

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

253-1127
Dennis

Please Read
Application And
Notes, If Any,
Attached

DEPARTMENT OF BUILDING INSPECTION

PERMIT

Permit Number: 071150
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
SEP 27 2007
RECEIVED

This is to certify that Greenleaf Nancy/Dennis Gan

has permission to approx 17' of kitchen soffit, 2" bearing walls/tear-out fit-up

AT 21 CHESTNUT ST 7N/#703

C 027 C01007N

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and work in progress must be reported before this building or part thereof is closed or closed-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Janice Bouke 9/26/07
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: 07-1150 | Issue Date: | CBL: 027 C01007N |
|-----------------------|-------------|---------------------|

| | | | |
|---|----------------------------------|---|------------------------|
| Location of Construction: 21 CHESTNUT ST 7N/#703 | Owner Name: Greenleaf Nancy | Owner Address: 81 Echo Road | Phone: 207-522-0178 |
| Business Name: | Contractor Name: Dennis Ganem | Contractor Address: 24 Longmeadow Road Scarborough | Phone: 2072331127 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | Zone: B-3 |

| | | | | |
|--|---|--|--|--------------------|
| Past Use: Multi - Unit condo 7N(#703) | Proposed Use: Multi - Unit condo 7N(#703)- approx 17' of kitchen sofit, 2 non-bearing walls /tenant fit-up needs C of O | Permit Fee: \$125.00 | Cost of Work: \$2,500.00 | CEO District: 1 |
| Proposed Project Description: approx 17' of kitchen sofit, 2 non-bearing walls /tenant fit-up | | FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: R2 Type: 1B IBC-2003 Signature: <i>AMB 9/26/07</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: Idobson | Date Applied For: 09/18/2007 | Zoning Approval | |
|-----------------------------|---------------------------------|------------------------|--|

| | | | |
|---|---|---|--|
| <ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. | Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>Ok with conditions</i> Date: 9/20/07 <i>ABN</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 <i>ABN</i> Date: _____ |
| | SEP 27 2007 | | |

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

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

| | | |
|------------------------------|--|----------------------------|
| Permit No: 07-1150 | Date Applied For: 09/18/2007 | CBL: 027 C01007N |
|------------------------------|--|----------------------------|

| | | | |
|--|---|--|---------------------------------|
| Location of Construction: 21 CHESTNUT ST 7N/#703 | Owner Name: Greenleaf Nancy | Owner Address: 81 Echo Road | Phone: 207-522-0178 |
| Business Name: | Contractor Name: Dennis Ganem | Contractor Address: 24 Longmeadow Road Scarborough | Phone: (207) 233-1127 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | |

| | |
|---|---|
| Proposed Use: Multi - Unit condo 7N (#703) - approx 17' of kitchen sofit, 2 non-bearing walls /tenant fit-up needs C of O | Proposed Project Description: approx 17' of kitchen sofit, 2 non-bearing walls /tenant fit-up |
|---|---|

| | | | |
|--|---|------------------------------|---|
| Dept: Zoning | Status: Approved with Conditions | Reviewer: Ann Machado | Approval Date: 09/20/2007 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) The property use shall remain as 37 residential condominiums with offices and retail on the first floor. Any change of use shall require a separate permit application for review and approval. | | | |
| 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. | | | |

| | | | |
|---|---|---------------------------------|---|
| Dept: Building | Status: Approved with Conditions | Reviewer: Jeanine Bourke | Approval Date: 09/26/2007 |
| Note: | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712. | | | |
| 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process. | | | |

| | | | |
|---|-------------------------|---------------------------------|---|
| Dept: Fire | Status: Approved | Reviewer: Jeanine Bourke | Approval Date: 09/26/2007 |
| Note: 9/26/07 Approved due to vacation | | | Ok to Issue: <input checked="" type="checkbox"/> |
| 1) All fire separation assemblies shall be maintained, sprinkler system shall be maintained per NFPA 13 | | | |

SEP 27 2007

FAX COVER SHEET

Please deliver to: Lannie Dobson

Text message:

I hope this is what you needed for Nancy Greenleaf's building permit application.

