

**PERMIT ISSUED**

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

Permit No: 01-0534	Issue Date: JUN 27 2001	CBL: 016 F024001
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Location of Construction: 1 St Lawrence St	Owner Name: Casco Bay Ventures	Owner Address: 223 Woodvale Rd Falmouth ME	Phone: 207-797-7752
Business Name: n/a	Contractor Name: Casco Bay Ventures	Contractor Address: 223 Woodville Road Falmouth	Phone: 2077977752
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	Zone: R-6

Past Use: Multi / 3 apartments, now empty.	Proposed Use: Multi / <del>Change of Use 3</del> Condominiums <i>conversion</i>  <i>to remain 3 units</i>	Permit Fee: \$105.00	Cost of Work: \$7,000.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>A-3</i> Type: <i>5B</i> <b>PERMIT ISSUED WITH REQUIREMENTS</b>	

Proposed Project Description:  
Change of Use 3 Apartments to 3 Condominiums.

Signature: \_\_\_\_\_  
Signature: \_\_\_\_\_  
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
Action:  Approved  Approved w/Conditions  Denied  
Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gg	Date Applied For: 05/14/2001	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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>with 6/26/01</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: _____
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**PERMIT ISSUED WITH REQUIREMENTS**

**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**

**Minor/Minor Site Review for New Detached Single Family Dwelling,  
All Purpose Building Permit Application**

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

**NOTE\*\*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:	1 St Lawrence St
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Total Square Footage of Proposed Structure	Square Footage of Lot
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Tax Assessor's Chart, Block & Lot Number  Chart# 016    Block# F    Lot# 024	Owner: Casco Bay Ventures 223 Woodville Rd Falmouth Me 04105	Telephone#: 207 7977752
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: 7000 Fee: 7 \$ 105.00
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Current use: Empty (was 3 apt.)	Proposed use:
three condos with 1100 sq ft each	
Project description: to change roof pitch    move front <del>door</del> stairs add decks    change interior shaft rock wiring plumbing and finish	

Contractor's Name, Address & Telephone Casco Bay Ventures 223 Woodville Rd Falmouth, Me 04105	Rec'd By:
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**Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.**

- All construction must be conducted in compliance with the 1999 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 1999 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 YOUR APPLICATION:**

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached) ON PAPER NO LARGER THAN 11" x 17" if you are doing anything other than interior rehab work.

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

**A PLOT PLAN INCLUDES THE FOLLOWING:**

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation ( based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

**A "minor/minor" site plan review is required for New Single Family Homes Only. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COMPLETE PACKETS OF ALL SUBMISSIONS ARE REQUIRED FOR NEW SINGLE FAMILY HOMES SHOWING CONSTRUCTION AND SITE DETAILS ON 32" x 48". ALONG WITH ONE SET ON PAPER NO LARGER THAN 11" X 17".**

**ON ALL OTHER BUILDING PERMIT SUBMISSIONS ONE SET OF SUBMISSIONS IS REQUIRED ON 11' X 17" AND ONE SETS ON 32" X 48" with the below stated details. (Sample Attached) Please note that single family additions and alterations may be hand drawn on regular paper, however the below details will still apply.**

*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 damp proofing
- 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: <i>Wally Gaper</i>	Date: <i>5-12-01</i>
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

**ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED**



CITY OF PORTLAND

Condominium Conversion Tenant Forms

BUILDING ADDRESS: 1-3 St Lawrence St was owner

NUMBER OF UNITS: Three

Owner  
TENANT NAME: Kevin M. Leary Nancy A. Leary

TENANT'S UNIT #: same

TENANT'S TEL. #: same

TENANT'S PRESENT ANNUAL INCOME: \_\_\_\_\_

NUMBER OF YEARS TENANT HAS CONSECUTIVE LIVED IN BLDG: \_\_\_\_\_

ATTACH COPY OF TENANT NOTICE

OWNER'S NAME/ADDRESS/TEL. #: Casdo Bay Ventures  
223 Woodville Rd Falmouth Me 797-7752

DEVELOPER'S INFO IF DIFFERENT THAN OWNER: \_\_\_\_\_

TYPE OF ALTERATIONS EXPECTED FOR THE CONVERSION - PLEASE DETAIL

New Wiring New Heat New Sheet Rock  
New Deck

CONDOMINIUM CONVERSION PERMIT  
CITY OF PORTLAND, MAINE  
PART I

To the Chief of Building and Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project:

Assessor's chart: \_\_\_\_\_

Block: F

Lot: 024

Name of Owner: Casco Bay Ventures

Address: 223 Woodville Rd Falmouth, Me

Telephone No.: 797-7752

Name of Project: Casco Bay Condominium

No of Units to be Converted: three

No. of Units applying for: three

No. of Units in structure three

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds \_\_\_\_\_

Approved by: \_\_\_\_\_

ZONING: \_\_\_\_\_ Date: \_\_\_\_\_

No. of units approved (circle)

