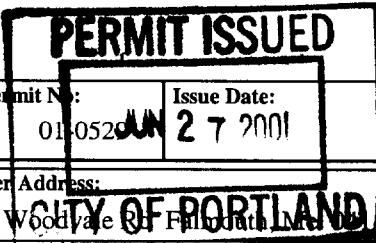


City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-052001 Issue Date: JUN 27 2001 CBL: 016 F024001



Location of Construction: 1 St Lawrence St	Owner Name: Casco Bay Ventures	Owner Address: 223 Woodvale St CITY OF PORTLAND	Phone: 207-772-7752
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Dwellings	Zone: R-6

Past Use: Multi-Family	Proposed Use: Same: Exterior and Interior Renovations; Per Plans. Call Wally at 797-7752 when ready.	Permit Fee: \$114.00	Cost of Work: \$15,000.00	CEO District: 1
---------------------------	---	-------------------------	------------------------------	--------------------

Proposed Project Description: Exterior and Interior Renovations; Per Plans. <i>3 units ok per microfiche - to remain 3D-4</i>	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 003 PERMIT ISSUED WITH REQUIREMENTS 6/27/1999
---	---	---

Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
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: cjh	Date Applied For: 05/10/2001	Zoning Approval
-------------------------	---------------------------------	------------------------

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	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>SV</i> <i>6/26/01</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>No open stairways</i>		<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

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): I St Lawrence St			
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 016 Block# F Lot# 024	Owner: Casco Bay Ventures	Telephone#: 207-797-7752	
Owner's Address: 223 Woodville Rd Falmouth, Me.	Lessee/Buyer's Name (If Applicable) Same	Cost Of Work: \$15,000	Fee \$114.00
Proposed Project Description: (Please be as specific as possible) To change Roof Pitch move Front Stairway Add deck Change interior Sheet Rock Wiring Plumbing And Finish. 6x8 four 3 UNITS - Same			
Contractor's Name, Address & Telephone Same			Rec'd By 5/1/01
Current Use:		Proposed Use:	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: Wally Mason	Date: 5-1-01
--	---------------------

Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

BUILDING PERMIT REPORT

DATE: 12 MAY 2001 ADDRESS: 1 ST. Lawrence ST. CBL: 016-F-024

REASON FOR PERMIT: Reno exterior & interior

BUILDING OWNER: Casco Bay Ventures

PERMIT APPLICANT: CONTRACTOR SAO

USE GROUP: R-2 CONSTRUCTION TYPE: 5-B CONSTRUCTION COST: \$15,000 PERMIT FEES: \$14,00

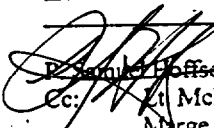
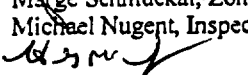
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *11, *13, *15, *16, *18, *19, *20, *25, *30, *33, *35, *36, *38, *39

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6" O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
*11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
*15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
*16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
*17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
*18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
*19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

- *20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- 21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- 22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- 23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- 24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
- 25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
- 26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
- 27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- *28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
- 29. All requirements must be met before a final Certificate of Occupancy is issued.
- *30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- 31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- 32. Please read and implement the attached Land Use Zoning report requirements.
- *33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
- 34. Bridging shall comply with Section 2305.16.
- *35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
- *36. All flashing shall comply with Section 1406.3.10.
- 37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- *38. The proposed fire escape shall comply with section 1025.0 of the bld. code
- *39. Before any work is started on the proposed decks a structural design by a professional Engineer or Arch shall be submitted to me for approval - Fax 874-8716 Attn. S. Hoffses please address of design.


 Marge Schmuckal, Building Inspector
 cc: M. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager


PSH 10/1/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

0014540

BK16088 PG027

STATUTORY WARRANTY DEED

WE, KEVIN M. LEARY and NANCY A. LEARY (being husband and wife), with a mailing address of 48 Stapleford Drive, Falmouth, Maine

For Consideration Paid, GRANT with WARRANTY COVENANTS TO:

Casco Bay Ventures, a Maine corporation with a principal business location of 223 Woodvale Road, Falmouth, Maine,

A certain lot or parcel of land with the buildings and improvements thereon, situated on the northeasterly side of Saint Lawrence Street, in the City of Portland, County of Cumberland and State of Maine and bounded and described as follows:

Beginning at the corner of St. Lawrence and Fore Streets; thence running northeasterly on the line of said Fore Street sixty-one (61) feet four (4) inches; thence northwesterly ninety-two (92) feet; thence southwesterly sixty-three (63) feet to said St. Lawrence Street; thence by the northeasterly side of said St. Lawrence Street ninety-eight (98) feet to the first bounds.

