

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 061138

PERMIT ISSUED
SEP 26 2006
CITY OF PORTLAND

This is to certify that METROPOLITAN APARTMENTS LLC /Keeley Construct

has permission to Converting attic to 9 units

AT 439 CONGRESS ST

027 B004001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 occupied or service is closed-in. 4 OUR NOTICES REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Craig Cass PFD

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature]
Director, Building & Inspection Services

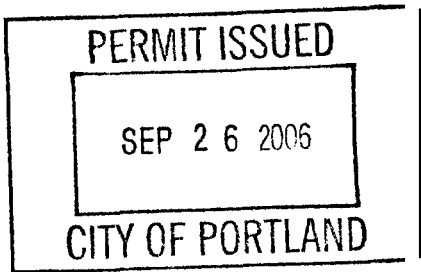
PENALTY FOR REMOVING THIS CARD

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

Permit No: 06-1138	Issue Date:	CBL 027 B004001
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Location of Construction: 439 CONGRESS ST	Owner Name: METROPOLITAN APARTMENTS	Owner Address: 429 ELMWOOD RD	Phone:
Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O.Box 1174 Portland	Phone 2077738499
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3
Past Use: Multi-use - first floor retail with 72 residential dwelling units	Proposed Use: Multi-use - first floor retail with 72 existing dwelling units now converting attic to 9 additional dwelling units for a total of 81 dwelling units	Permit Fee: \$5,305.00	Cost of Work: \$521,000.00
Proposed Project Description: Converting attic to 9 additional dwelling units for a total of 81 dwelling units		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: R2 Type: 3B 9/28/06
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) No change to 1st floor	
		Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: <i>[Signature]</i>	Date: 8/3/06

Permit Taken By: dmartin	Date Applied For: 08/02/2006	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 <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel B zone C</i> <input checked="" type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i># 2006-0023</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/11/06</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	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>
		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



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: 439 Congress Street		
Total Square Footage of Proposed Structure 6700 sq. ft. (5th Floor)		Square Footage of Lot 0.305 acres
Tax Assessor's Chart, Block & Lot Chart# 27 Block# B Lot# 4	Owner: Metropolitan Apartments, LLC C/O Port Property Management 104 Grant Street Portland, ME 04101	Telephone: (207) 774-9599
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: David Lloyd Archetype, PA 48 Union Wharf Portland, ME 04101 (207) 772-6022	Cost Of Work \$ 521,000 Fee: \$ 5,230.00 C of O Fee: \$ 75.00 Total \$5,305
Current Specific use: <u>Attic Storage</u> Proposed Specific use: <u>Residential Apartments</u>		
Project description: Existing apartment building attic converted into new apartments. (9 units)		
Specifications N/A Geotech Report N/A		
Contractor's name, address & telephone: Keeley Construction Co. Inc. PO Box 1074 Portland, ME 04104 (207) 773-8499		
Who should we contact when the permit is ready: _____ Keeley Construction		
Mailing address: Keeley Construction Co. Inc. Phone: (207) 773-8499 PO Box 1074 Portland, ME 04104		

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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:	Date: 8-1-06
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This is not a permit; you may not commence ANY work until the permit is issued.



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

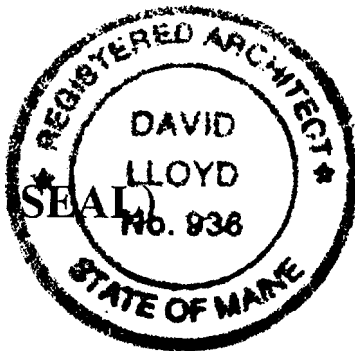
ACCESSIBILITY CERTIFICATE

Designer: David Lloyd, Archetype, P.A.

Address of Project: 439 Congress Street, Portland, ME

Nature of Project: Existing apartment building attic converted into new
apartments

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.



Signature: 

Title: Architect

Firm: Archetype, P.A

Address: 48 Union Wharf
Portland, ME 04101

Phone: (207) 772-6022

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Archetype, P.A.