Fire Dept:	1	3	3	4	5	6	7	8	9	10	Date: _____
	others										Date: _____
Plumbing:	1	2	3	4	5	6	7	8	9	10	Date: _____
	others										Date: _____
Elec:	1	2	3	4	5	6	7	8	9	10	Date: _____
	others										Date: _____
Bldg. & Housing:	1	2	3	4	5	6	7	8	9	10	Date: _____

Comments: \_\_\_\_\_

CONDOMINIUM CONVERSION APPLICATION  
PART II

CODE COMPLIANCE:

1. Please attach copy of Notice of Intent to this application.
2. Attach also a list of names of tenants or occupants to whom letters were sent.
3. Please include addresses of those receiving notices of intent and dates such notice was received. (Please give apt. number wherever possible)
4. Have notices of intent been given to tenants in accordance with Chapter 608.4 of the Municipal Code entitled "Condominium Conversion Ordinance"?  
yes  no
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code? yes  no
6. Have relocation referrals and assistance been provided to tenants on demand?  
yes  no

Condominium Conversion Permit Application, continued

PART III

PROJECT DATA

1. Assessor's reference, Chart, Block; Lot: \_\_\_\_\_

2. Number of units before conversion:

- 0 units with 1 bedroom;
- 1 units with 2 bedrooms;
- 2 units with 3 or more bedrooms;

3. Monthly rent (range)  
(specify with or without util.)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

4. Number of units after conversion:

- 0 units with 1 bedroom;
- 1 units with 2 bedrooms;
- 2 units with 3 or more bedrooms;

5. Purchase Price (range)

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

6. Length of time building owned by applicant? \_\_\_\_\_

7. Are any building improvements, renovations, or modifications being made associated with this conversion that require a Building, Plumbing, Electrical, or Heating Permit

Yes  No  (Please circle applicable permit type.)

8. Type and cost of building improvements associated with this conversion that do not require permits:

- \$6000 exterior walls, windows, doors, roof
- \$3,000 insulation
- \$15000 interior cosmetic (wall/floor/refinishing, etc.)
- \$ \_\_\_\_\_ other (specify) \_\_\_\_\_
- \_\_\_\_\_ none

9. For each converted rental unit supply the following information on last tenants prior to conversion:

Unit Number:      1      2      3      4      5      6      7      8      9 : 10

- a) Length of occupancy- \_\_\_\_\_
- b) Age of head of household- \_\_\_\_\_
- c) Number of children- \_\_\_\_\_
- d) Number of persons ages 60 or over- \_\_\_\_\_
- e) Will tenant purchase unit? \_\_\_\_\_
- f) If not, was (or will) relocation payment (be) made? \_\_\_\_\_
- g) If moving, check destination below:
  - i) Same Neighborhood- \_\_\_\_\_
  - ii) Elsewhere in Portland- \_\_\_\_\_
  - iii) Out of Portland- \_\_\_\_\_
  - iv) Unknown- \_\_\_\_\_



May 12, 01

To. City of Portland,

Kevin and Nancy Leary of Falmouth own the  
the Family Building at 1-3 St Lawrence St they  
did not live at this address, it was a Rental  
units. Before we bought the Building the Building  
was empty. we bought the Building March 12-01

presently, a legal  
thing to do -

Wally Guyer  
5-12-01

BUILDING PERMIT REPORT

DATE: 16 MAY 2001 ADDRESS: 1 ST Lawrence ST. CBL: 016-F-024

REASON FOR PERMIT: Change From 3 APT. DU To 3 Condo. DU

BUILDING OWNER: Casco Bay Ventures

PERMIT APPLICANT: CONTRACTOR Casco Bay Ventures

USE GROUP: R-2 CONSTRUCTION TYPE: CONSTRUCTION COST: \$700,000 PERMIT FEES: \$105.00

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, \*11, \*13, \*16, \*17
\*18, \*19, \*20, \*28, \*30, \*31, \*33, \*35, \*36

- \*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 1/2" 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.

5/14

- ✓ 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. *to remain 3 Dwelling units (condos)*
- ✓ 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).

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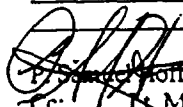
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 Lt. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