Being the same premises conveyed to Grantors herein by deed of Lucy A. Ferrante dated November 4, 1977 and recorded at the Cumberland County Registry of Deeds in Book 4128, Page 285.

WITNESS our hands this 12 day of March, 2001.

[Signature]

[Signature]
Kevin M. Leary

[Signature]

[Signature]
Nancy A. Leary

STATE OF MAINE
CUMBERLAND, SS.

Date: March 12, 2001

Then personally appeared the above-named KEVIN M. LEARY and NANCY A. LEARY and acknowledged the foregoing instrument to be their free act and deed.

Before me,

RECEIVED
RECORDED REGISTRY OF DEEDS

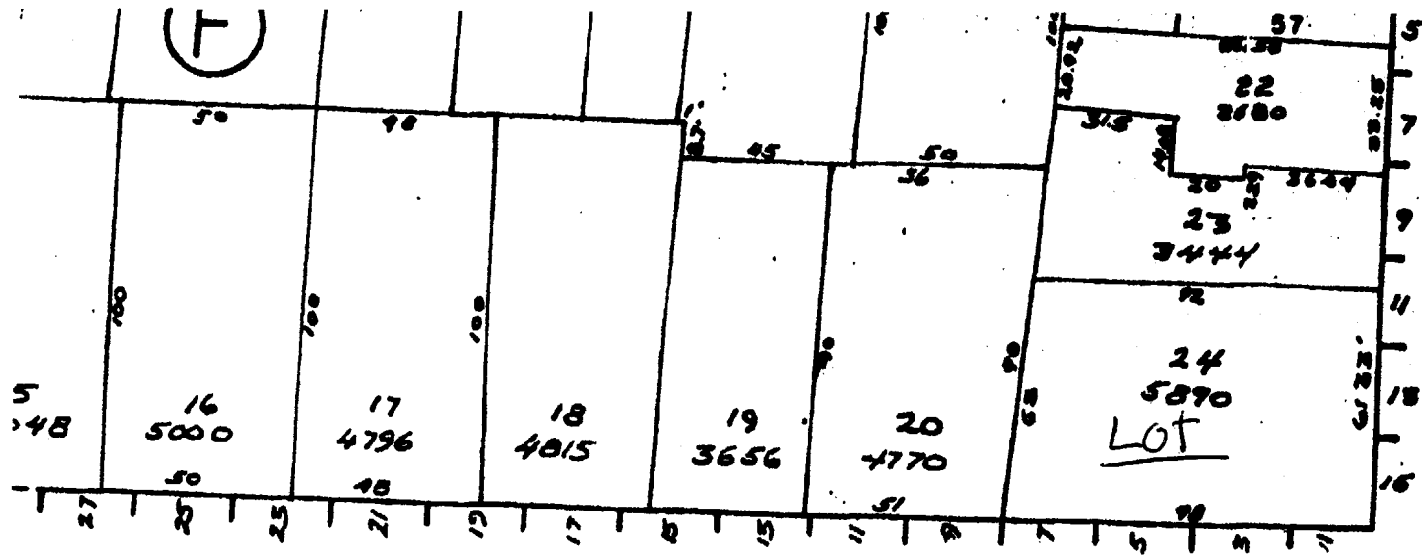
2001 MAR 12 PM 12: 23

CUMBERLAND COUNTY

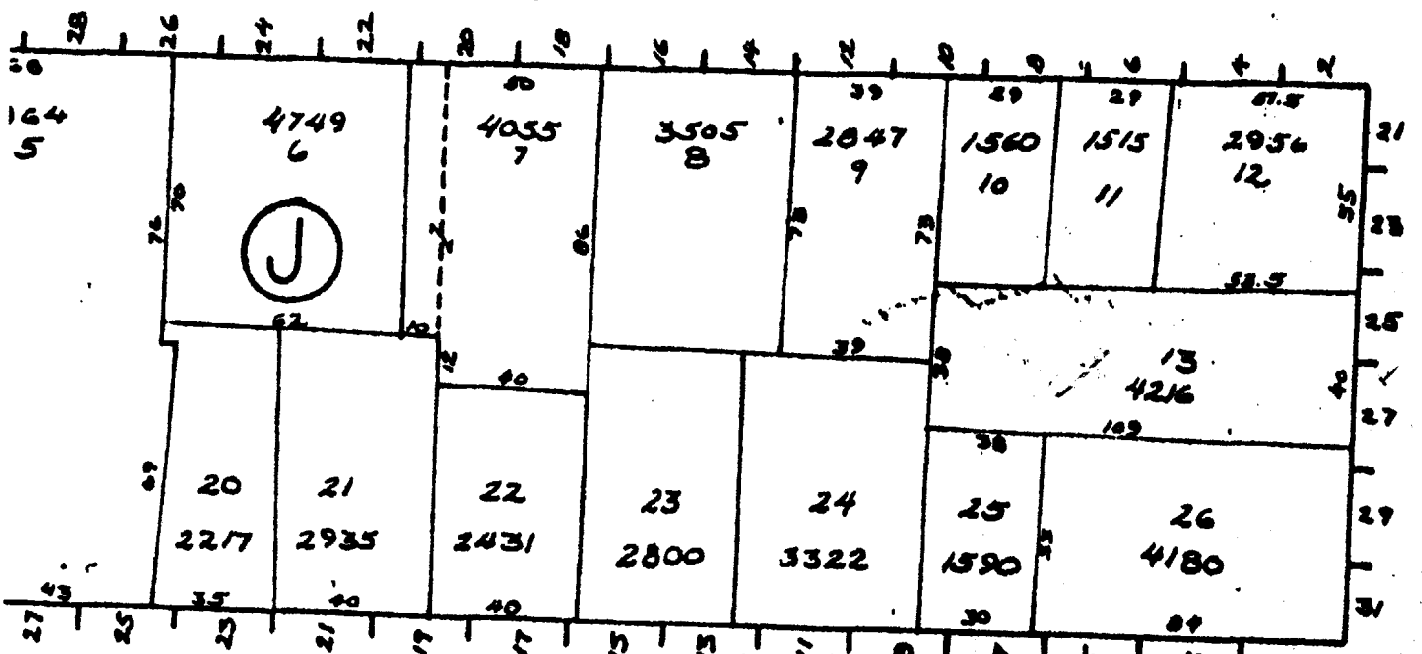
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Attorney at Law/Notary Public
[Signature]

MAINE REAL ESTATE TAX PAID



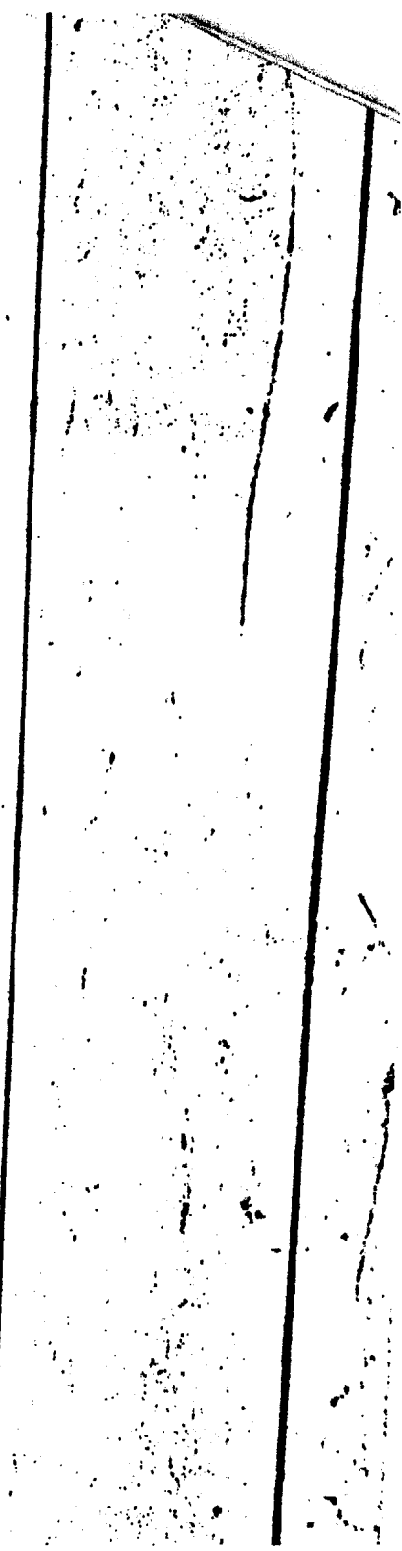
STREET



STREET

SHEET 17-A

STR
SHEET 18-A
FORE



S27°27'32"E

STONE WALL WITH GRANITE CAP.