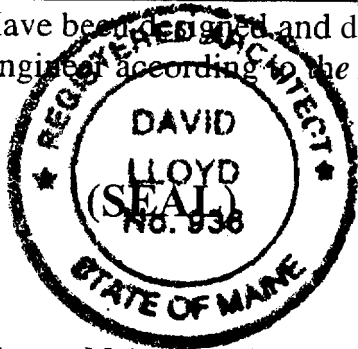
RE: Certificate of Design


DATE: 8/1/06

These plans and / or specifications covering construction work on:

439 Congress Street Apartments

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2003 International Building Code and local amendments.



Signature: 
David Lloyd

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf
Portland, ME 04101

As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for

Building or Structures, shall be prepared by a registered design Professional.

FROM DESIGNER: Archetype, P.A.

DATE: 8/1/06

Job Name: 439 Congress Street Apartments

Address of Construction: 439 Congress Street

2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year IBC 2003 Use Group Classification(s) R2

Type of Construction 3B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes

Is the Structure mixed use? N if yes, separated or non separated (see Section 302.3)

Supervisory alarm system? _____ Geotechnical/Soils report required?(See Section 1802.2) N/A

STRUCTURAL DESIGN CALCULATIONS

N/A Submitted for all structural members (106.1, 106.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (1603.1.1, 1607)

Floor Area Use	Loads Shown
Residential	40 psf

Wind loads (1603.1.4, 1609)

- N/A Design option utilized (1609.1.1, 1609.6)
- N/A Basic wind speed (1609.3)
- N/A Building category and wind importance factor, I_w (Table 1604.5, 1609.5)
- N/A Wind exposure category (1609.4)
- N/A Internal pressure coefficient (ASCE 7)
- N/A Component and cladding pressures (1609.7.1, 1609.8.2.2)
- N/A Main force wind pressures (1608.1.1, 1609.6.2.1)

Earthquake design data (1603.1.5, 1614 - 1623)

- Equivalent Static Force
- Design option utilized (1614.1)
- Seismic use group ("Category") (Table 1604.5, 1616.2)
- Spectral response coefficients, S_{DS} & S_{D1} (1615.1)
- Site class (1615.1.5)

- Live load reduction (1603.1.1, 1607.9, 1607.10)
- Roof live loads (1603.1.2, 1607.11)
- Roof snow loads (1603.1.3, 1608)
- Ground snow load, P_g (1608.2)
- If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
- If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
- If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
- Roof thermal factor, C_t (Table 1608.3.2)
- Sloped roof snowload, P_s (1608.4)
- Seismic design category (1616.3)
- Basic seismic force-resisting system (Table 1617.6.2)
- Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)
- Analysis procedure (1616.6, 1617.5)
- Design base shear (1617.4, 1617.5.1)
- Flood loads (1603.1.6, 1612)
- Flood hazard area (1612.3)
- Elevation of structure
- Other loads
- Concentrated loads (1607.4)
- Partition loads (1607.5)
- Impact loads (1607.8)
- Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

4

From: Marge Schmuckal
To: Jean Fraser
Date: 4/13/2006 11:56:06 AM
Subject: Re: 439 Congress Street

027 a 004

Jean,

I am not seeing that I have received a copy of this application or plans. Was the application distributed? Either way, I do not have it in our site plan review files. Can I get a copy of the application and plans?

Thanks,
Marge

>>> Jean Fraser 4/11/2006 4:50:11 PM >>>
Hi Marge,

I won't be able to attend Dev Rev tomorrow and this application is going straight to a Hearing on May 9th.

Its #2006-0023 submitted Feb 3, 2006- creating 9 units on the top of the building just under the roof. They are extending one of the elevator shafts so there will be two elevators to access that floor and apparently David Lloyd has discussed this with Mike re code (its sprinkled).

Do you have any comments or concerns?

Thanks
Jean

From: Jean Fraser
To: Schmuckal, Marge
Date: 4/11/2006 4:50:11 PM
Subject: 439 Congress Street

Hi Marge,

I won't be able to attend Dev Rev tomorrow and this application is going straight to a Hearing on May 9th.

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Do you have any comments or concerns?