Thank you,

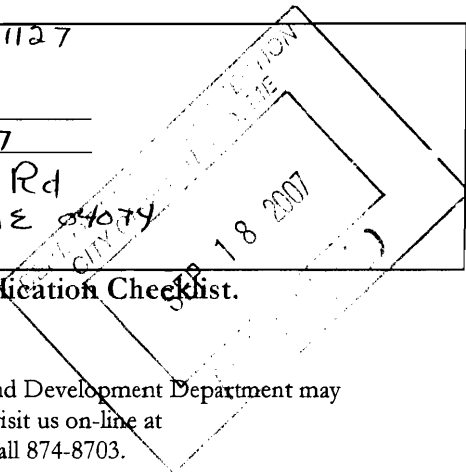
From:
Dennis Ganem
Ganem Builders
O: 885-9993
F: 885-9168
C: 233-1127



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: <u>21 Chestnut St</u> | | |
| Total Square Footage of Proposed Structure <u>N/A</u> | Square Footage of Lot <u>N/A</u> | |
| Tax Assessor's Chart, Block & Lot Chart# <u>27</u> Block# <u>C010</u> Lot# <u>07N-</u> | Owner: <u>NANCY P. GREENLEAF</u> | Telephone: <u>207-522-0178</u> |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: <u>NANCY P. GREENLEAF</u> <u>81 Echo Rd</u> <u>Brunswick ME 04011</u> | Cost Of \$ Work: \$ <u>2,500.-</u> Fee: \$ <u>80.50</u> C of O Fee: \$ <u>75.-</u> |
| Current legal use (i.e. single family) <u>Single family Condo - unit #703 (one of 37 units)</u> | | |
| If vacant, what was the previous use? <u>N/A</u> | | |
| Proposed Specific use: <u>residence</u> | | |
| Is property part of a subdivision? <u>N/A</u> If yes, please name _____ | | |
| Project description: <u>approx. 17' of kitchen soffit to cover pipe</u> <u>2' extension of non-bearing kitchen wall</u> <u>2' " " " " " showers "</u> | | |
| Contractor's name, address & telephone: <u>Dennis Ganem - 233-1127</u> | | |
| Who should we contact when the permit is ready: <u>Dennis Ganem</u> | | |
| Mailing address: _____ Phone: <u>233-1127</u> <u>24 Longmeadow Rd</u> <u>Scarborough ME 04074</u> | | |



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: <u>Nancy P. Greenleaf</u> | Date: <u>Sept 18, 07</u> |
|---|--------------------------|

This is not a permit; you may not commence ANY work until the permit is issued.

Flat

PRODUCT DATA



FLAME CONTROL NO. 20-20

A Water Base, Flat Latex

Intumescent Fire Retardant Paint

* Fire Hazard Classification, ASTM E-84 (NFPA 255) CLASS "A"; also up to 30 minutes (1/2 hour) per NFPA 703 & BOCA 1702-4.1.

PRODUCT DESCRIPTION

A Class "A", interior, water base, flat latex, fire retardant paint, manufactured in accordance with Federal Specification TT-P-001832. This coating dries quickly to a flat matte finish, having the appearance of a conventional flat latex paint. In the presence of heat or flames the coating puffs up (intumesces) and forms a thick, sponge like cellular foam layer; this foam layer insulates the substrate reducing the penetration of heat, thus retarding the flame spread and delaying structural failure.

RECOMMENDED USES:

For application to all interior combustible surfaces where it is either necessary or desirable to reduce the surface burning characteristics of the substrate. It can also be used on primed metal surfaces to retard the penetration of heat.