*Structural plans
of this site
show enclosed*

WOOD FIRE ESCAPE

2 1/2 STORY
WOOD FRAME
3 ST. LAWRENCE
FIRST FLOOR ELEV.
82.29 FT.

BASE INTO BUILDING

61.33'

*PAVED DRIVE Has already
been removed
All stairs removed
Now end of driveway*

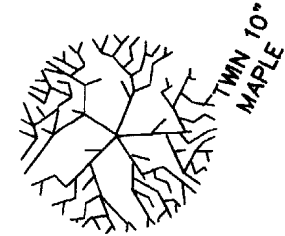
7' FROM Side Walk

CONC. WALKWAY

WOOD STEPS

CONC SIDEWALK

S62°35'10"W



6"x6" WOOD POST (TYP.)

CONC WALL (TYP.)

98.00'

CONC SIDEWALK

N28°15'57"W

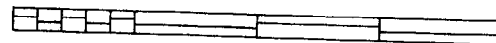
old

CONDOMINIUM PROJECT
ST. LAWRENCE & FORE ST.
PORTLAND, MAINE

PAGE

EXISTING ELEVATIONS

04/04/2001



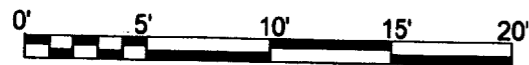
William Nemmers Associates, Architect
424 Fore Street Portland, Me 04101

CONDOMINIUM PROJECT
ST. LAWRENCE & FORE ST.
PORTLAND, MAINE

PAGE

EXISTING 1ST FLOOR

04/04/2001

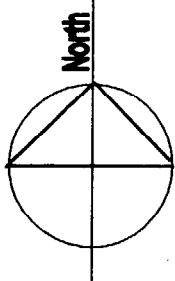
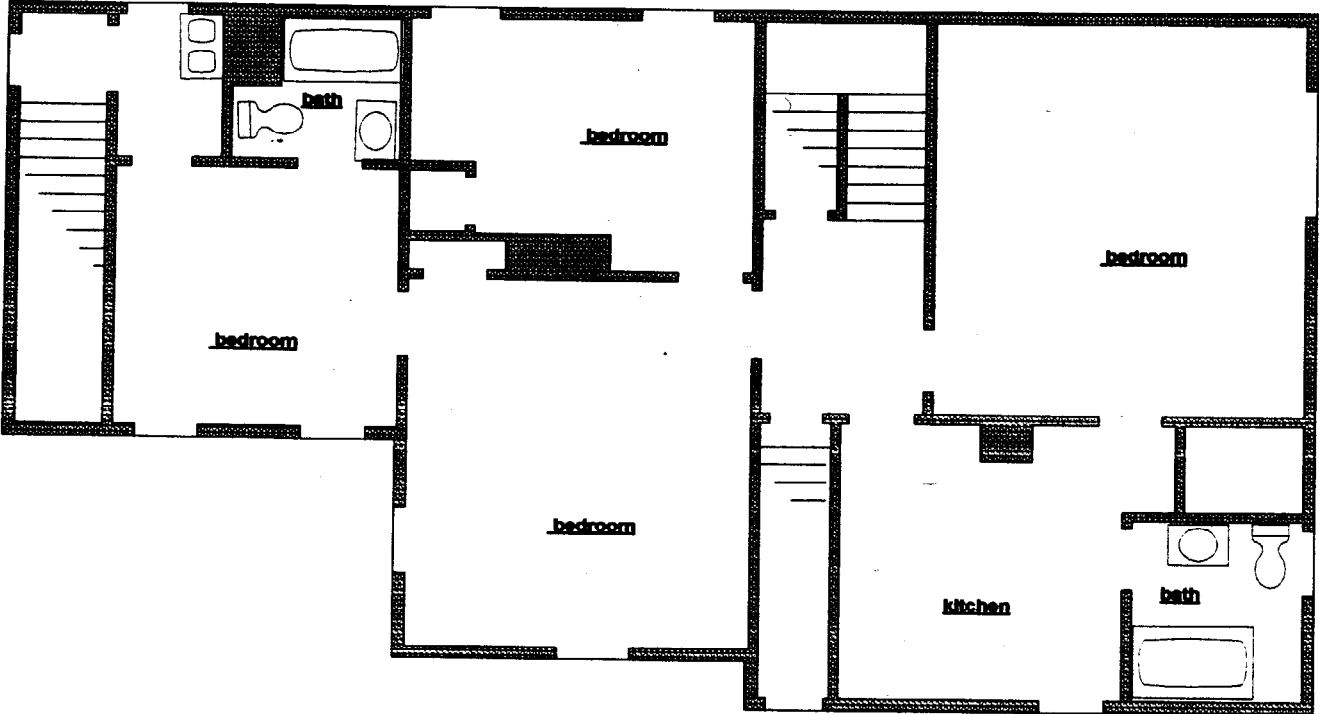


