
Note: Columns under C10x20 shall receive 10"x10"x1/2" top plates (2 total)

- 2 Add 1-SPF #2 2x8 between ea joist (ea)

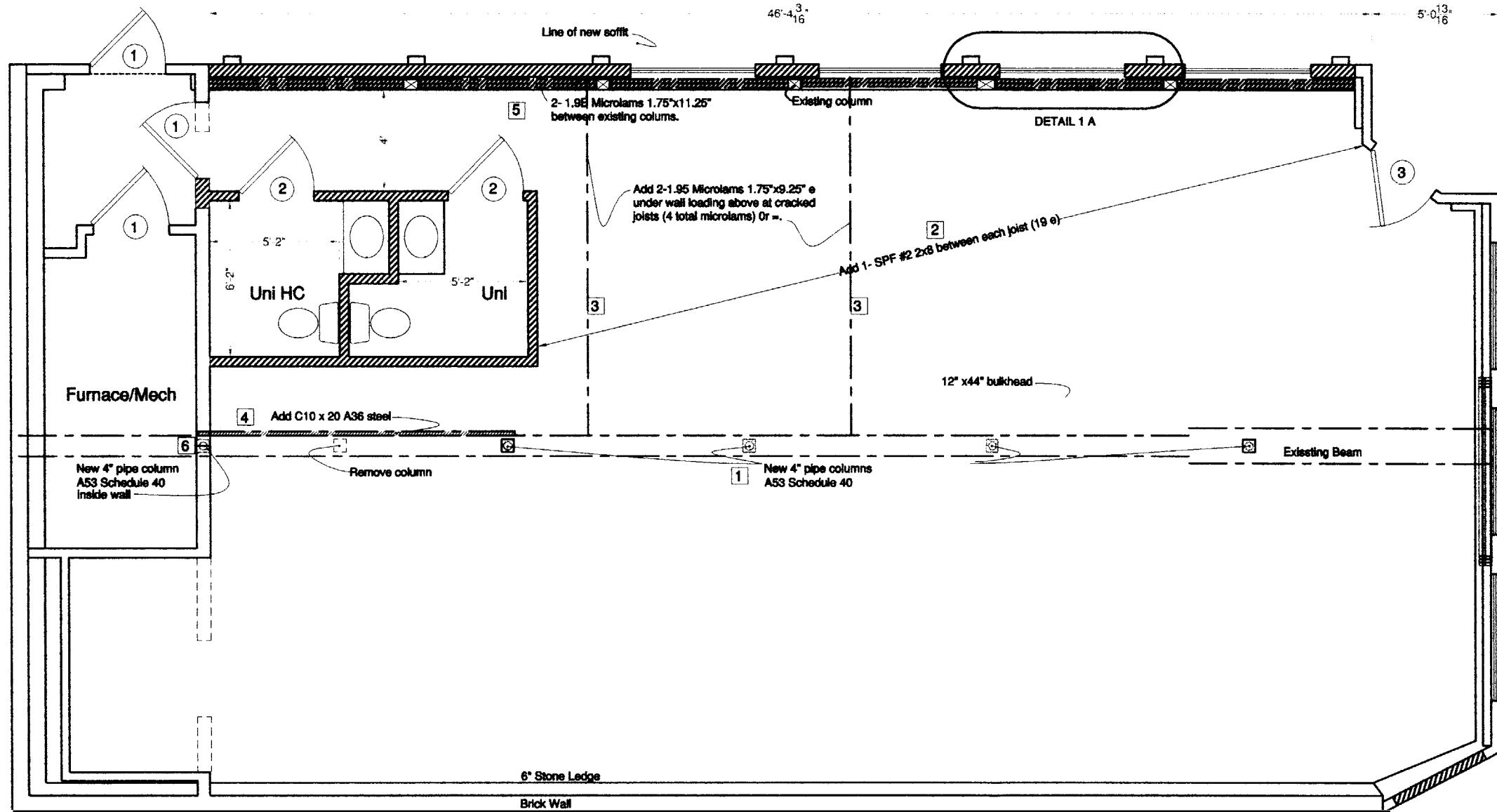
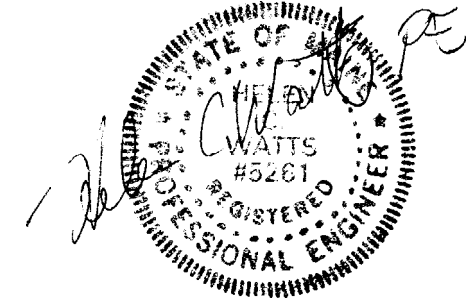
- 3 At each cracked joist ad 2-1.9E microlams 1.75"x9.25" ea.

- 4 Add 1- C10x20 A36 (or A80). 1/2" thru bolts staggered:



- 5 New beams: 2- 1.9E Microlam 1.75"x11.25"

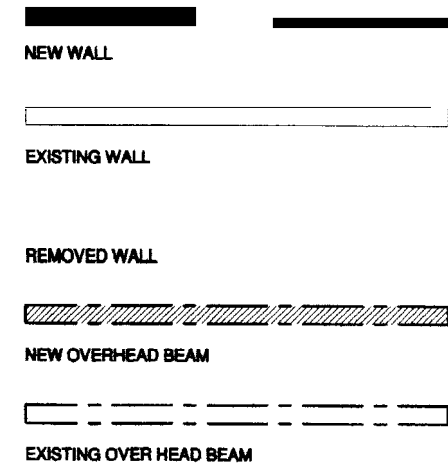
- 6 Restore/repair fire rating 1 hr holes around pipe/wire to be sealed. Entire restaurant ceiling needs 1 hr rating.