Thanks
Jean

27-B-00A

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy**

2006-0023
Application I. D. Number

2/3/2006
Application Date

439 Congress Street
Project Name/Description

Archetype 3
Applicant
48 Union Wharf, Portland, ME **04101**
Applicant's Mailing Address

439 - 439 Congress St, Portland, Maine

Address of Proposed Site

027 BO04001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: **(207) 772-6022** Applicant Fax: **(207) 772-4056**
Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

6,467 s.f. Proposed Building square Feet or # of Units **Acreeage of Site** **B3** Zoning

Check Review Required:

- Site Plan** (major/minor) Subdivision # of lots **9** PAD Review 14-403 Streets Review
- Flood Hazard Shoreland Historic Preservation DEP Local Certification
- Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$1,125.00** Subdivision _____ Engineer Review _____ Date **2/6/2006**

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- Performance Guarantee Accepted _____ date _____ amount _____ expiration date _____
- Inspection Fee Paid _____ date _____ amount _____
- Building Permit Issued _____ date _____
- Performance Guarantee Reduced _____ date _____ remaining balance _____ signature _____
- Temporary Certificate of Occupancy _____ date _____ Conditions (See Attached) _____ expiration date _____
- Final Inspection _____ date _____ signature _____
- Certificate Of Occupancy _____ date _____
- Performance Guarantee Released _____ date _____ signature _____
- Defect Guarantee Submitted _____ submitted date _____ amount _____ expiration date _____

CITY OF PORTLAND, MAINE

PLANNING BOARD

Kevin Beal, Chair
Michael Patterson, Vice Chair
John Anton
Lee Lowry III
Shalom Odokara
David Silk
Janice E. Tevanian

May 19, 2006

David Lloyd
Archetype PA
48 Union Wharf
Portland ME 04101

RE: 439 Congress Street ('Metropolitan Apartments')
Application ID Number: 2006-0023
Chart 27, Block B, Lot 4

Dear Mr. Lloyd,

On May 9, 2006 the Portland Planning Board considered the proposal to create nine (9) small efficiency one-bed rental units within the existing sixth floor of the property **known** as 'Metropolitan Apartments' at 439 Congress Street. Approval was granted for the project by the following motions:

On the basis of plans and materials submitted by the applicant, and on the basis of information contained in Planning Report #28-06 relevant to standards for subdivision and site plan regulations set forth in or authorized by the City of Portland Code of Ordinances, and other findings:

1. The Planning Board voted 5-0 (Patterson and Anton absent) that the plan is in conformance with the subdivision standards of the land use code, subject to the following conditions of approval:
 1. The final recording subdivision plat will be completed to the satisfaction of the Associate Corporation Counsel and include a listing of any conditions imposed by the Planning Board, and will be submitted for the Planning Board's Signature;
 11. That the developer contribute \$3600 towards the City's Residential Tree Program to cover the cost of purchasing and planting of *two* (2) trees per unit in the vicinity of the project. The contribution shall be provided prior to issuance of a building permit; and
2. The Planning Board voted 5-0 (Patterson and Anton absent) that the plan is in conformance with the site plan standards of the land use code, subject to the following condition of approval:
 1. That the applicant submit for Staff review and approval a plan outlining boundary treatment improvements for the service yard beneath the rear **part** of the building, particularly the areas visible **from** the public pedestrian way.

The approval is based on the submitted site plan and the findings related to site plan and subdivision review standards as contained in Planning Report #28-06, which is attached.

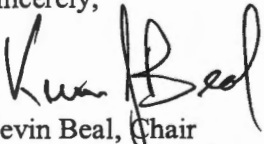
Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic Autocad files (*.dwg), release 14 or greater, with seven (7) sets of the final plans.
2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at 874-8728 or jf@portlandmaine.gov.

Sincerely,



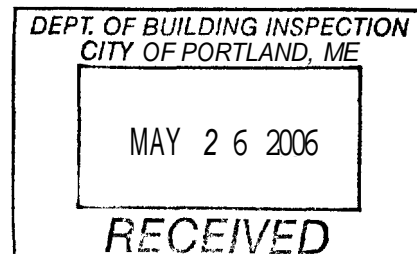
Kevin Beal, Chair
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director
Alexander Jaegerman, Planning Division Director
Sarah Hopkins, Development Review Services Manager
Jean Fraser, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Mike Nugent, Director of Inspections
Inspections Division
Michael Bobinsky, Public Works Director
Traffic Division
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Greg Cass, Fire Prevention
Assessor's Office
Approval Letter File

Metropolitan Apartments, LLC (fao Tom Watson),
c/o Port **Property** Management, 104 Grant Street, Portland ME 04101

Attachments:

Planning Board Report #28-06



City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 06-1138	Date Applied For: 08/02/2006	CBL: 027 B004001
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Location of Construction: 439 CONGRESS ST	Owner Name: METROPOLITAN APARTMENTS	Owner Address: 429 ELMWOOD RD	Phone:
Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1174 Portland	Phone: (207) 773-8499
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Multi-use - first floor retail with 72 existing dwelling units now converting attic to 9 additional dwelling units for a total of 81 dwelling units	Proposed Project Description: Converting attic to 9 additional dwelling units for a total of 81 dwelling units
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/11/2006
Note: **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 09/26/2006
Note: **Ok to Issue:**

- 1) Spiral Stairs must comply with all elements of 1009.9 of the code

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 09/12/2006
Note: **Ok to Issue:**

- 1) Fire Alarm system shall comply with NFPA 72 and the cities Master box requirements. A compliance is required
- 2) Sprinkler system shall comply with NFPA 13. A compliance letter is required
- 3) Means on egress shall comply with Chapter 7 of NFPA 101
- 4) All construction shall comply with NFPA 101

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 02/22/2006
Note: **Ok to Issue:**

- 1) Supply an updated plan for all Life Safety Systems.
Fire Alarm
Sprinkler
Ratings of all components in means of egress.
- 2) NFPA 101 Life Safety code compliance reference page requested.

Dept: Planning **Status:** Approved with Conditions **Reviewer:** Jean Fraser **Approval Date:** 05/09/2006
Note: Note; All conditions met except waiting for 7 copies of signed and registered MYLAR of sub div Plat (JF as of 9.1.06) **Ok to Issue:**

- Update: Mylar and copies rec'd 9.8.2006 so OK for Permit from Planning viewpoint; Fire Dept needs to clear as they requested extra works in stair well etc.
- 1) That the developer contribute \$3600 towards the City's Residential Tree Program to cover the cost of purchasing and planting of two (2) trees per unit in the vicinity of the project. The contribution shall be provided prior to the issuance of a building permit.
 - 2) The final recording subdivision plat will be completed to the satisfaction of the Associate Corporation Counsel and include a listing of any conditions imposed by the Planning Board, and will be submitted for Planning Board's signature.
 - 3) That the applicant submit for Staff review and approval a plan outlining boundary treatment improvements for the service yard beneath the rear part of the building, particularly the areas visible from the public pedestrian way.

Location of Construction: 439 CONGRESS ST	Owner Name: METROPOLITAN APARTMENTS	Owner Address: 429 ELMWOOD RD	Phone:
Business Name:	Contractor Name: Keeley Construction	Contractor Address: P.O. Box 1174 Portland	Phone (207) 773-8499
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Comments:

9/11/2006-mes: received stamped approved site plan from Jean.

8/3/2006-mes: e-mailed Jean asking for a stamped approved site plan and whether it is ok to issue a building permit yet. Jean said to wait

F1

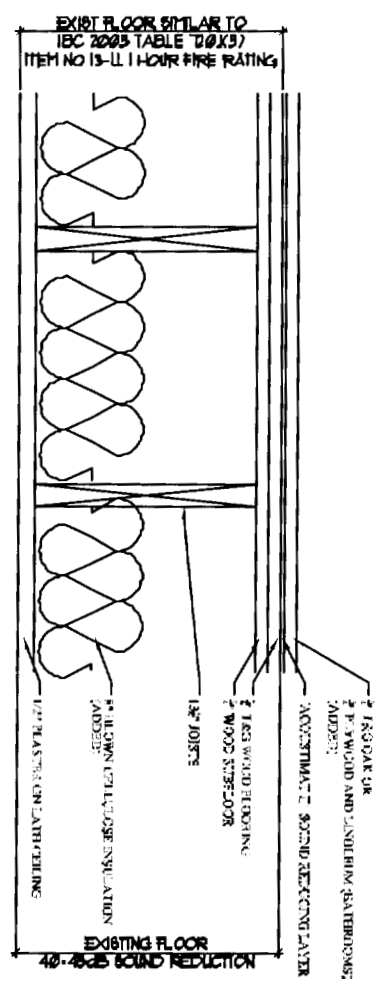
EXISTING FLOOR/CEILING ASSEMBLY
SIMILAR TO TESTED 1 HOUR RATED ASSEMBLY
DECIBEL LOSS = 40-45dB