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William Nemmers Associates, Architect
424 Fore Street Portland, Me 04101

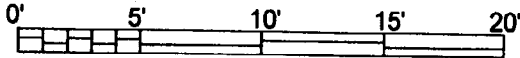
EXISTING 2ND FLOOR

04/04/2001



**CASCO BAY CONDOMINIUMS
SECOND FLOOR PLAN**

UNIT #2: 1,060 sq.ft.

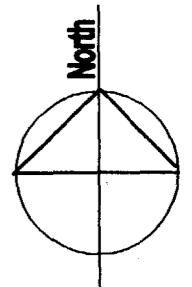
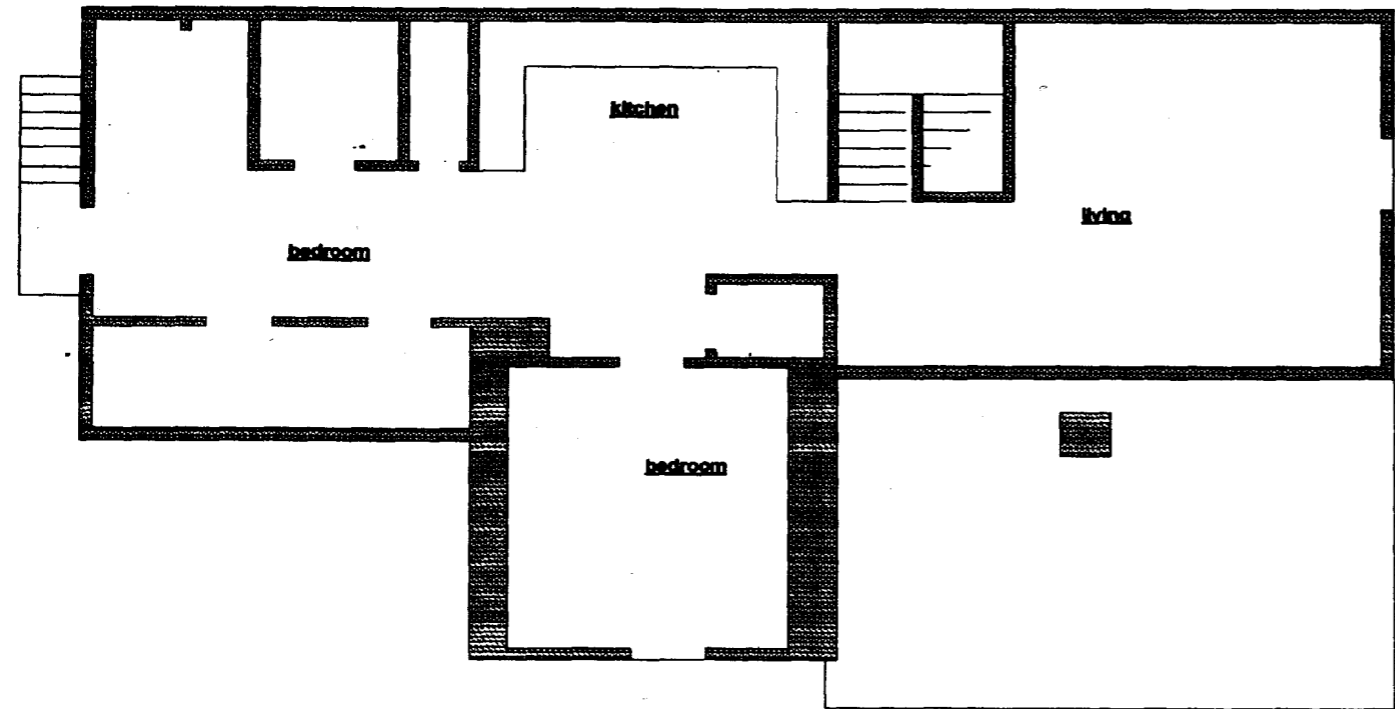