DOOR SCHEDULE

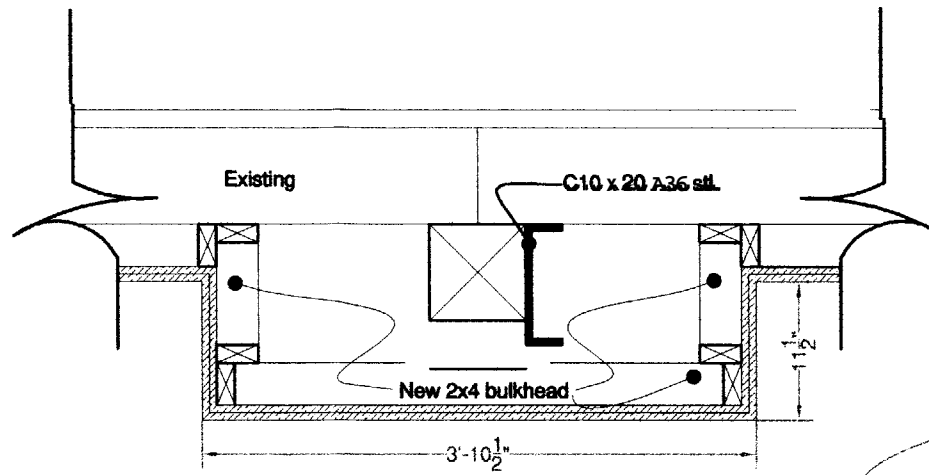
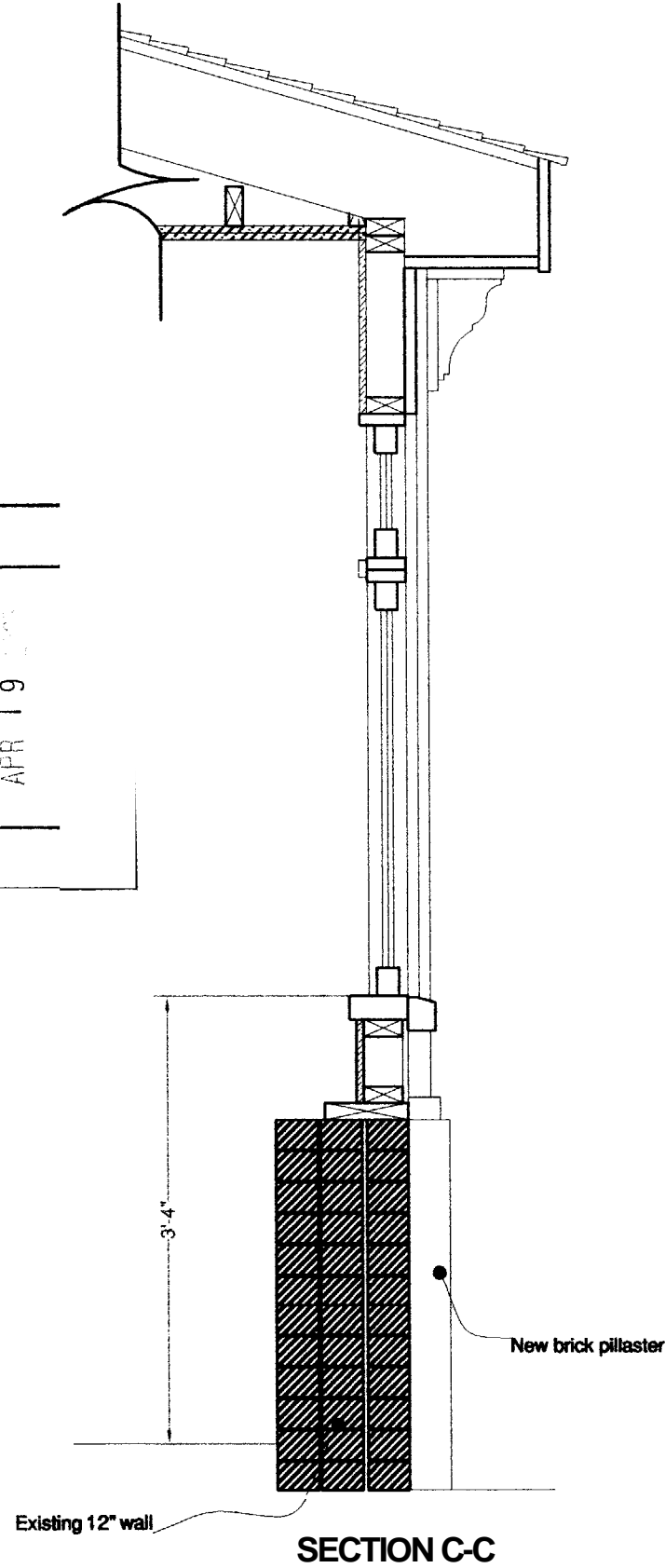
KEY	QUANTITY	TYPE	SIZE
1	3	Existing	Existing
2	2	6 panel Wd	3'-0" x 6'-8" x 1-3/8"
3	1	Full lite Wd	3'-0" x 6'-8" x 1-3/4"