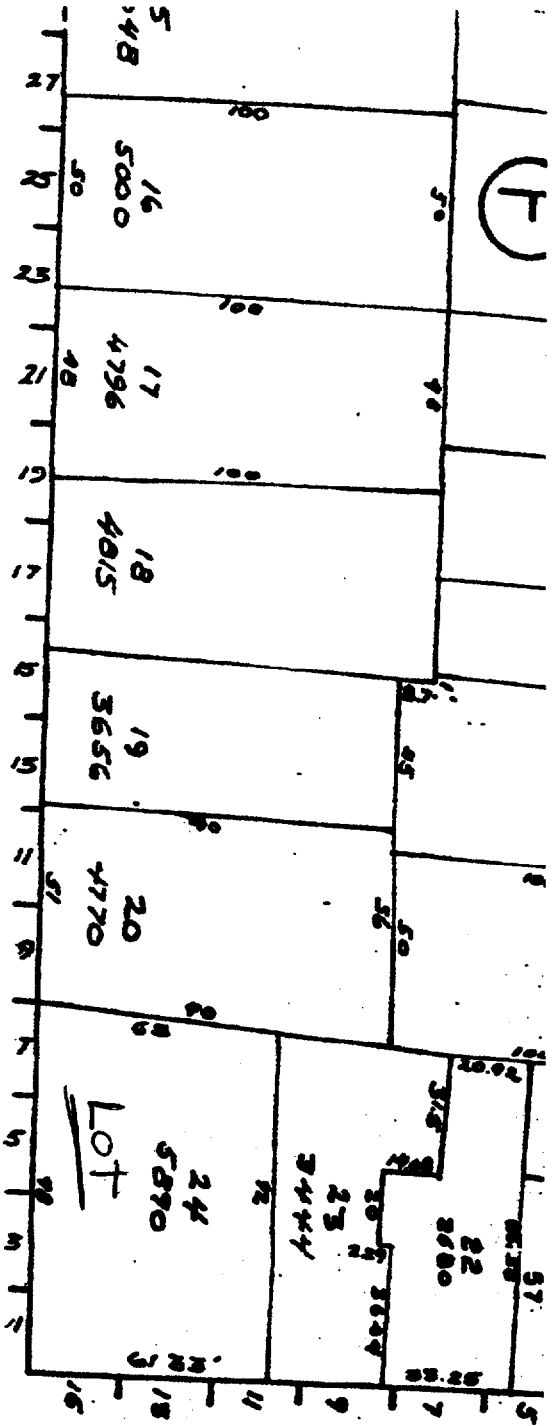
PSH 10/1/00

**\*\*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 )**

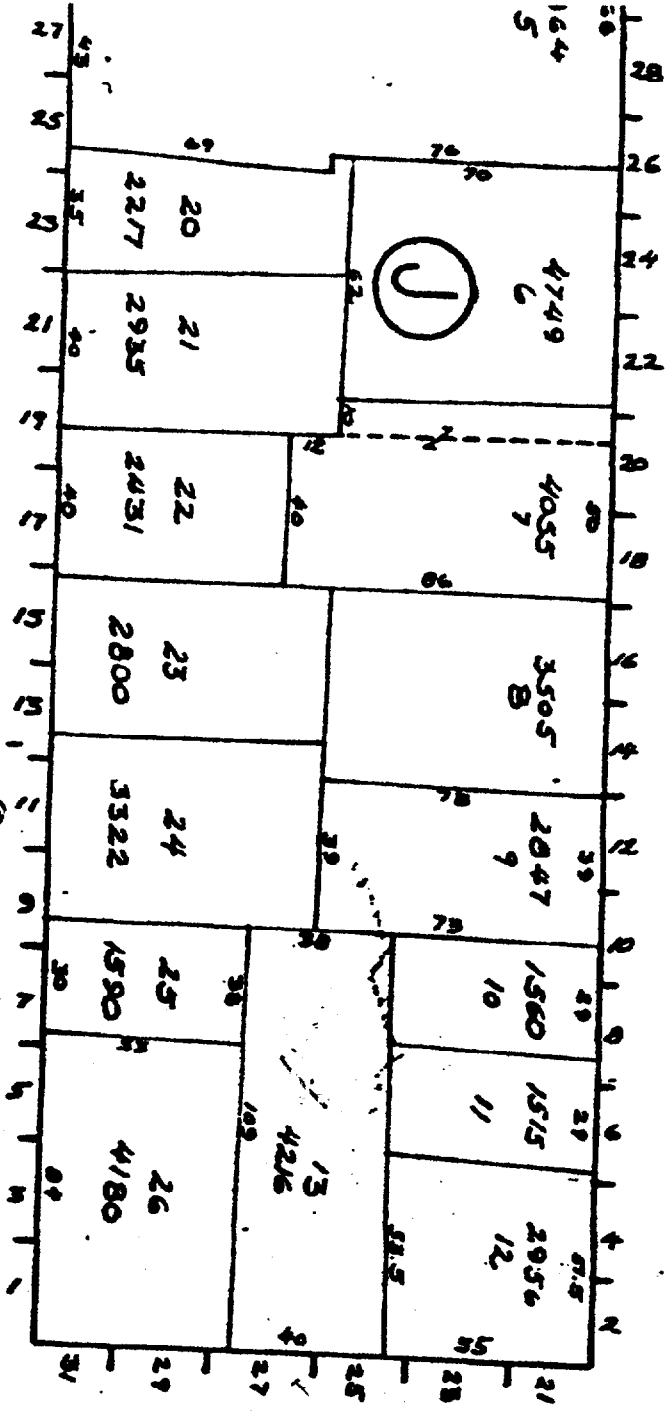
**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