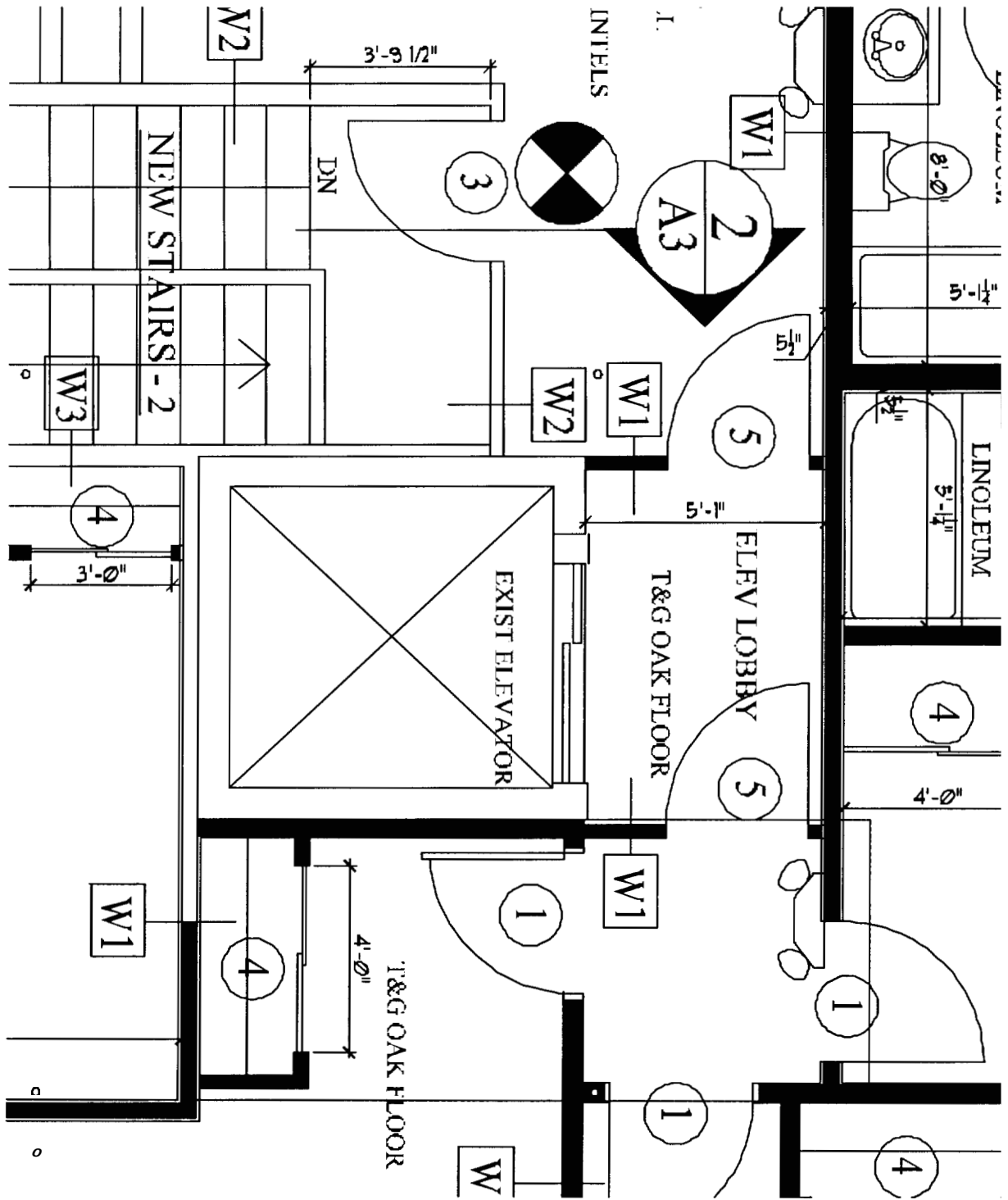
(Based on similar assembly - see "Masonry Products Technical Wall Information" presented by Miami Masonry Guild, Inc.)
EXISTING FLOOR/CEILING:

- Fin Flr - 3/4" T&G wood flooring
- Subfloor - 3/4" Wood sub flooring
- 1 3/4" Joists
- 1/2" cement plaster on lath ceiling
- 8" Blown cellulose insulation (NOT PART OF TESTED ASSEMBLY)