LEGEND

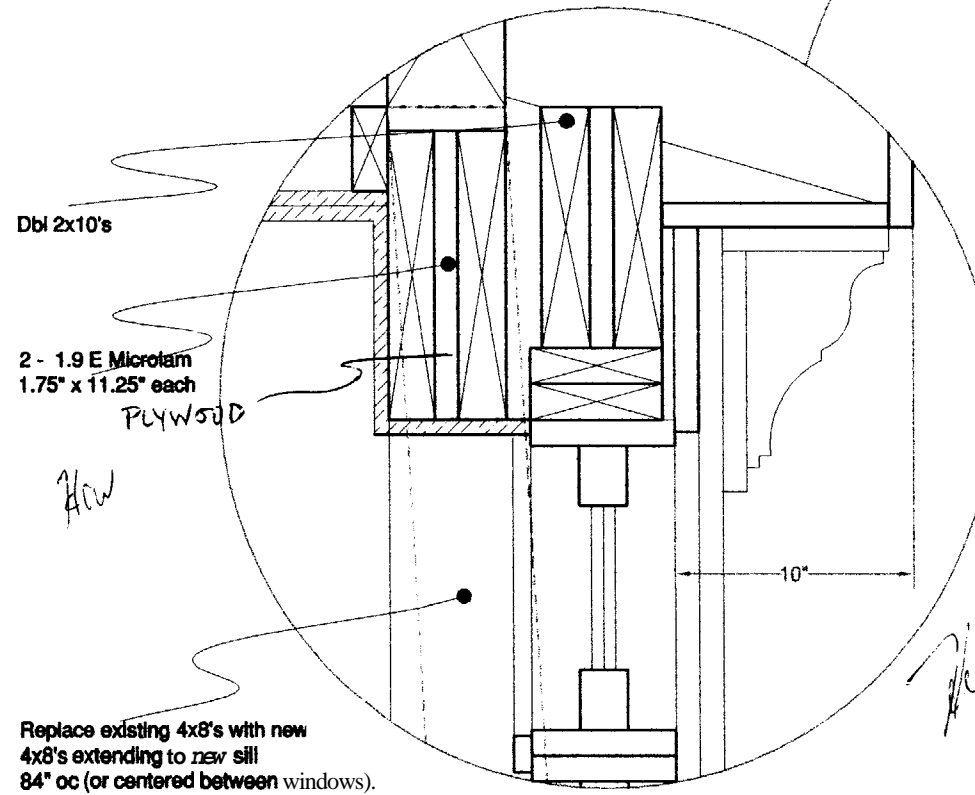


DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

APR 19 2005



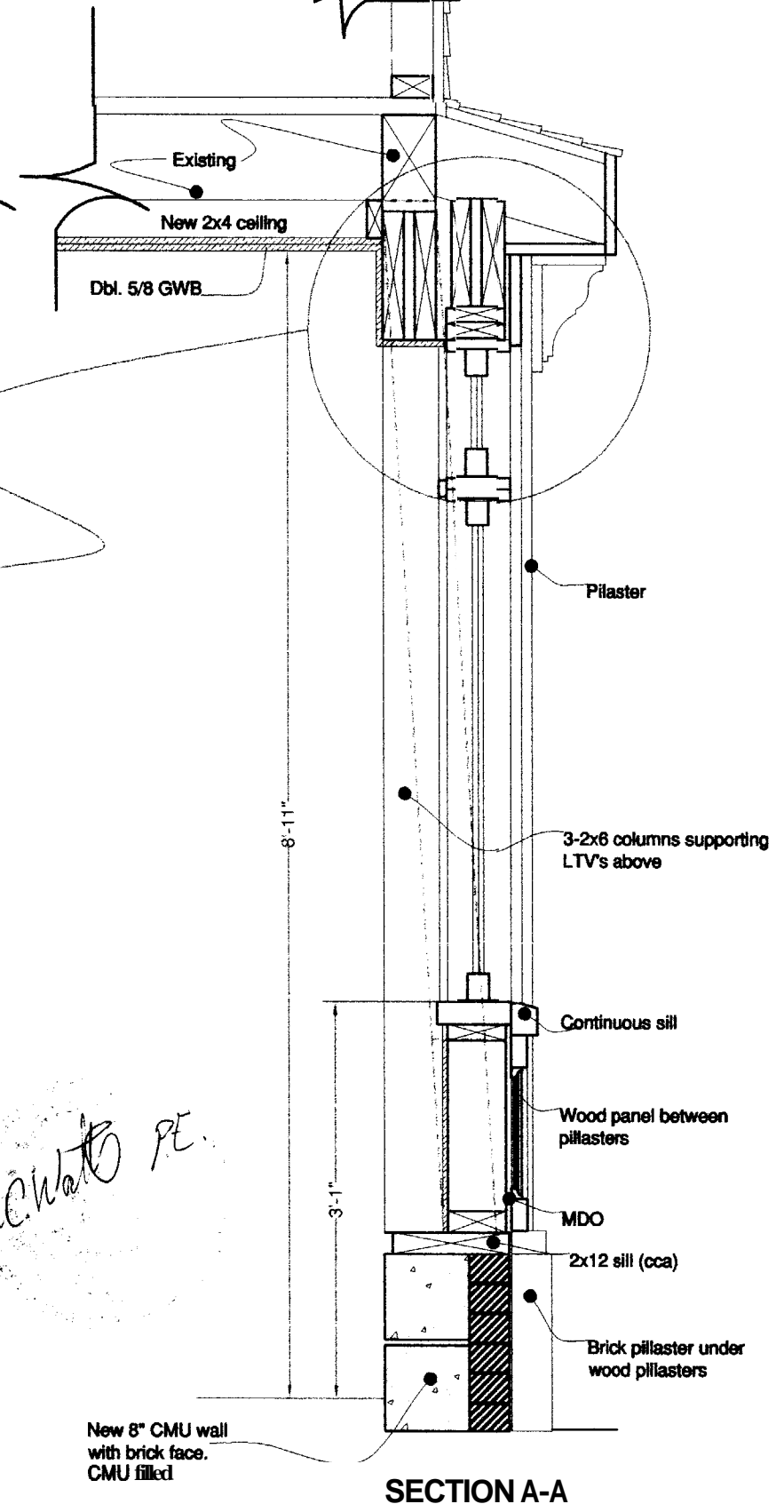