USED BY:

Schools, Colleges, Nursing Homes, Child Care Centers, Hospitals, Penal Institutions, Apartments, Hotels, Factories, Warehouses, Retail Stores, Restaurants, Utilities, Railroad and other Transportation Companies, Oil and Chemical Installations, Military Installations, and other facilities where fire retardant coatings are required.

USE UNTOPOCOATED OR TOPCOATED:

Topcoating is not necessary for most applications, however, on surfaces requiring maximum washability and cleanability, No. 20-20 should be topcoated with Flame Control No. 40-40 Low-Gloss Latex Fire Resistant Coating.

PERFORMANCE INFORMATION:

- Class "A" fire rated; has also been fire tested for periods up to 30 minutes (1/2 hour) - See Fire Hazard Classification Section.

- Complies with federal, state, local building and fire code requirements.
Dries by water evaporation to a tough, flexible, matte finish.
Does not leach (lose fire retardancy) on exposure to high humidity.
Meets all present lead and ecological regulations - Photochemically nonreactive according to Rule 102.

CHARACTERISTICS

- Finish Flat, 5 units max. @ 60°
Color White, Off-White and 13 standard colors or may be tinted with any compatible tinting colorants, not to exceed two fluid ounces per gallon.
Spreading Rate ..190 sq. ft./U.S. gal. (4.7 m²/L) applied in one or two coats. 8½ mils wet, 4.7 mils dry.
Coverage @ 1 mil dry 890 sq. ft./gal.
Volume Solids 55% ± 2
Weight Solids 56% ± 2
Drying Time @ 77°F & 50% RH: . . . To touch, 30 min. To handle, 1 to 2 hours To recoat, 2 to 4 hours
Type of Cure Coalescence
Flash Point None (Pensky-Martens Closed Cup)
Reducer/Cleaner Water
Shelf Life 12 months (unopened)
Packaging 1 & 5 gal. containers weight/gal. 10.4 ± 0.2 lbs. shipping weight 4 gals. - 45 lbs. 5 gals. - 55 lbs.
Application Brush, roll, conventional and airless spray

PRECAUTIONS:

Adequate ventilation must be provided during and after application until the coating has dried. Avoid breathing vapors or spray mist. Close containers after use. DO NOT TAKE INTERNALLY. KEEP OUT OF REACH OF CHILDREN.

SURFACE PREPARATION

Surface preparation should be carried out according to good painting practices. All dirt, grease, oil, wax, rust and other foreign matter must be removed. All metal surfaces must be primed.

NEW SURFACES:

New wood, fiberboard and other surfaces having uneven or excess porosity should be sealed with Wall and Wood Primer, B49 W 2 or PRO-MAR Latex Wall Primer, B28 W 1 and allowed to completely dry before applying No. 20-20. New ferrous metal surfaces must be primed. Apply KEM KROMIK Metal Primer, B50 N 2/B50 W 1 or TILE CLAD II Hi-Bild Primer, B62 N 71 and allow to completely cure before applying No. 20-20.

PREVIOUSLY PAINTED SURFACES:

No. 20-20 may be applied directly to existing paint that is tightly adherent and in good condition. All glossy surfaces should be dulled with sandpaper. Spot prime where necessary with appropriate primer as shown above, before applying No. 20-20.

APPLICATION

Mix paint thoroughly by boxing or stirring. Use full bodied coat for most applications; where thinning is necessary use only water, not in excess of 1/4 pint per gallon. No. 20-20 can be applied by brush, roller, conventional or airless spray. Suggested coverage rate is 190

**PRODUCT
DATA**

FLAME CONTROL NO. 20-20

A Water Base, Flat Latex



Intumescent Fire Retardant Paint

* Fire Hazard Classification, ASTM E-84 (NFPA 255)
CLASS "A"; also up to 30 minutes (½ hour) per
NFPA 703 & BOCA 1702-4.1.

sq. ft./U.S. gallon (4.7 m²/L) applied in one or two coats. To conform with surface burning characteristics established for this paint, dilution of the paint should be compensated with reduced coverage ratio. Do not apply when surface or air temperatures are below 50°F (10°C). Protect from freezing.