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PORTLAND, MAINE

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EXISTING 3RD FLOOR

04/04/2001



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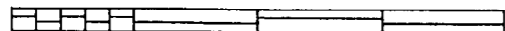
New

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ST. LAWRENCE & FORE ST.
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NEW ELEVATIONS

05/07/2001

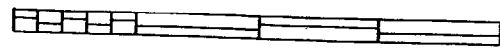
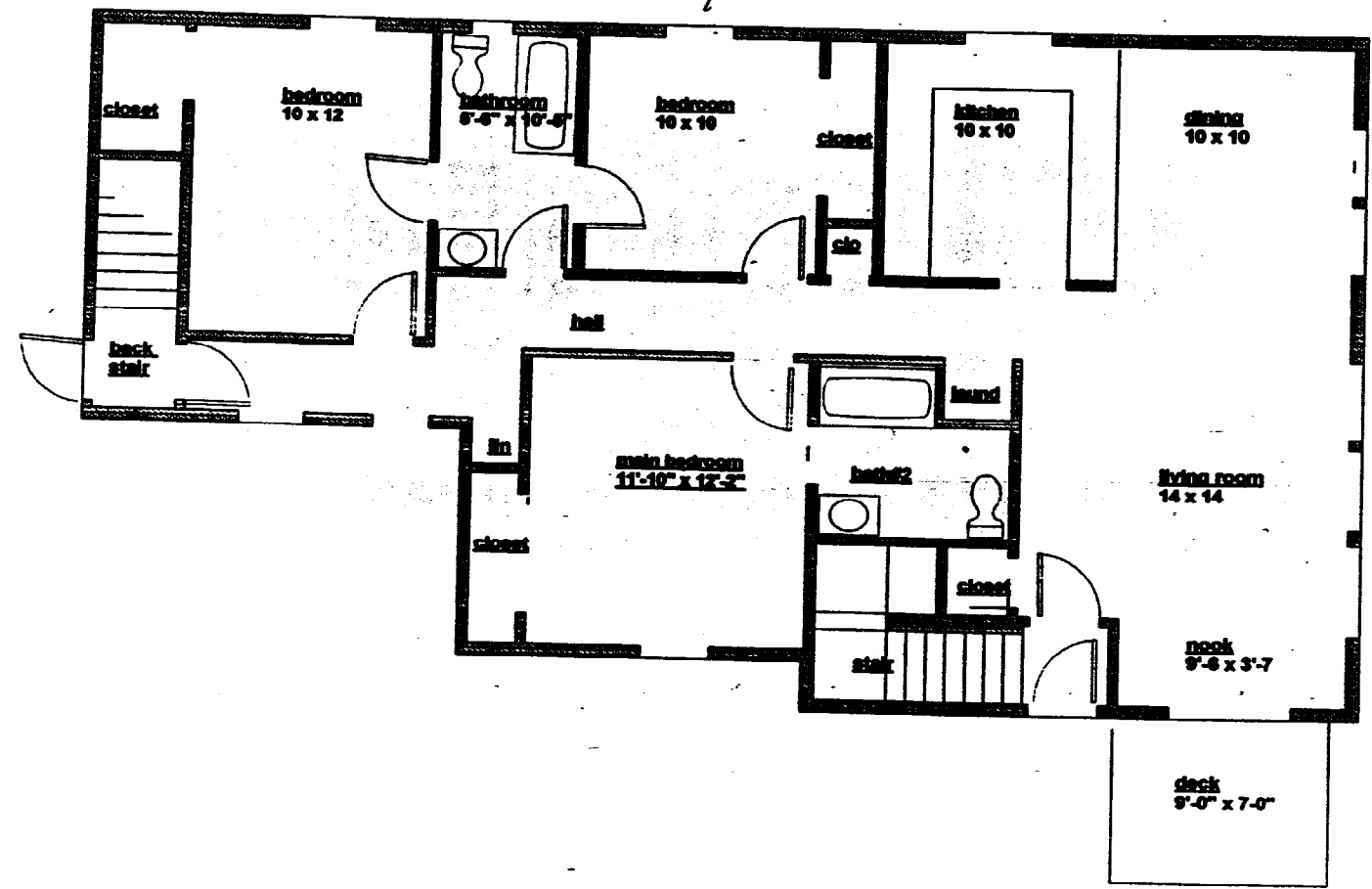
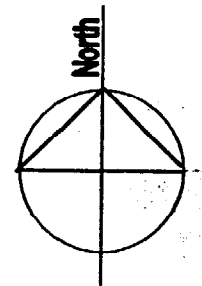