CEILING BULKHEAD



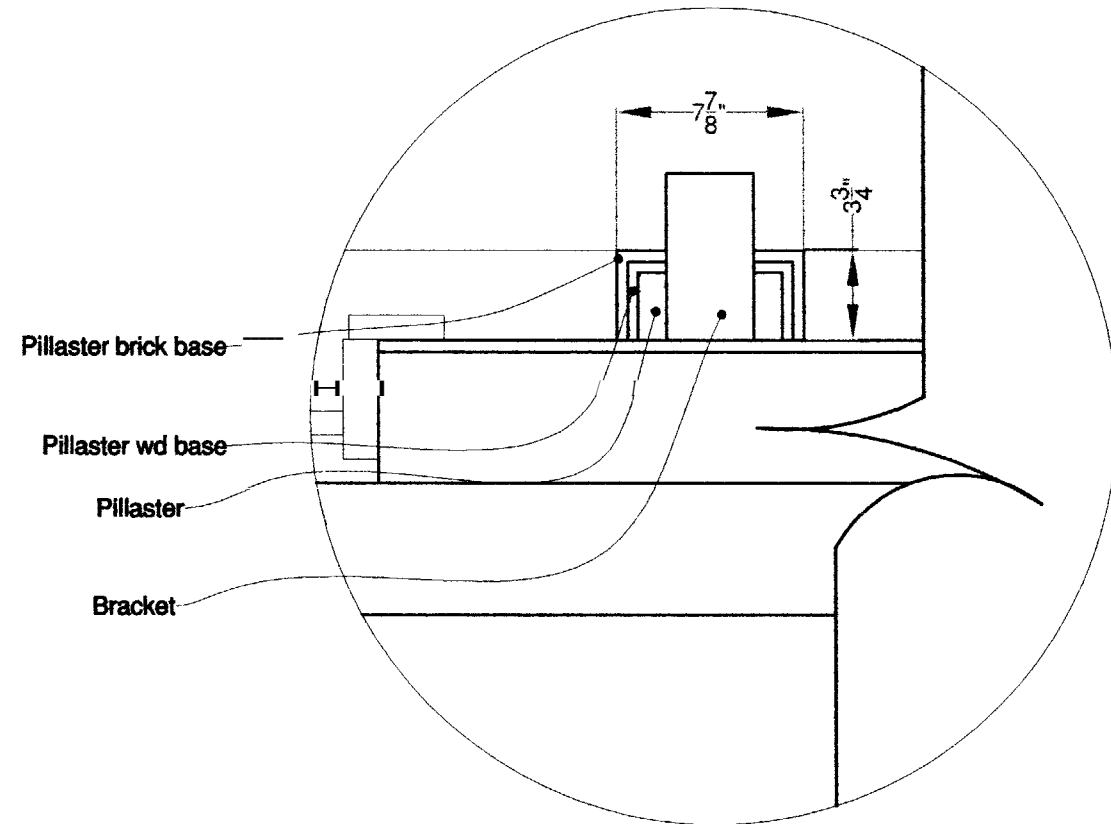
Replace existing 4x8's with new 4x8's extending to new sill 84" oc (or centered between windows).

scale: 1-1/2" = 1'-0"

