

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION PERMIT

Please Read  
Application And  
Notes, If Any,  
Attached

PERMIT ISSUED  
Permit Number: 070159  
APR 19 2007  
CITY OF PORTLAND

This is to certify that DUNKERLY MARY V /Arch type P A Architects  
has permission to Change of use. Office Condom Residential Condom fit-up on 5th floor  
AT 150 MIDDLE ST P01 OSB 029 A001P01

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 written permission procured before this building or part thereof is leased or otherwise 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

*Thomas M. Manley* 4/19/07  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

*Scanned*

*Please Marj!*



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 150 Middle St 5B

CBL 029 A00105B

Issued to DUNKERLY MARY V /Archetype P A Architects

Date of Issue 05/01/2008

**This is to certify** that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 07-0159 , has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

UNIT 5B

APPROVED OCCUPANCY

Residential Condominium  
Use Group R2  
Type 3B  
IBC 2003

Limiting Conditions:

none

This certificate supersedes  
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to any new owner.



**CITY OF PORTLAND, MAINE**  
**Department of Building Inspections**

APR 12 20 07

Received from Alvin J. Kelly

Location of Work 100 N. Main St

Cost of Construction \$ 140,000

Permit Fee \$ 1,400

Building (IL)  Plumbing (I5)  Electrical (I2)  Site Plan (U2)

Other

CBL: 27 H 001

Check #: 148

**Total Collected \$** 1,400

**THIS IS NOT A PERMIT**

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

1-10-07  
WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



# 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.

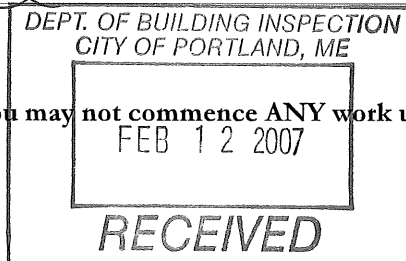
Location/Address of Construction: 150 Middle Street - The Storer Building Condo		
Total Square Footage of Proposed Structure 1,122 sq. ft.	Square Footage of Lot <i>650-6155</i>	
Tax Assessor's Chart, Block & Lot Chart# 29 Block# A Lot# 1 <i>05B</i>	Owner: Mary Dunkerly 150 Middle St. #4B Portland, ME 04101	Telephone: 800-659-9607
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Archetype, P.A. 48 Union Wharf Portland, ME 04101 (207) 772-6022	Cost Of Work: \$ 180,000 Fee: \$ 1,820 C of O Fee: \$ 75
Current legal use (i.e. single family) <u>Office</u> Total: \$1,895 If vacant, what was the previous use? <u>Office</u> Proposed Specific use: <u>Residential Condo</u> Is property part of a subdivision? <u>Yes</u> If yes, please name <u>The Storer Building Condo</u> Project description: <u>Conversion of Office Space to Condo in an existing 33 Unit Condo Building. 5th floor</u> <i>Change of use w/ out-p</i>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>David Lloyd - Archetype, P.A.</u> Mailing address: <u>Archetype, P.A.</u> <u>48 Union Wharf</u> <u>Portland, ME 04101</u> Phone: <u>(207) 772-6022</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](http://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: <i>DL</i>	Date: <i>2-12-07</i>
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This is not a permit; you may not commence ANY work until the permit is issued.

# City of Portland, Maine - Building or Use Permit Application

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

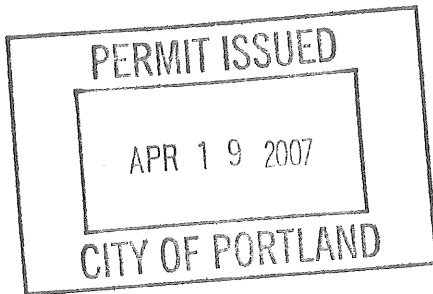
Permit No: 07-0159	Issue Date:	CBL: 05B 029 A001P01
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Location of Construction: 150 MIDDLE ST P01	Owner Name: DUNKERLY MARY V	Owner Address: 150 MIDDLE ST # 4B	Phone:
Business Name:	Contractor Name: Archetype P A Architects	Contractor Address: 48 Union Wharf Portland	Phone 2077726022
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: 33