APPLICATION EQUIPMENT:

Conventional Spray
Air Supply 12 CFM, 80 psi at nozzle, fluid 15-20 psi
Gun Graco 217-800 to 217-816
Type External Mix
Reduction Up to 7%

Airless Spray
Pump Mauler II*
Fluid Pressure 2500 psi
Strainer 80 Mesh
Fluid Hose ½" diameter
Gun G-10N
Tip021 to .026
Reduction Up to 7%
* Minimum

FIRE HAZARD CLASSIFICATION

Flame Spread Rating, Class "A" when tested in accordance with ASTM E-84 (NFPA 255), the coating obtained the following UNDERWRITERS' LABORATORIES fire hazard classification.

| COATING (SYSTEM) DETAILS | CLASSIFICATION OR RATING (WHEN APPLIED TO DOUGLAS FIR) | |
|---|---|-----------------|
| | Flame Spread | Smoke Developed |
| PRIMER - None BASE COAT - Type 20-20 applied in one coat at 190 sq. ft./U.S. gal. (4.7 m ² /L) TOP COAT - None | 10 | 20 |

30 MINUTE FIRE TEST

| COATING (SYSTEM) DETAILS | CLASSIFICATION OR RATING (WHEN APPLIED TO DOUGLAS FIR PLYWOOD) | |
|---|---|-----------------|
| | Flame Spread | Smoke Developed |
| PRIMER - None BASE COAT - Type 20-20 applied in two coats at 200 sq. ft./U.S. gallon/coat (4.91 m ² /L/coat) TOP COAT - None | (*) 0 | (*) 35 |

(*) The fire test was conducted for a total time period of 30 minutes. There was no evidence of significant progressive combustion at the 30 minute period. Therefore, the material identified as No. 20-20 meets the requirement as defined in NFPA 703 and the criteria specified in Section 1702-4.1 of the 1990 BOCA National Building Code. A complete 30 minute fire test report is available upon request.

As we cannot anticipate all conditions under which this information and our products, or the products of other manufacturers in combination with our products, may be used, we accept no responsibility for results obtained by the application of this information or the safety or suitability of our products, either alone or in combination with other products. Users are advised to make their own tests to determine the safety and suitability of each such product or product combination for their own purposes. We sell the products without warranty or guarantee, and buyers and users assume all responsibility and liability for loss or damage from the handling and use of our products, whether used alone or in combination with other products.

PURCHASE AND SALE AGREEMENT

July 10, 2007

| |
|--|
| <p><u>July 19</u> <u>2007</u> Effective Date</p> <p>Effective Date is defined in Paragraph 24 of this Agreement.</p> |
|--|

1. PARTIES: This Agreement is made between Nancy P. Greenleaf ("Buyer") and Chestnut Street Lofts LLC ("Seller").

2. DESCRIPTION: Subject to the terms and conditions hereinafter set forth, Seller agrees to sell and Buyer agrees to buy (all part of; If "part of" see para. 26 for explanation) the property situated in municipality of Portland, County of Cumberland, State of Maine, located at Unit #7N, Chestnut Street and described in deed(s) recorded at said County's Registry of Deeds Book(s) Unk., Page(s) Unk.

3. FIXTURES: The Buyer and Seller agree that all fixtures, including but not limited to existing storm and screen windows, shades and/or blinds, shutters, curtain rods, built-in appliances, heating sources/systems including gas and/or kerosene-fired heaters and wood stoves, sump pump and electrical fixtures are included with the sale except for the following: no exceptions

Seller represents that all mechanical components of fixtures will be operational at the time of closing except: no exceptions

4. PERSONAL PROPERTY: The following items of personal property are included with the sale at no additional cost, in "as is" condition with no warranties: under cover parking space (car port), interior doors and trim in unit at showing, storage space in basement.