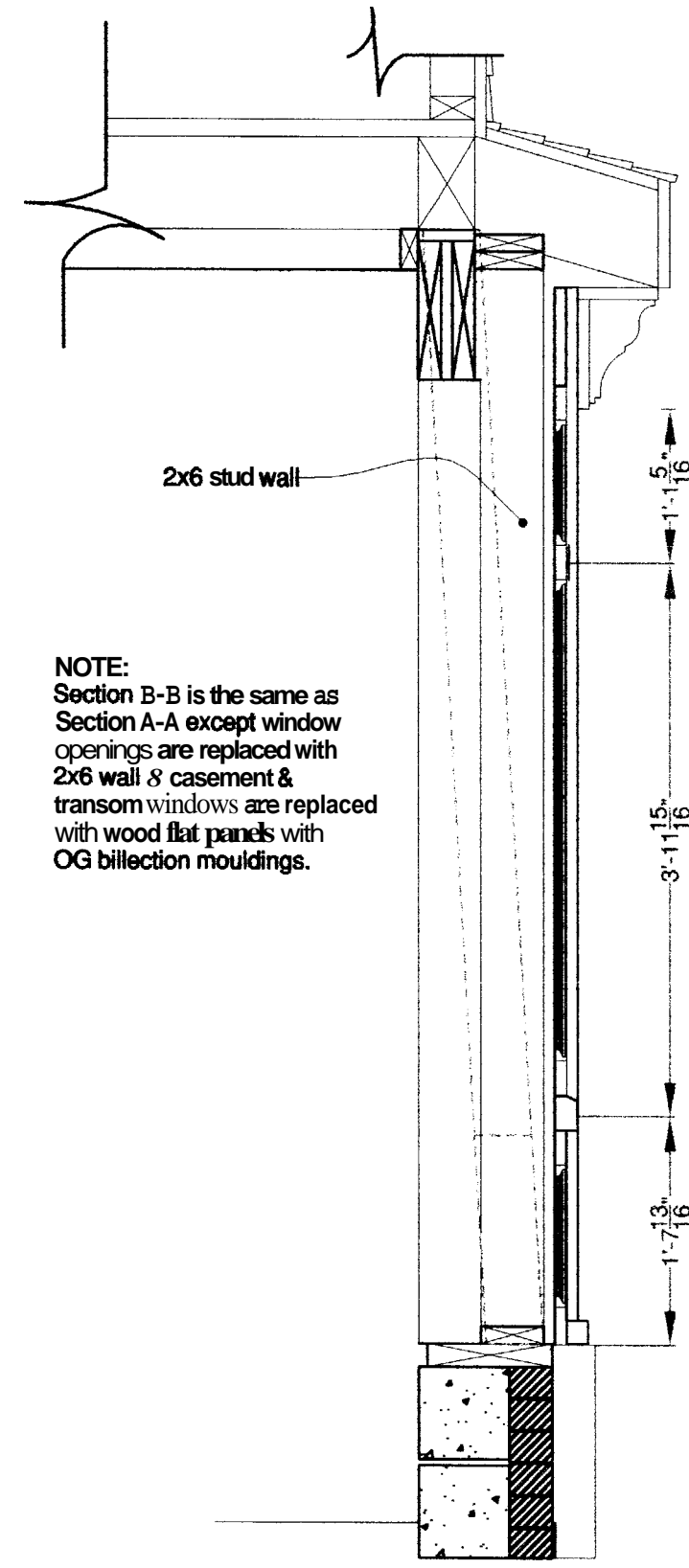
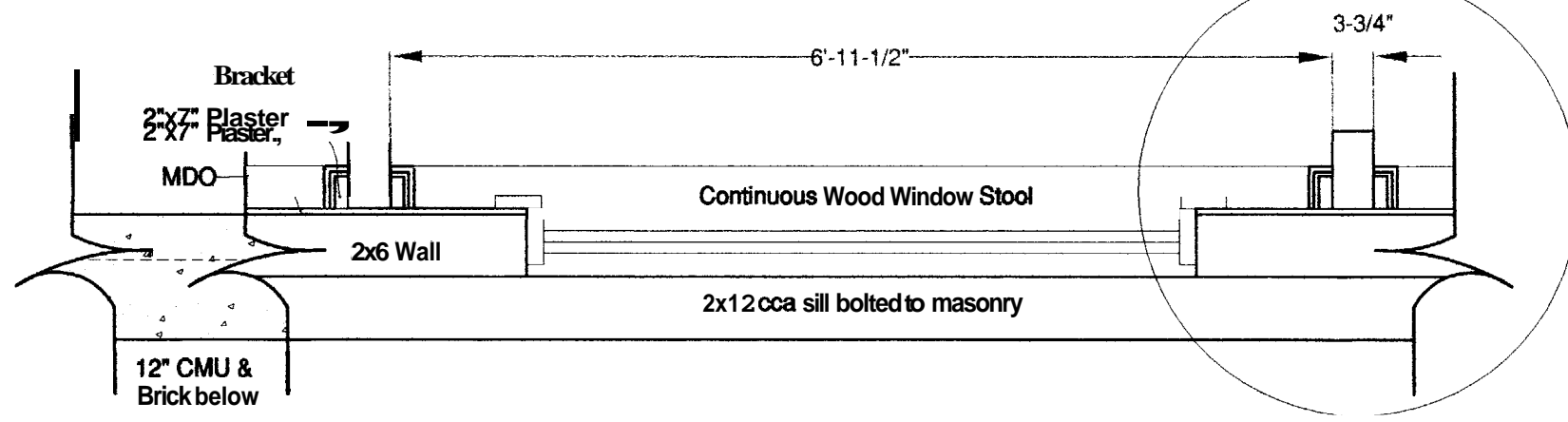
Richard Watson PE.