NEW MATERIALS ADDED:
ACOUSTMAT II (ADDED)
3" HARDWOOD OR PLYWOOD (ADDED)

THE TESTED ASSEMBLY HAS A SOUND REDUCTION OF 40-45dB. WE BELIEVE, WITH THE ADDITION TO THE TESTED ASSEMBLY OF:
1. 8" BLOWN CELLULOSE INSULATION
2. THE LAYER OF 'ACOUSTMAT II'
3. 3" WOOD FLOOR
THAT THE STC RATING WILL BE ABOVE 50





This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	027 B004001
Location	439 CONGRESS ST
Land Use	MULTI-USE COMMERCIAL
Owner Address	METROPOLITAN APARTMENTS LLC 429 ELMWOOD RD POWNA ME 04069
Book/Page	15472/139
Legal	27-B-4 CONGRESS ST 435-441 13300SF

Current Assessed Valuation

Land	Building	Total
\$533,000	\$2,634,000	\$3,167,000

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	74	62666	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.305	62666		MIXED RES/COMM	THE METROPOLITAN

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	9906	SUPPORT AREA
1	01/01	8356	RETAIL STORE
1	01/01	1550	SUPPORT AREA
1	02/02	11258	APARTMENT
1	03/05	9612	APARTMENT
1	06/06	2760	SUPPORT AREA

Height	Walls	Heating	A/C
9		HW/STEAM	NONE
18	BRICK/STONE	HW/STEAM	NONE
18	BRICK/STONE	HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
10	BRICK/STONE	HW/STEAM	NONE
8	BRICK/STONE	HW/STEAM	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
3	ELEVATOR - ELEC. PASSENGER	1
3	OPEN AREA - APARTMENT/HOTEL	1
2	STORE FRONT - AVG	1
2	SPRINKLER - WET	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
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City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: **01-141** Issue Date: **PERMIT ISSUED** CBL: **027 B004001**

Location of Construction: 439 Congress St	Owner Name: Metropolitan Apartments Llc	Owner Address: 429 Elmwood Rd	Phone: 761-0832
Business Name: n/a	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Multi Family	Zone: B-3

Past use: Multi Family/7 Units	Proposed Use: Multi Family/7 Units	Permit Fee:	Cost of Work: \$10,000.00	CEO District: 1
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Proposed Project Description:
Remove non bearing walls and replace with 2 framed and 1/2 inch sheetrock walls

72 units total per microfiche in The Metropolitan

FIRE DEPT: Approved Denied

INSPECTION: Use Group: *R-2* Type: *BOCA 1999*

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 12/12/2001	Zoning Approval		
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1. 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"/> Denied	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	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Docs Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Date: <i>12/29/01</i>	Date: <i>Requires A separate permit, PA</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 INCHARGE OF WORK, TITLE		DATE	PHONE

PERMIT ISSUED

Permit No: 03-0665	Issue Date: JUN 24 2003	CBL: 027 B004001
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Location of Construction 439 Congress St	Owner Name Metropolitan Apartments Llc
Business Name	Contractor Name T & C Electric
Lessee/Buyer's Name	Phone:

Dwner Address: 429 Elmwood Rd CITY OF PORTLAND	Phone: 761-0832
Contractor Address: Portland	Phone

Permit Type: Additions - Commercial	Zone: B3
Permit Fee:	Cost of Work:
	CEO District:

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group R2 Type: U.P.
signature: [Signature]	Signature: [Signature] P.A.D.)

Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Signature: _____ Date: _____

Past Use: Metropolitan Apartments 72 Units	Proposed Use: Metropolitan Apartments 72 Units
Proposed Project Description: Install Fire Alarm System Throughout Building	
<i>Last legal approved use: 72 residential units</i>	

Permit Taken By: gad	Date Applied For: 06/10/2003
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Zoning Approval		
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 <input type="checkbox"/> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied	Zoning Appeal <input type="checkbox"/> valiance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	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
<i>OK with conditions</i> Date: 6/17/03	Date:	Date: [Signature]

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 Application

Permit No: **PERMIT-ISSUED** CBL:

Location of Construction: 439 Congress St	Owner Name: Metropolitan Apartments Llc	Owner Address: 429 Elmwood Rd	Phone:																		
Business Name: n/a	Contractor Name: Darling Plumbing & Heating	Contractor Address: 27 Vannah Ave Portland	Phone: 2077739525																		
Lessee/Buyer's Name: n/a	Phone: n/a		Zoning: B																		
Past use: Multi Family	Proposed Use: Multi Family / Install gas direct vent heating system. <i>Legal 72 APTS 1st floor commercial</i>	<table border="1"> <tr> <td>\$30.00</td> <td>\$0.00</td> <td>1</td> </tr> <tr> <td>FIRE DEPT:</td> <td><input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied</td> <td>INSPECTION: Use Group: <i>NA</i> Type:</td> </tr> <tr> <td colspan="2">Signature: <i>[Signature]</i></td> <td>Signature: <i>[Signature]</i></td> </tr> <tr> <td colspan="3">PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</td> </tr> <tr> <td colspan="3">Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied</td> </tr> <tr> <td colspan="2">Signature:</td> <td>Date:</td> </tr> </table>		\$30.00	\$0.00	1	FIRE DEPT:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>NA</i> Type:	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:
\$30.00	\$0.00	1																			
FIRE DEPT:	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>NA</i> Type:																			
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:																			
Install Heating System																					
Permit Taken By: gg	Date Applied For: - 03/03/2003	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>Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>3/5/03</i></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 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>Date: <i>Requires SA Separate review</i></p>
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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

From: Marge Schmuckal
To: Jean Fraser
Date: 8/3/2006 3:56:31 PM
Subject: Re: 439 Congress Street

received stamped
Approved site
plan 9/11/06

Thank you, I will put it on hold until I hear from you.
Marge

>>> Jean Fraser 8/3/2006 3:47:25 PM >>>

They have a number of conditions yet to meet along with submission of revised plans for the lower service area so I am not able to approve plans or sign off for the permit.

David Lloyd knows this.

There are three other projects of his where they have approval but have not yet met conditions and do not have approved plans - and I will follow up with him as soon as I get Mercy out of the door.

Jean

>>> Marge Schmuckal 8/3/2006 3:39:57 PM >>>

Jean,

I have a building permit application to put in the 9 new residential units in 439 Congress Street. Can I get a stamped approved site plan for this project? Can we sign off on a building permit?

Marge

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy**

2006-0023

Application I. D. Number

2/3/2006

Application Date

439 Congress Street

Project Name/Description

Archetype 3

Applicant

48 Union Wharf, Portland, ME 04101

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 772-6022 Applicant Fax: (207) 772-4056

Applicant or Agent Daytime Telephone, Fax

439 - 439 Congress St, Portland, Maine

Address of Proposed Site

027 004001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

6,467 s.f.

63

Proposed Buildingsquare Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

Site Plan

(major/minor)

Subdivision

of lots 9

PAD Review

14-403 Streets Review

Flood Hazard

Shoreland

Historic Preservation

DEP Local Certification

Zoning Conditional Use (ZBA/PB)

Zoning Variance

other _____

Fees Paid: Site Plan \$1,126.00 Subdivision _____ Engineer Review _____ Date 2/6/2006

Zoning Approval Status:

Reviewer _____

Approved

Approved w/Conditions

Denied

See Attached

Approval Date _____

Approval Expiration _____

Extension to _____

Additional Sheets Attached

Condition Compliance

signature

date

Performance Guarantee

Required*

Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted

date

amount

expiration date

Inspection Fee Paid

date

amount

Building Permit Issued

date

Performance Guarantee Reduced

date

remaining balance

signature

Temporary Certificate of Occupancy

date

Conditions (See Attached)

expiration date

Final Inspection

date

signature

Certificate Of Occupancy

date

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

expiration date

From: Marge Schmuckal
To: Jean Fraser
Date: 4/19/2006 4:31:47 PM
Subject: 439 Congress Street #2006-0023

Jean,

This site plan/subdivision review meets all the requirements of the B-3 business zone. The 9 new units are being proposed within the existing building shell. No additional parking spaces are required by the ordinance.

I hope this helps you.

Marge Schmuckal
Zoning Administrator



City of Portland Site Plan Application

If you or the property owner owes real estate taxes, personal property taxes or user charges on any property within the City, payment arrangements must be made before permit applications can be received by the Inspections Division.