Past Use: Commercial Condo/ Office	Proposed Use: Residential Condo Change of use, Office Condo to Residential Condo w/ fit-up on 5th floor	Permit Fee: \$1,895.00	Cost of Work: \$180,000.00	CEO District: 1
Proposed Project Description: Change of use. Office Condo to Residential Condo w/ fit-up on 5th floor		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2/B Type: 3B  IBC 2003  Signature: Jm 4/19/07	
		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: dmartin	Date Applied For: 02/12/2007	<b>Zoning Approval</b>
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- 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..



<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"/> <i>OK w/ conditions</i> Date: 2/15/07 APN	<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> <i>ye</i> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 4/5/07 <i>D. Andrews</i>
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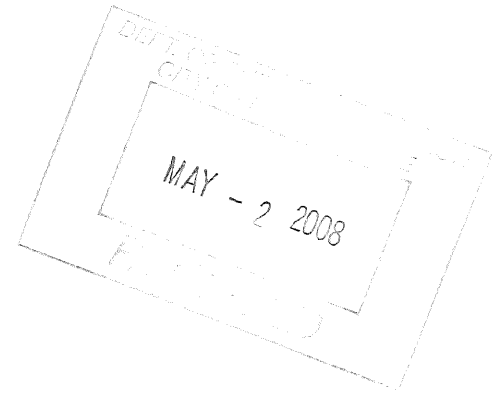
## CERTIFICATION

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 \_\_\_\_\_

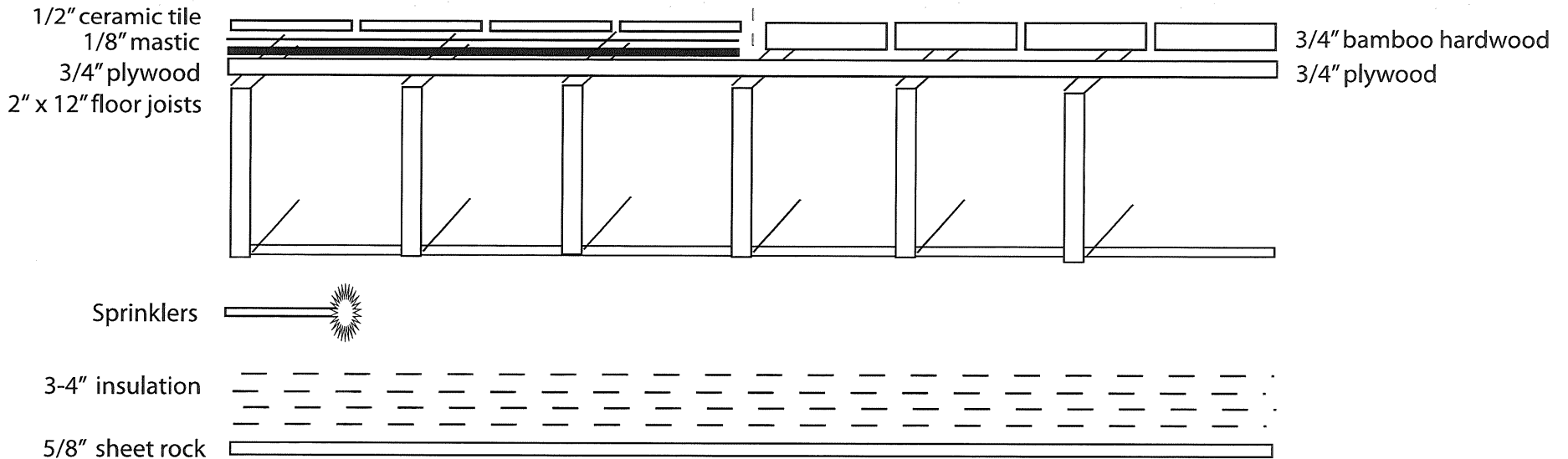
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE \_\_\_\_\_ DATE \_\_\_\_\_ PHONE \_\_\_\_\_

ISO Middle  
 previously submitted  
 Floor ceiling Assembly



**A** Ceramic Tile Flooring

**B** Hardwood Flooring



per A1 Dunkley

Lower Occupant

3'-4' between Joists and 5/8 S.R.  
 Also sprinklers below 5/8 S.R.