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



STREET

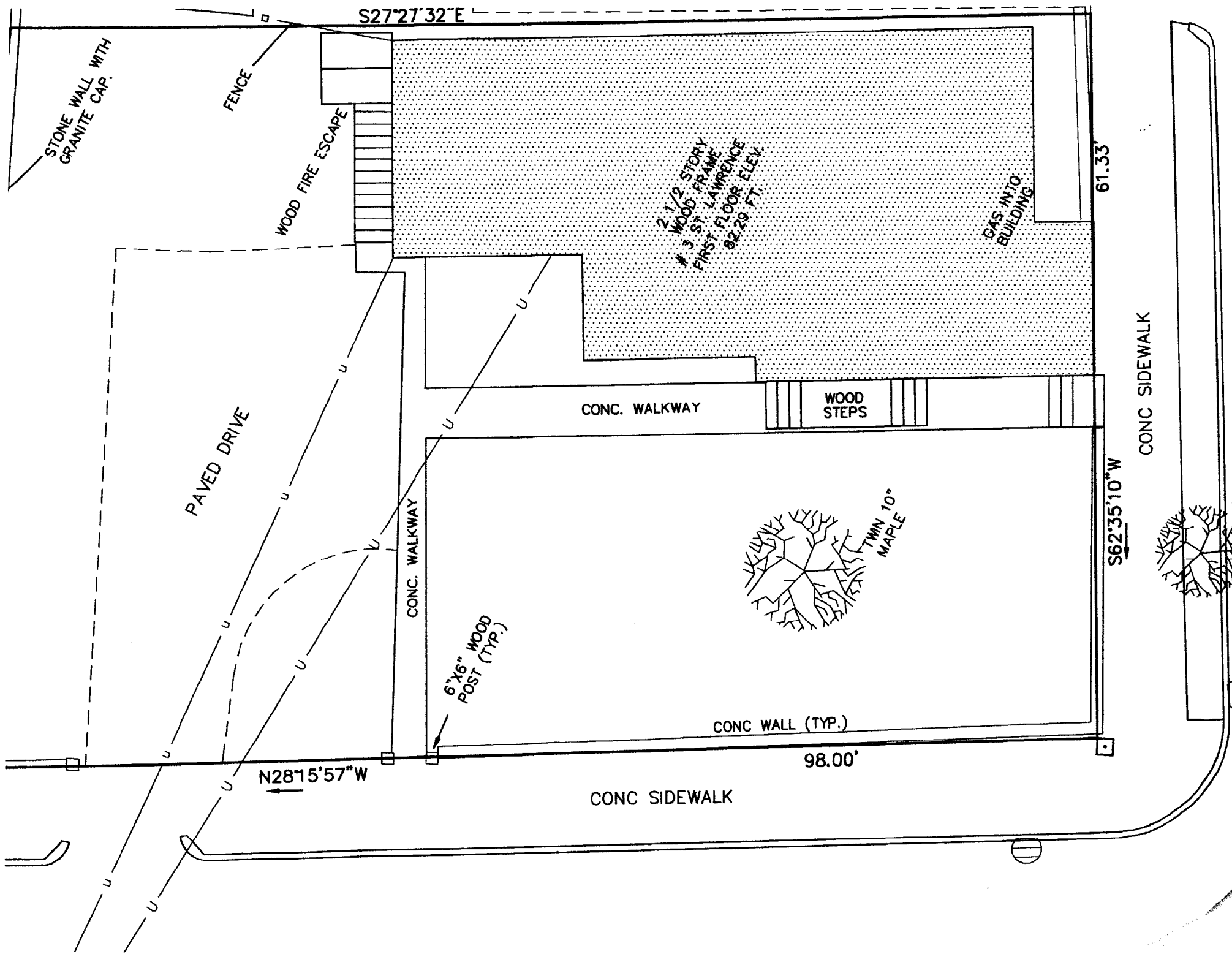
FORE STR SHEET - 18-A



STREET

SHEET 17-A





S27°27'32"E

STONE WALL WITH  
GRANITE CAP.

FENCE

WOOD FIRE ESCAPE

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

GAS INTAKE  
BUILDING

61.33'

PAVED DRIVE

CONC. WALKWAY

WOOD  
STEPS

CONC. WALKWAY

TWIN 10"  
MAPLE

6"x6" WOOD  
POST (TYP.)

CONC WALL (TYP.)

S62°35'10"W

CONC SIDEWALK

N28°15'57"W

98.00'

CONC SIDEWALK

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

[Signature]

[Signature]  
Attorney at Law/Notary Public  
[Signature]

MAINE REAL ESTATE TAX PAID

0016500

BK16088PG027

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.

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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

[Signature]

[Signature]  
Attorney at Law/Notary Public  
[Signature]