SCALE: 1-1/2" = 1'-0"



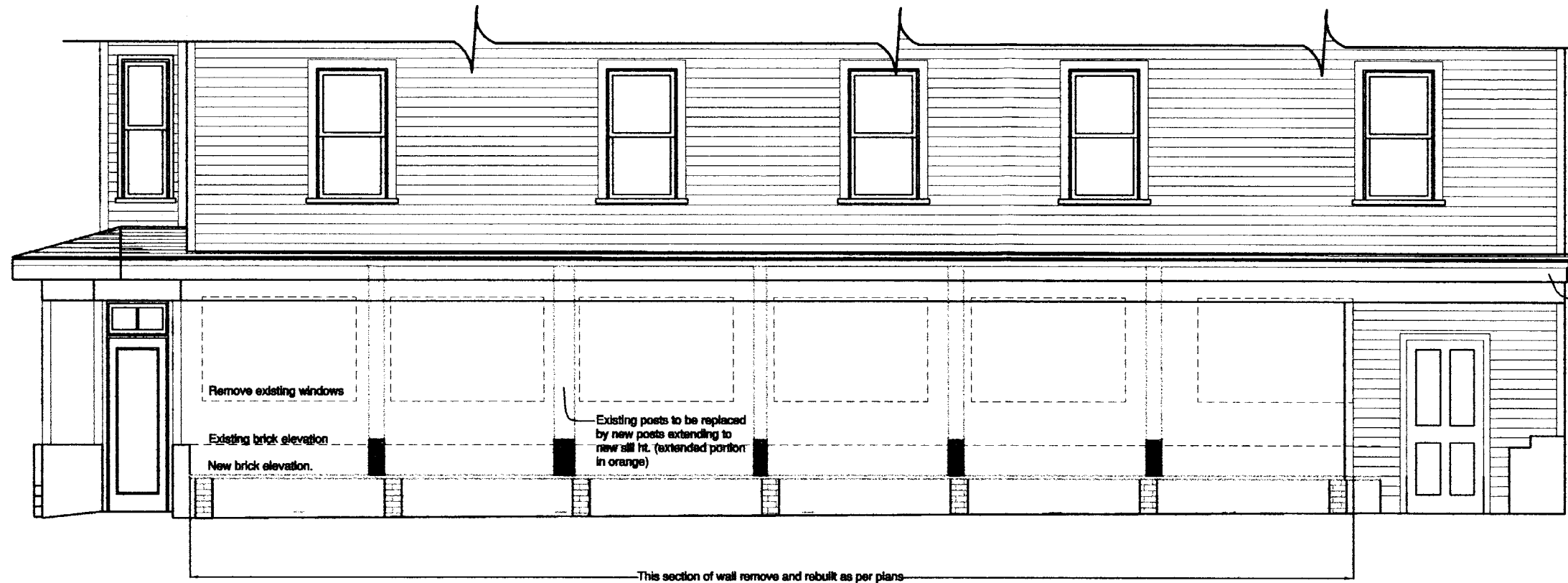
DETAIL 1 A



NOTE:
 Section B-B is the same as Section A-A except window openings are replaced with 2x6 wall & casement & transom windows are replaced with wood flat panels with OG billection mouldings.

SECTION B-B

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 RECEIVED



2nd floor remains as is.

Remove existing 14" eave & shingles. Replace with 12" eave.

Remove existing windows

Existing brick elevation

New brick elevation.

Existing posts to be replaced by new posts extending to new sill ht. (extended portion in orange)