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 07-0159	<b>Date Applied For:</b> 02/12/2007	<b>CBL:</b> 029 A00HP01 <sup>05B</sup>
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<b>Location of Construction:</b> 150 MIDDLE ST P01	<b>Owner Name:</b> DUNKERLY MARY V	<b>Owner Address:</b> 150 MIDDLE ST # 4B	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Archetype P A Architects	<b>Contractor Address:</b> 48 Union Wharf Portland	<b>Phone:</b> (207) 772-6022
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Residential Condo Change of use, Office Condo to Residential Condo w/ fit-up on 5th floor	<b>Proposed Project Description:</b> Change of use. Office Condo to Residential Condo w/ fit-up on 5th floor
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**Dept:** Historic      **Status:** Approved with Conditions      **Reviewer:** Deborah Andrews      **Approval Date:** 04/05/2007

**Note:** **Ok to Issue:**

- 1) \* Approval based on revised drawings---bottom edge of skylights to be held back from roof edge a minimum of 12 inches.

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 02/15/2007

**Note:** **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 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:** Tom Markley      **Approval Date:** 04/19/2007

**Note:** **Ok to Issue:**

- 1) 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.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Comments:**

2/14/2007-amachado: Left message for David Lloyd. Need to know if the outside height of the building is changing at all and I need 11" x 17" plans.

2/14/2007-amachado: The height of the building is not changing.

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 07-0159	Date Applied For: 02/12/2007	CBL: 029 A001P01 <sup>05B</sup>
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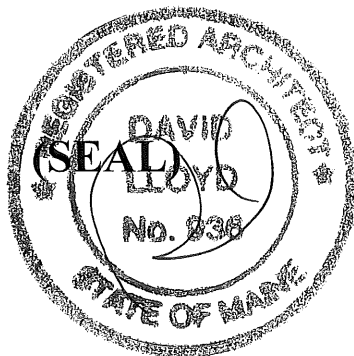
# Accessibility Building Code Certificate

Designer: David Lloyd, Archetype, P.A.

Address of Project: 150 Middle Street, 5th Floor

Nature of Project: Conversion of office space on the 5th floor to a condo in an existing 33 unit condo building.

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: 

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Certificate of Design

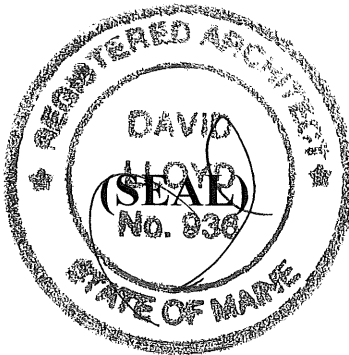
Date: February 6, 2007

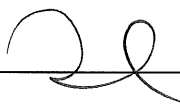
From: Archetype, P.A.

These plans and / or specifications covering construction work on:

150 Middle Street

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: 

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

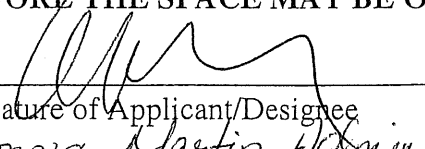
A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