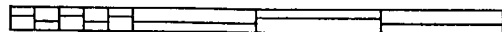
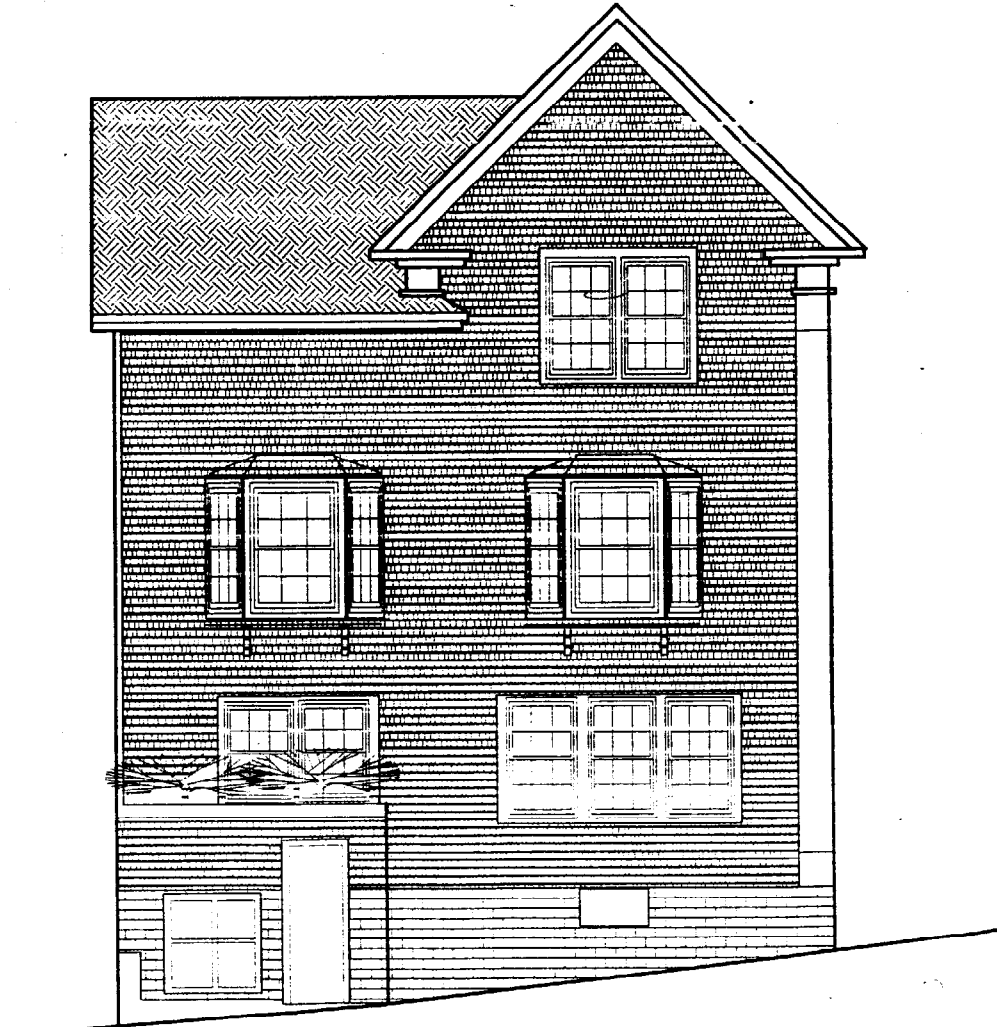
MAINE REAL ESTATE TAX PAID

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

**PAGE**

**NEW ELEVATIONS**

05/07/2001



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

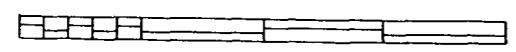
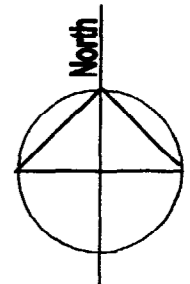
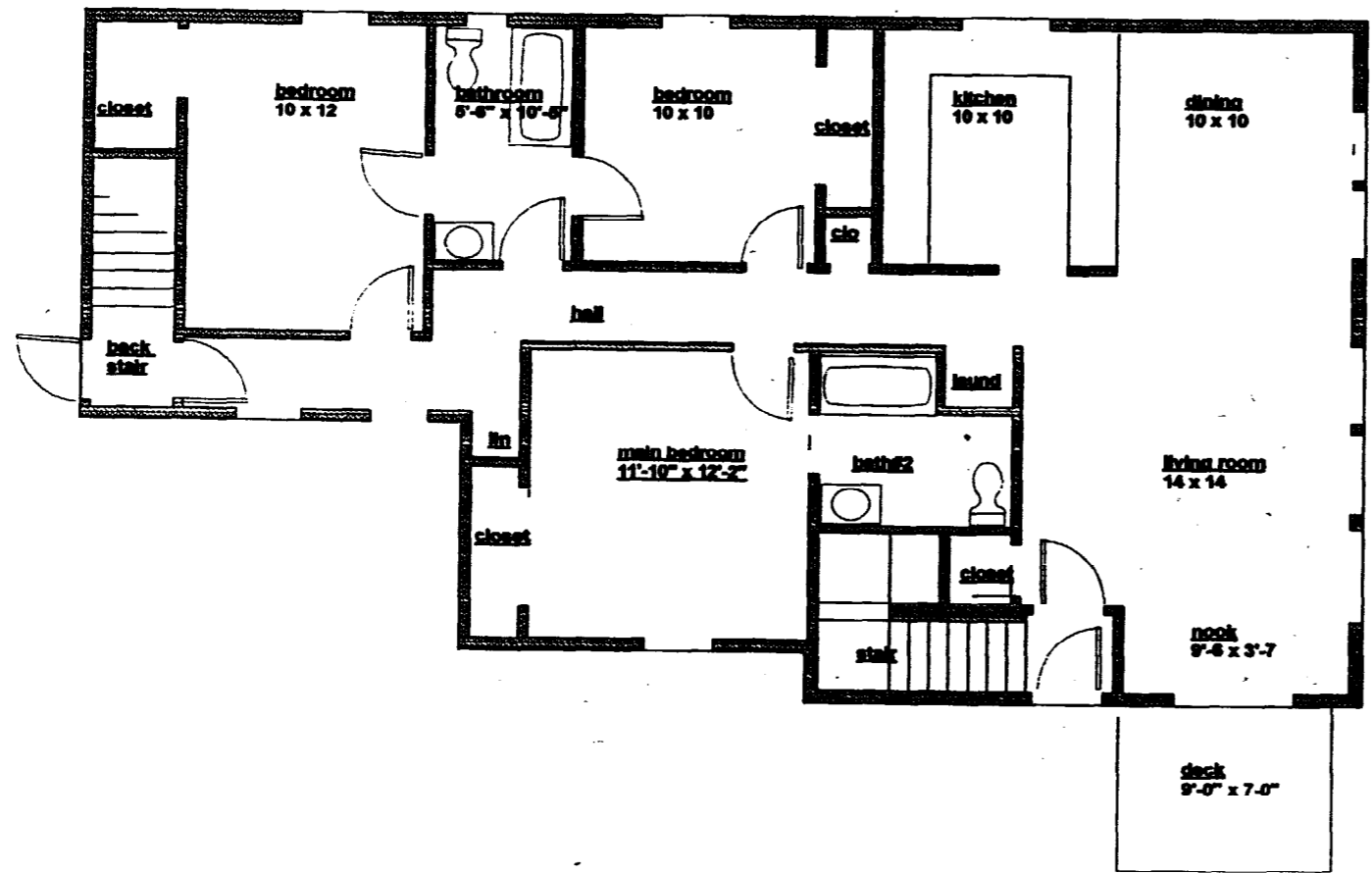