This section of wall remove and rebuilt as per plans

Existing 8x8 beam remains

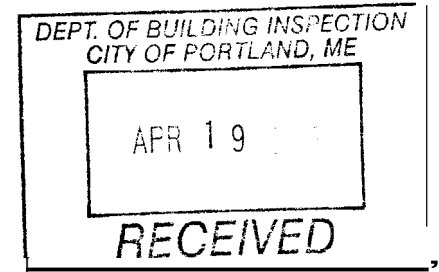


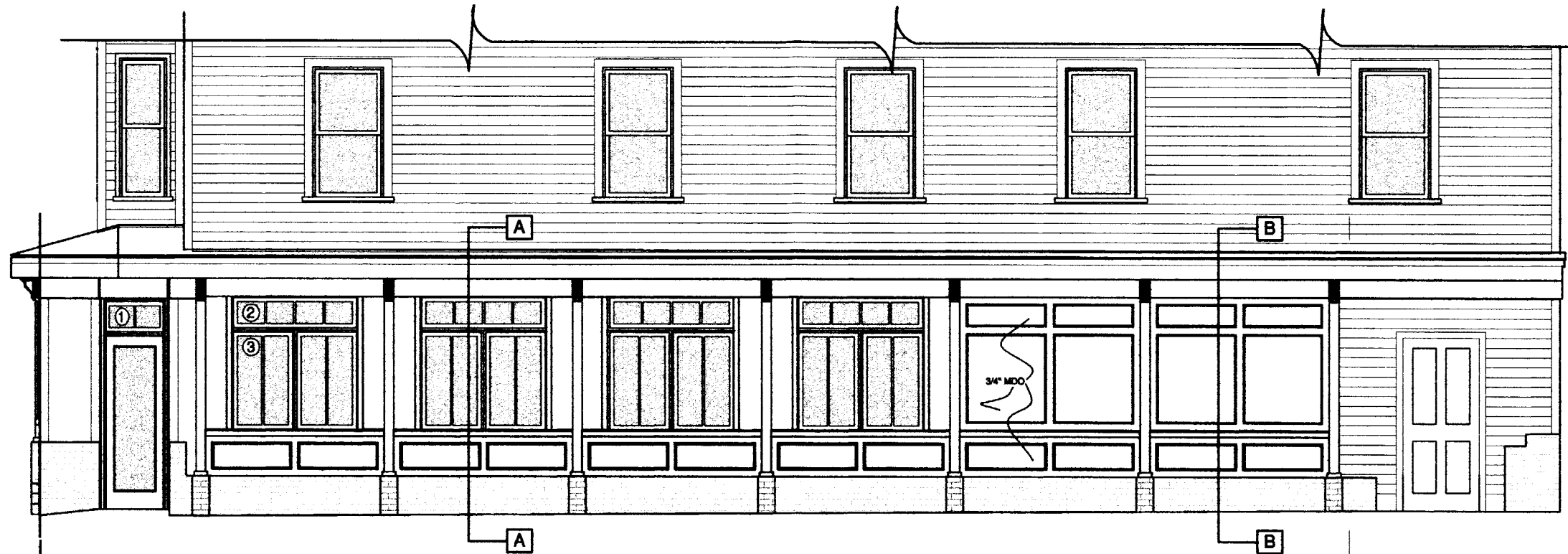
Extend posts to new sill height with 1/2" steel angle (bolted to new 2x12 sill)

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

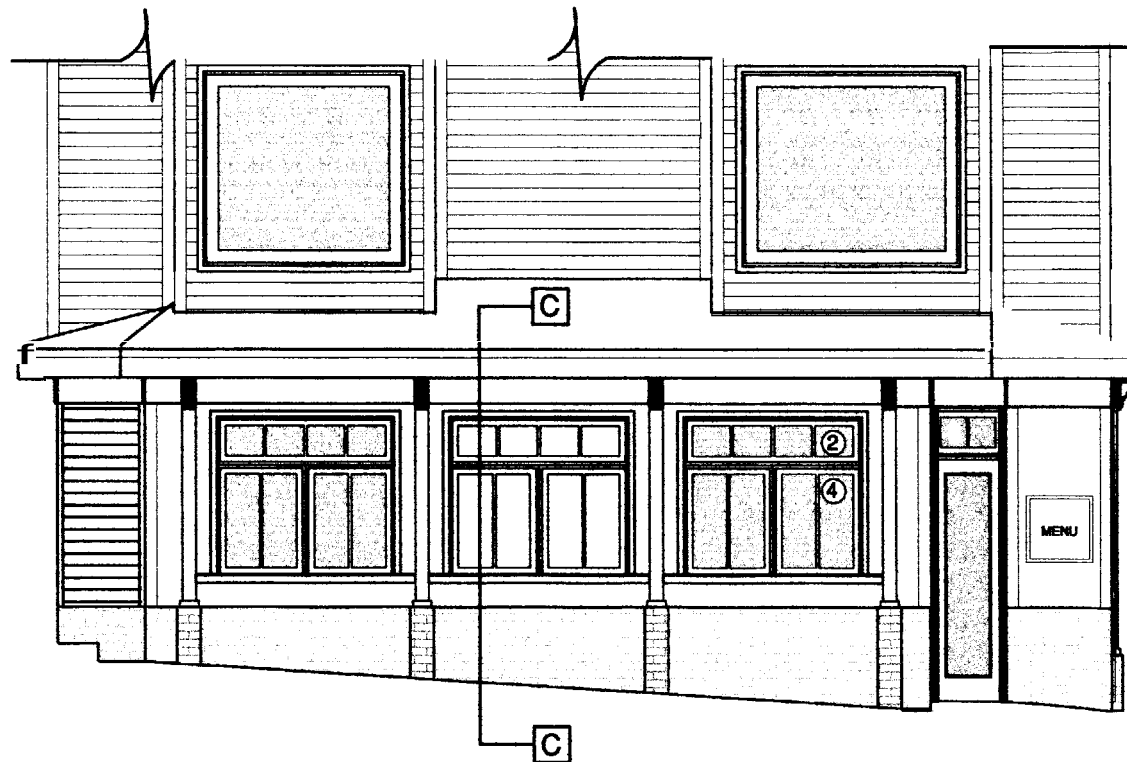
General Notes:

- 1) Remove plastic "slate" siding on both exterior walls. Re use on eaves.
- 2) Remove eave and shingles on Howard St. wall.
- 3) Remove brick knee wall, 2x4 framing & 2x10 headers on Congress St. elev.
- 4) Remove all existing ground floor windows & corner entry door.
- 5) Rebuild Congress St. wall with 2x6's as per dwg. page 1.
- 6) Re frame openings for new windows on Howard street wall as per dwg. page 1.
- 7) Build new 12" masonry wall on Congress St. elev. as per above dwg.
- 8) Shore ceiling joists as necessary prior to demolition of Congress St. wall.