William Nemmers Associates, Architect
424 Fore Street Portland, Me 04101

*sleeping room
egress or rescue window
sec. 1016.4*

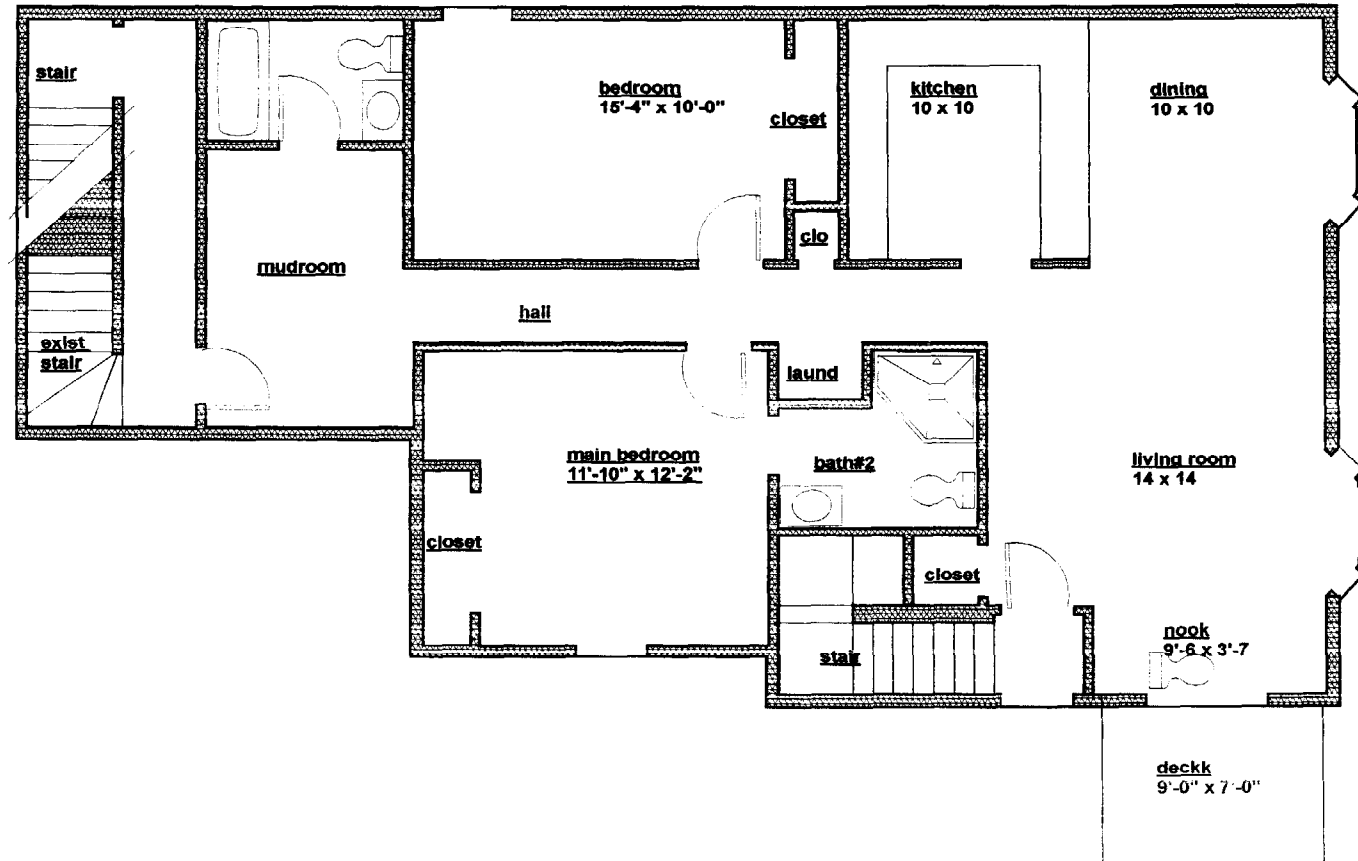
CONDOMINIUM PROJECT
St. LAWRENCE & FORE ST.
PORTLAND, MAINE
PAGE
NEW 1ST FLOOR PLAN