CONDOMINIUM PROJECT  
ST. LAWRENCE & FORE ST.  
PORTLAND, MAINE

**PAGE**

**NEW 1ST FLOOR PLAN**

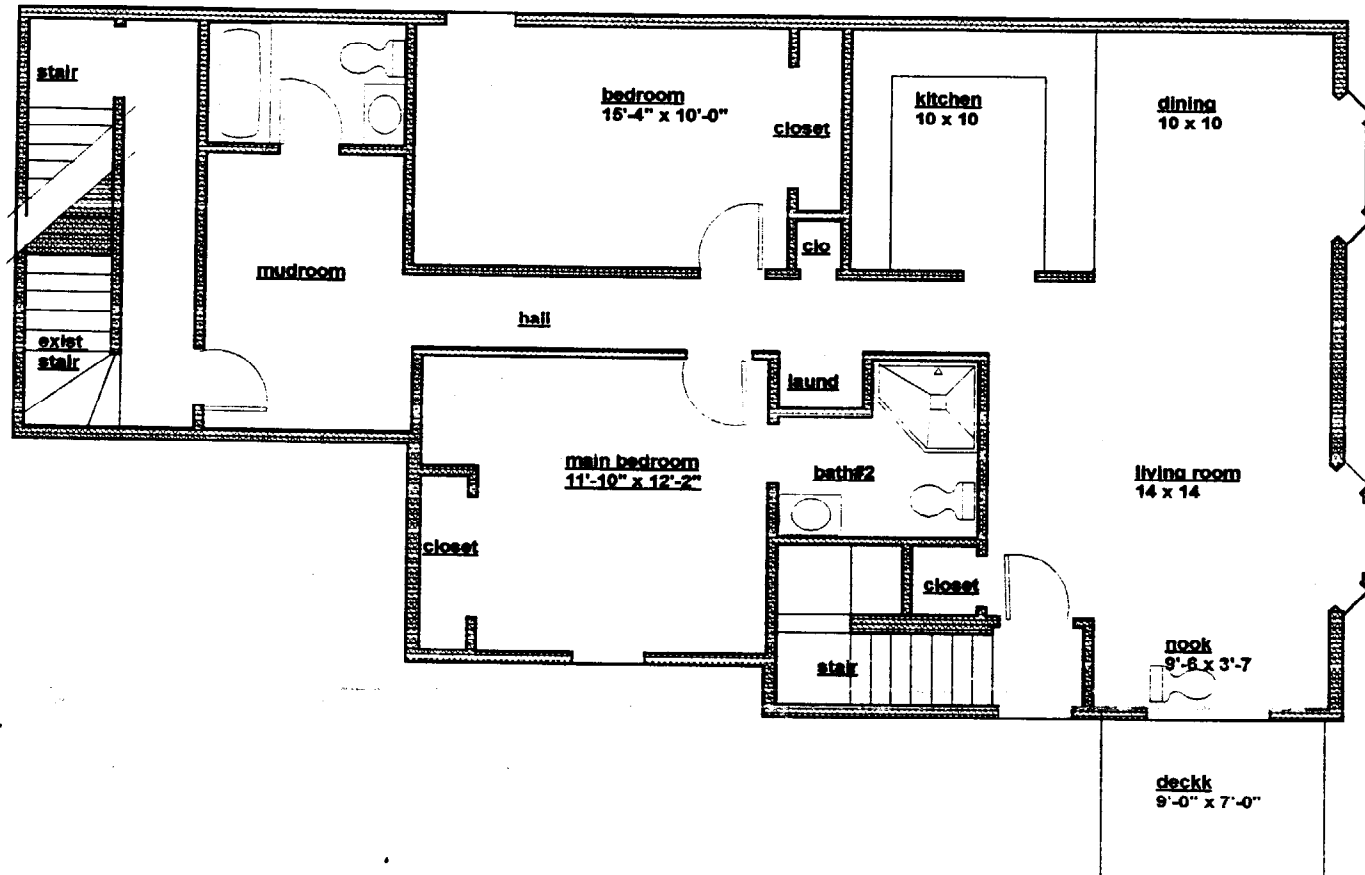
04/04/2001



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