Howard Street Elevation

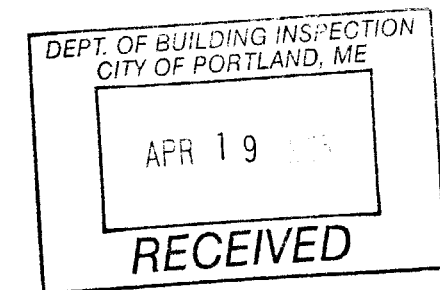


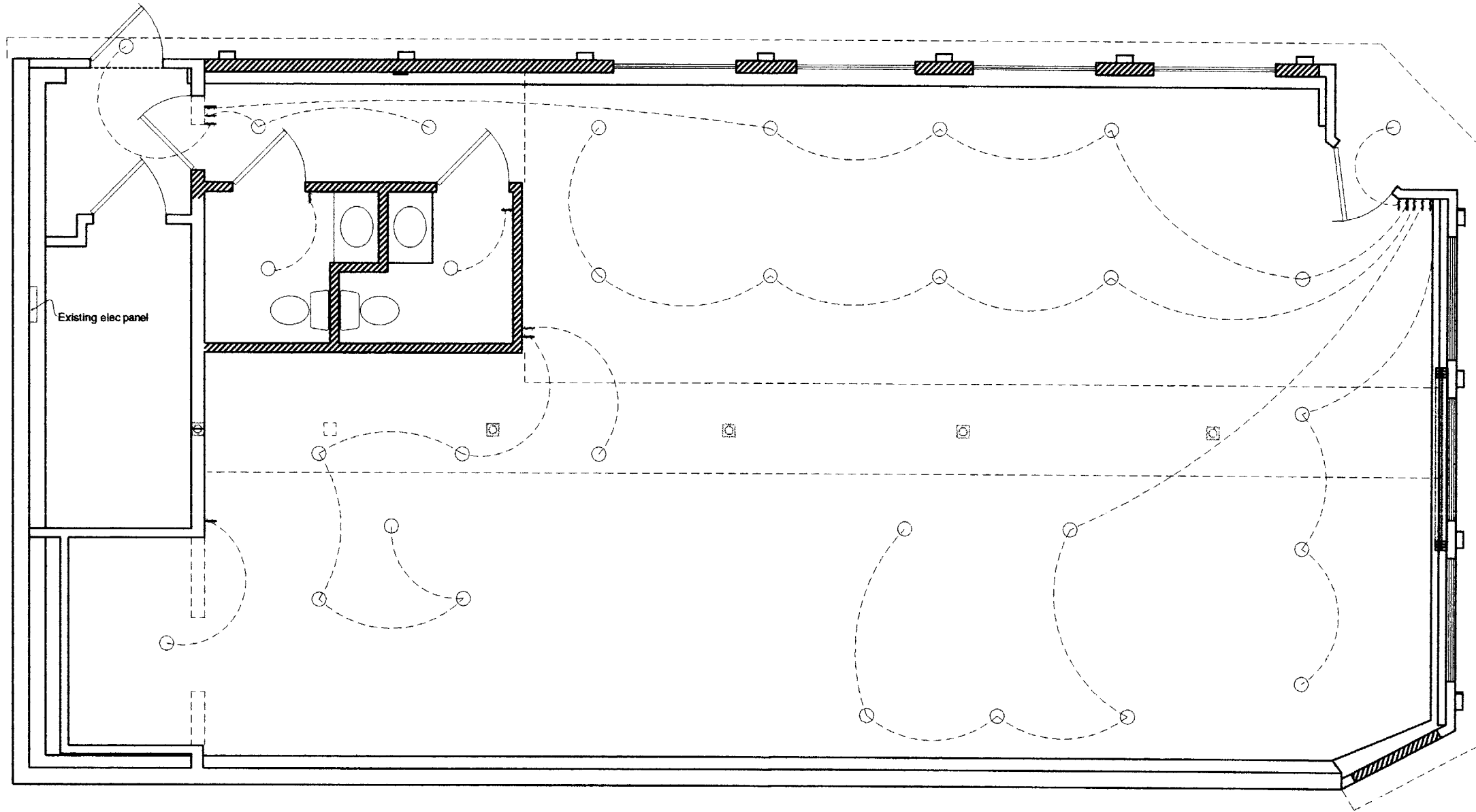
Congress Street Elevation

WINDOW SCHEDULE

Key	Quantity	Type	RO
①	1	Fixed Transom E1114S	3' - 0-1/2" x 1' - 4-1/2"
②	7	Fixed Transom N314P	5' - 0-1/2" x 1' - 4-1/2"
③	4	Double Casement x24	5' - 0-1/2" x 4' - 0-1/2"
④	3	Double Casement X23	5' - 0-1/2" x 3' - 0-1/2"

NOTES: Window manufacture is Kolbe & Kolbe
 Style is Heritage Series
 Units are wood with custom casings.
 Muntins are located as per drawing.
 Casement windows shall receive stops
 preventing them from opening more than 12"
 beyond building face.





ELECTRICAL NOTES:

Light fixtures are 5' recessed cans w baffels & thermally protected (ceiling is insulated).
 Wall recepticals as per code. Additional recepticals by tenant.
 Additional lighting, appliance recepticals, exit lighting etc. by tenant.