Seller represents that such items shall be operational at the time of closing, except: no exceptions

5. PURCHASE PRICE: For such Deed and conveyance Buyer agrees to pay the total purchase price of \$ 278,000.00. Buyer has made; or will make within n/a business days of the date of this offer, a deposit of earnest money in the amount \$ 5,000.00. If said deposit is to be made after the submission of this offer and is not made by the above deadline, this offer shall be void and any attempted acceptance of this offer in reliance on the deposit being made will not result in a binding contract. Buyer agrees that an additional deposit of earnest money in the amount of \$ -0- will be paid n/a. Failure by Buyer to make this additional deposit in compliance with the above terms shall constitute a default under this Agreement. The remainder of the purchase price shall be paid by a certified or cashier's check upon delivery of the Deed.

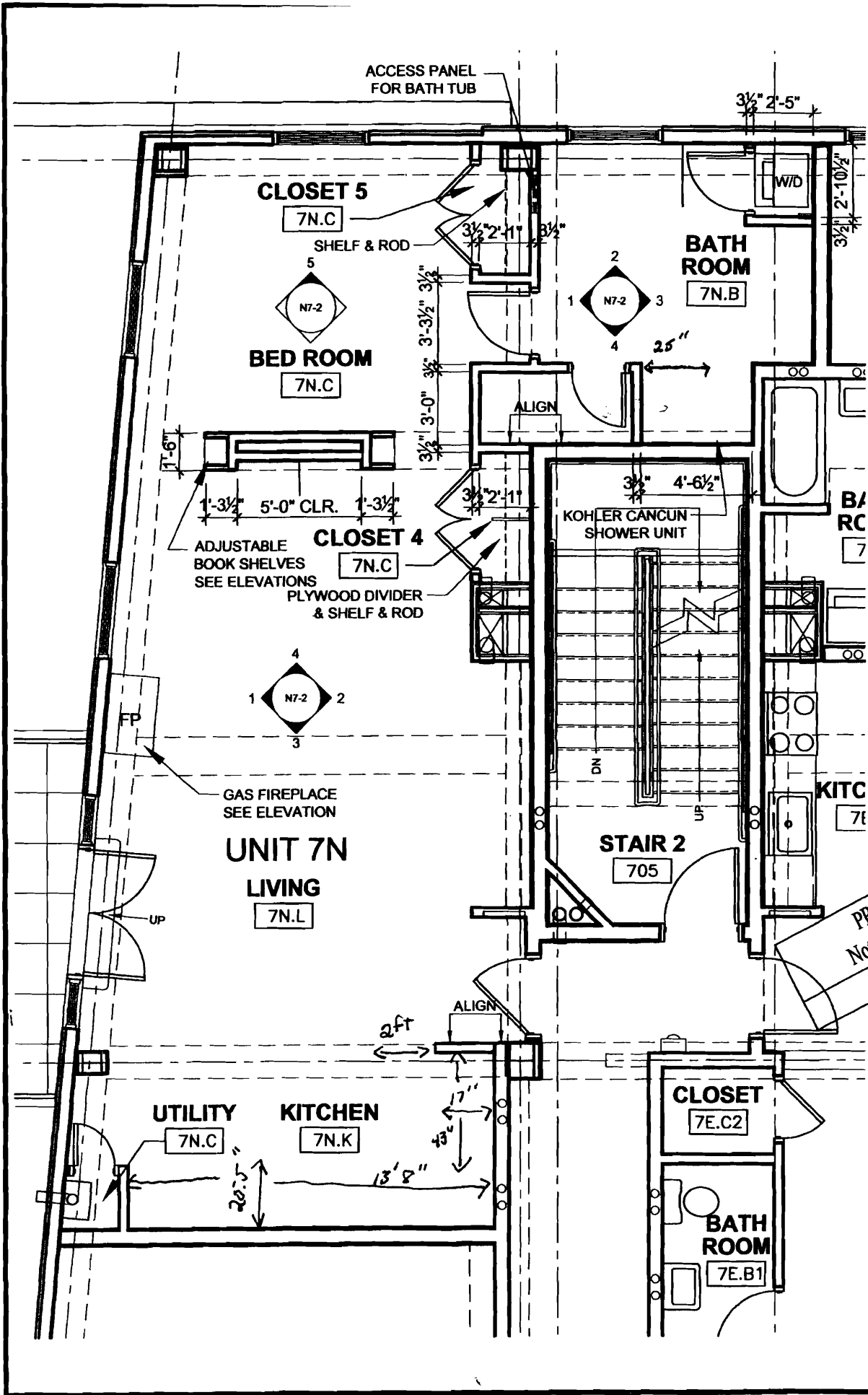
This Purchase and Sale Agreement is subject to the following conditions:

6. EARNEST MONEY/ACCEPTANCE: Ocean Gate Realty ("Agency") shall hold said earnest money and act as escrow agent until closing; this offer shall be valid until July 23, 2007 (date) 8:00 AM PM; and, in the event of non-acceptance, this earnest money shall be returned promptly to Buyer. In the event that the Agency is made a party to any lawsuit by virtue of acting as escrow agent, Agency shall be entitled to recover reasonable attorney's fees and costs which shall be assessed as court costs in favor of the prevailing party.

7. TITLE AND CLOSING: A deed, conveying good and merchantable title in accordance with the Standards of Title adopted by the Maine Bar Association shall be delivered to Buyer and this transaction shall be closed and Buyer shall pay the balance due and execute all necessary papers on August 8, 2007 (closing date) or before, if agreed in writing by both parties. If Seller is unable to convey in accordance with the provisions of this paragraph, then Seller shall have a reasonable time period, not to exceed 30 days, from the time Seller is notified of the defect, unless otherwise agreed to in writing by both Buyer and Seller, to remedy the title. Seller hereby agrees to make a good-faith effort to cure any title defect during such period. If, at the later of the closing date set forth above or the expiration of such reasonable time period, Seller is unable to remedy the title, Buyer may close and accept the deed with the title defect or this Agreement shall become null and void in which case the parties shall be relieved of any further obligations hereunder and any earnest money shall be returned to the Buyer.

8. DEED: The property shall be conveyed by a warranty deed, and shall be free and clear of all encumbrances except covenants, conditions, easements and restrictions of record which do not materially and adversely affect the continued current use of the property.

9. POSSESSION, OCCUPANCY, AND CONDITION: Unless otherwise agreed in writing, possession and occupancy of premises, free of tenants and occupants, shall be given to Buyer immediately at closing. Said premises shall then be broom clean, free of all possessions and debris, and in substantially the same condition as at present, excepting reasonable use and wear. Buyer shall have the right to view the property within 24 hours prior to closing for the purpose of determining that the premises are in substantially the same condition as on the date of this Agreement.