**NEW 2ND FLOOR**

05/07/2001

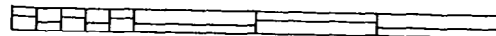
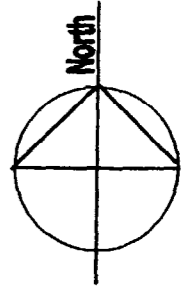
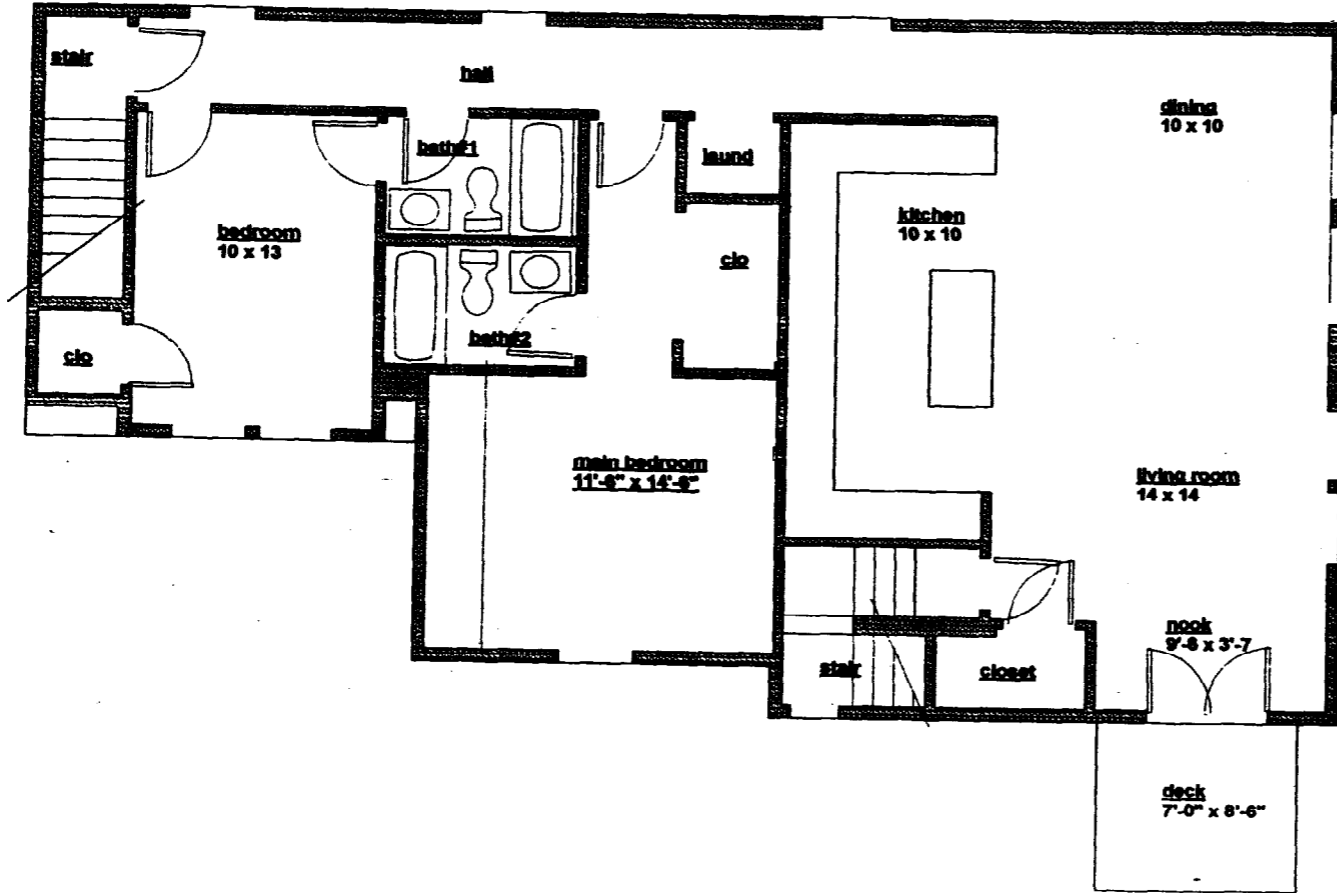