Total Square Footage of Proposed Structure: 6,467		Square Footage of Lot: 13,300
Tax Assessor's Chart, Block & Lot: Chart# 27 Block# B Lot# 4	Property owner's mailing address: Metropolitan Apartments, LLC C/O Port Property Management 104 Grant Street Portland, ME 04101	Telephone #: (207) 771-2883
Consultant/Agent, mailing address, phone # & contact person: David Lloyd Archetype, PA 48 Union Wharf Portland, ME 04101	Applicant's name, mailing address, telephone #/Fax#/Pager#: David Lloyd-Archetype, PA 48 Union Wharf Portland, ME 04101 (207) 772-6022 Fax (207) 772-4056	Project name: 439 Congress Street

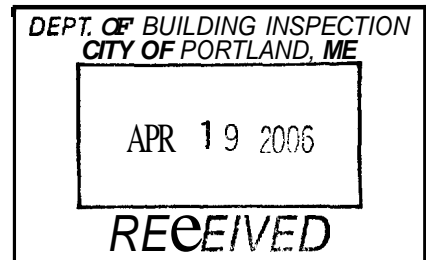
Fee For Service Deposit (all applications) X **(\$200.00)**

Proposed Development (check all that apply)

- New Building Building Addition Change of Use Residential Office Retail
- Manufacturing Warehouse/Distribution Parking lot
- Subdivision (\$500.00) + amount of lots 9 (\$25.00 per lot) \$ 225.00 + major site plan fee if applicable
- Site Location of Development (\$3,000.00)
(except for residential projects which shall be \$200.00 per lot _____)
- Traffic Movement (\$1,000.00) Storm water Quality (\$250.00)
- Section 14-403 Review (\$400.00 + \$25.00 per lot)
- Other _____

Major Development (more than **10,000** sq. ft.)

- Under 50,000 sq. ft. (\$500.00)
- 50,000 - 100,000 sq. ft. (\$1,000.00)
- Parking** Lots over 100 spaces (\$1,000.00)
- 100,000 - 200,000 sq. ft. (~~\$~~2,000.00)
- 200,000 - 300,000 sq. ft. (\$3,000.00)
- Over 300,000 sq. ft. (\$5,000.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)



Minor Site Plan Review

- Less than 10,000sq. ft. (\$400.00)
- After-the-fact Review (\$1,000.00 + applicable application fee)

Plan Amendments

- Planning Staff Review (\$250.00)
- Planning Board Review (\$500.00)

~ Please see next page ~

Who billing will be sent to: (Company, Contact Person, Address, Phone #)

Tom Watson
Metropolitan Apartments, LLC
C/O Port Property Management
104 Grant Street
Portland, ME 04101
(207) 771-2883

Submittals shall include (9) separate folded packets of the following

- a. **copy of application**
- b. **cover letter stating the nature of the project**
- c. **site plan containing the information found in the attached sample plans checklist**
- d. **1 set of 11 x 17 plans**

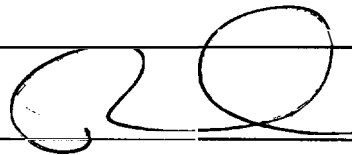
Amendment to Plans: Amendment applications should include 6 separate packets of the above (a, b, & c)

ALL PLANS MUST BE FOLDED NEATLY AND IN PACKET FORM

Section 14-522 of the **Zoning Ordinance outlines the process which is available on our web site: portlandmaine.gov**

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:



Date:

2/2/06

This application is for site review ONLY; a building Permit application and associated fees will be required prior to construction.

A R C H I T E C T Y P E

February 1, 2006

Alex Jaegerman
City of Portland
389 Congress Street
Portland, ME 04101

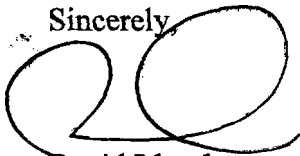
RE: 439 Congress Street

Dear **Alex**,

This is an existing seventy-two unit apartment building and four retail spaces on the first floor. The apartments are small consisting of thirty-nine one bedroom units and thirty-three studio apartments. The existing sixth floor is presently used for storage. The owner's intention is to convert this space to nine small efficiency one-bed rental units. The trash from this building is put in to totes at the rear of the building, out of site, and picked up periodically by a private trash company. I have reviewed these plans with Mike Nugent for code compliance. We do not believe there are any code compliant issues at this time.

Please call with any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'David Lloyd', with a stylized, looping flourish.

David Lloyd
Architect