04/04/2001



NEW 2ND FLOOR

05/07/2001

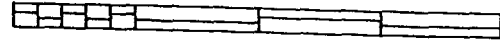
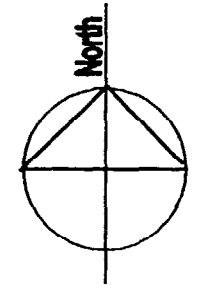
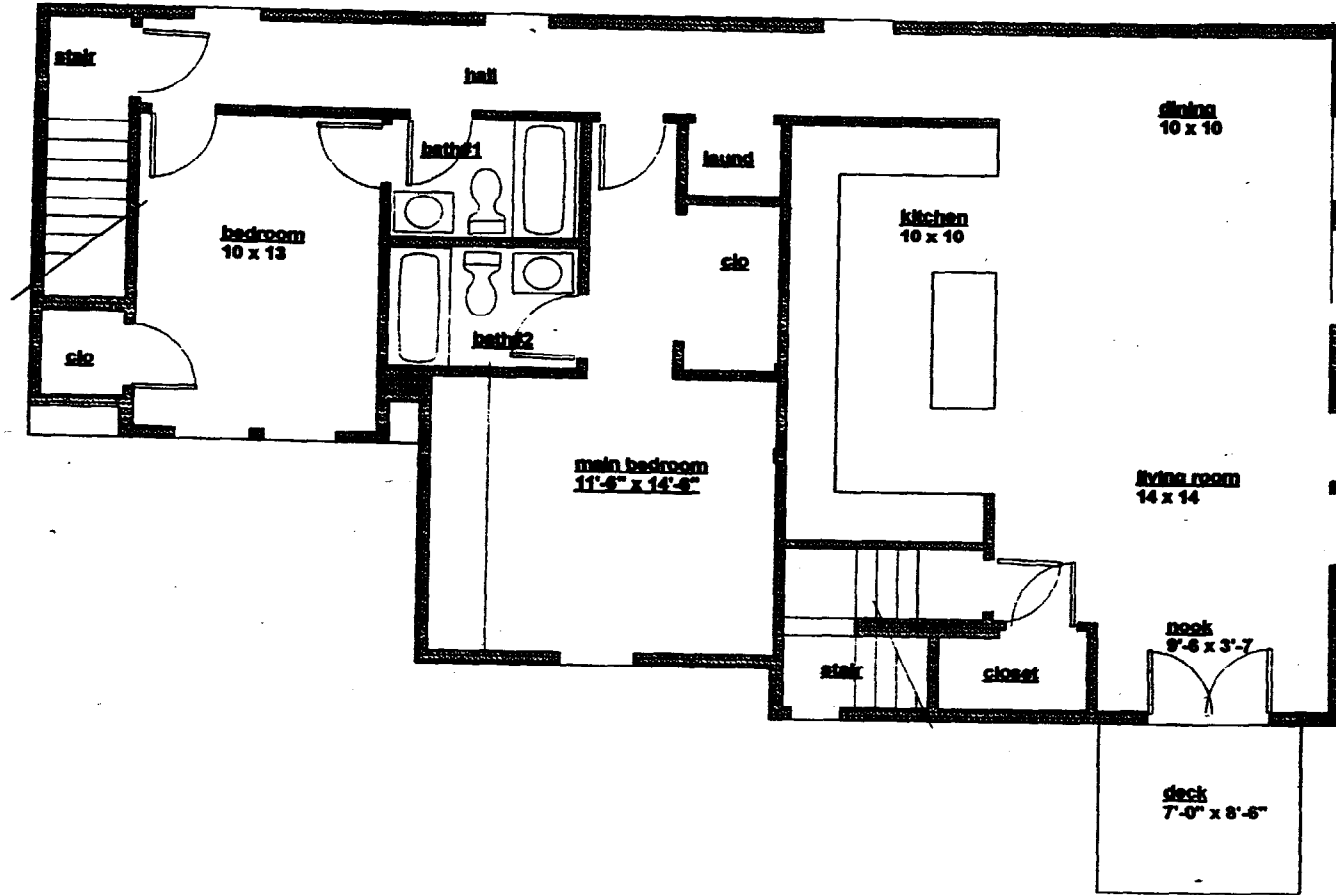


CONDOMINIUM PROJECT
ST. LAWRENCE & FORE ST.
PORTLAND, MAINE

PAGE

NEW 3RD FLOOR PLAN

04/04/2001



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