CHESTNUT STREET LOFTS
 BY CHESTNUT STREET LLC.
 PORTLAND, MAINE

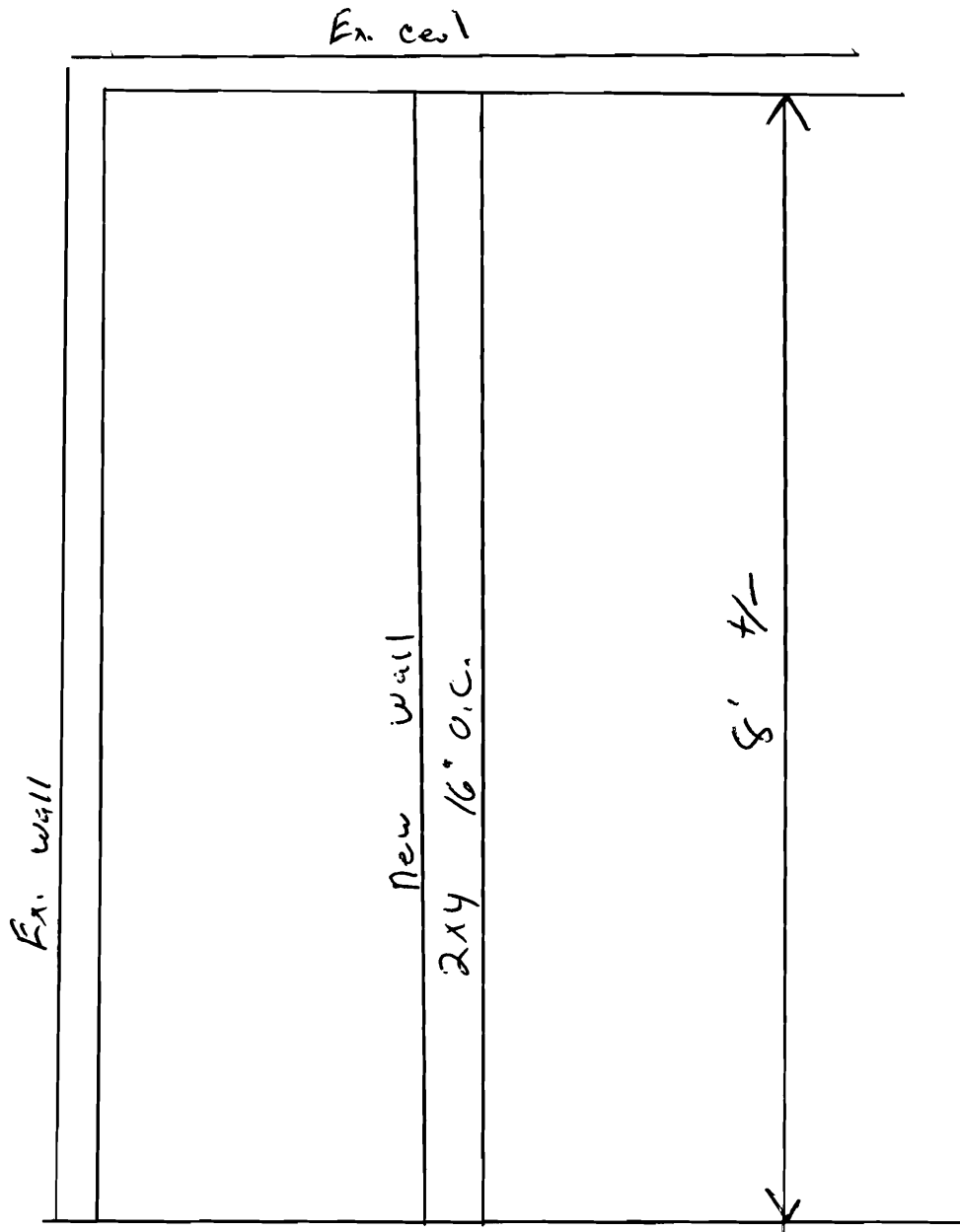
TFH ARCHITECTS
 100 COMMERCIAL STREET
 PORTLAND MAINE 04101
 TELEPHONE 207 775 6141
 ARCHITECTURE PLANNING

CONSULTANTS:

PRICING SET
 Not for Construction
 03/29/2007

| | |
|--------------|-----------------|
| DATE: | |
| PROJECT No. | 0422 |
| DRAWN BY: | SA |
| CHECKED BY: | |
| SCALE: | 3/16"=1'-0" |
| SHEET TITLE: | UNIT FLOOR PLAN |

7N-1



total new walls 4'
2- 2'-walls

Frammed out of
2x4 wood
16" O.C