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**PAGE**

**NEW 3RD FLOOR PLAN**

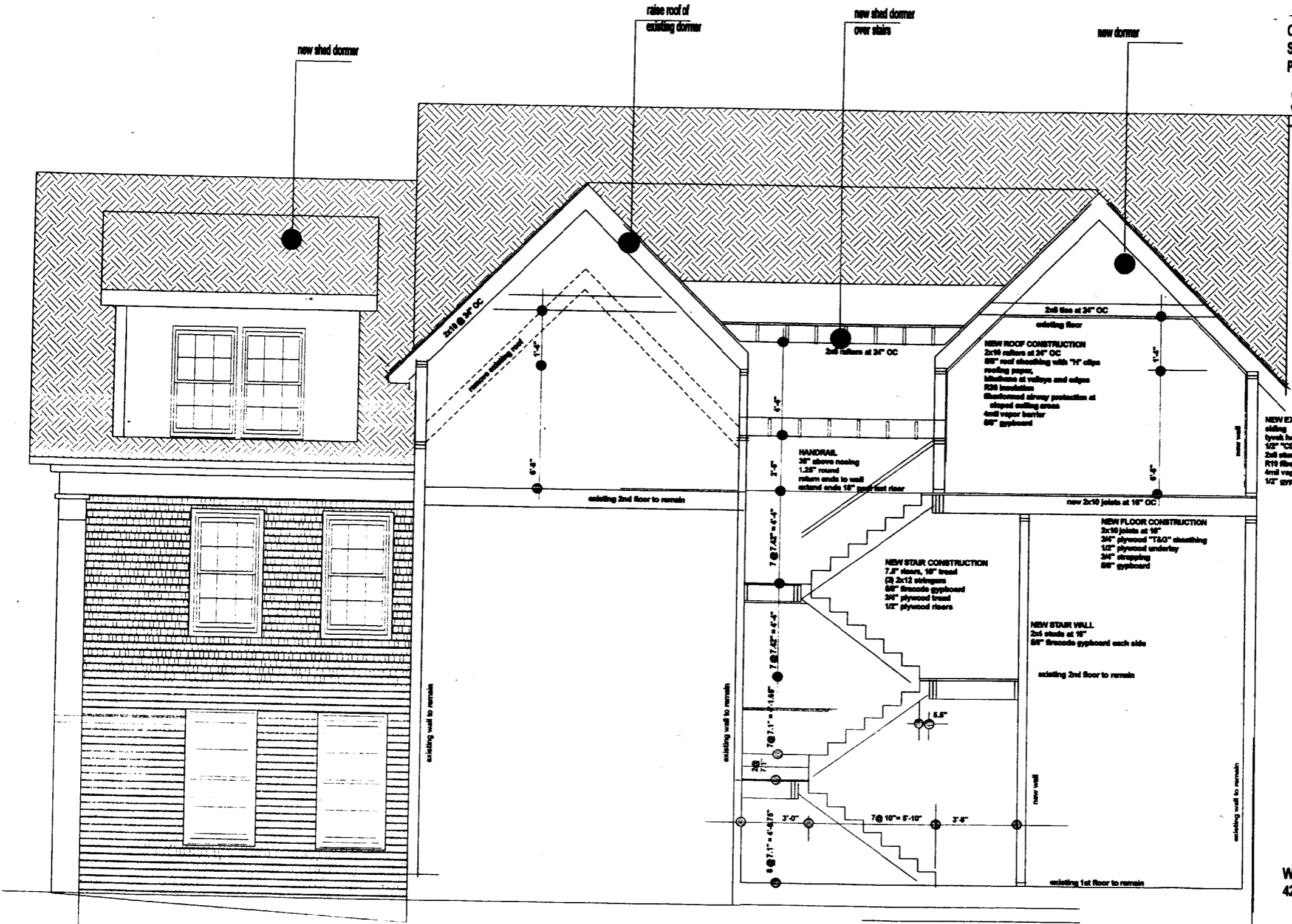
04/04/2001



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

SECTIONS

04/04/2001



new shed dormer

raise roof of existing dormer

new shed dormer over stairs

new dormer

NEW ROOF CONSTRUCTION  
2x10 rafters at 24" OC  
5/8" roof sheathing with "Y" clips  
roofing paper, thickness of valleys and edges  
R26 insulation  
flashed drain protection at sloped ceiling areas  
4mil vapor barrier  
5/8" gypboard

HANDRAIL  
3/4" above nosing  
1.25" round  
return ends to wall  
extend ends 18" past nosing

NEW FLOOR CONSTRUCTION  
2x10 joists at 16"  
3/4" plywood "T&G" sheathing  
1/2" plywood underlayment  
3/4" strapping  
5/8" gypboard

NEW STAIR CONSTRUCTION  
7.5" risers, 10" tread  
(3) 2x12 stringers  
5/8" firecode gypboard  
3/4" plywood tread  
1/2" plywood risers

NEW STAIR WALL  
2x4 studs at 16"  
5/8" firecode gypboard each side

NEW EXTERIOR WALL CONSTRUCTION  
siding  
tyvek house wrap  
1/2" "CDX" sheathing  
2x4 studs at 24" OC  
R19 fiberglass insulation  
4mil vapor barrier  
1/2" gypboard