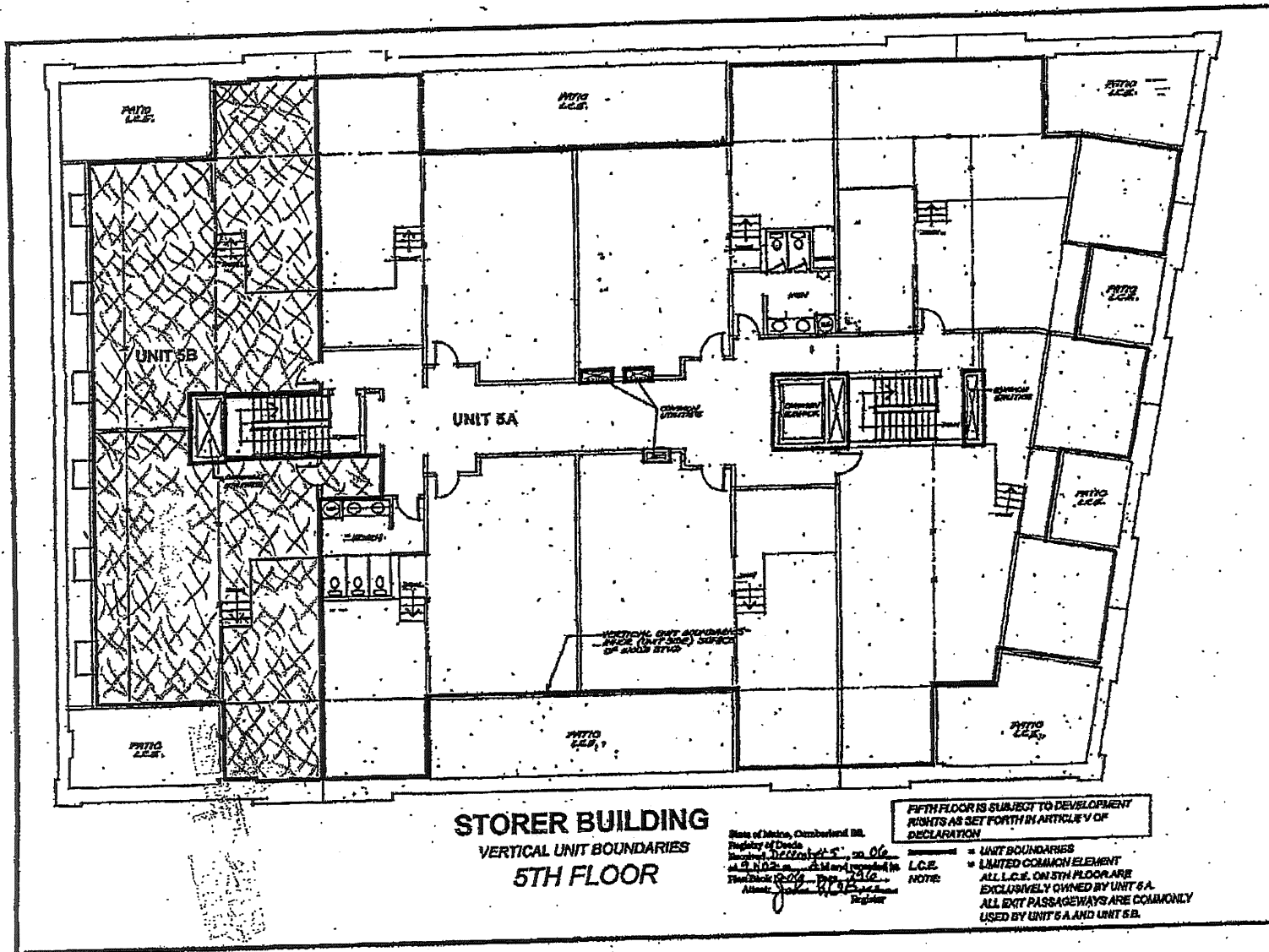
 4/19/07  
Signature of Applicant/Designee Date  
Donna Martin 4-19-07  
Signature of Inspections Official Date

CBL: 29 A 001 Building Permit #: 07-0159

Received  
 Recorded Register of Deeds  
 Jan 12, 2007 02:52:12P  
 Cumberland County  
 Pamela E. Lowley

Doc# 3275 BK 24754 P# 3

EXHIBIT B



**THE STORER BUILDING  
 CONDOMINIUMS**  
 PLATS AND PLANS

TTH ARCHITECTS  
 100 COMMERCIAL STREET  
 PORTLAND MAINE 04101  
 TELEPHONE 207 775 8741  
 ARCHITECTURE PLANNING

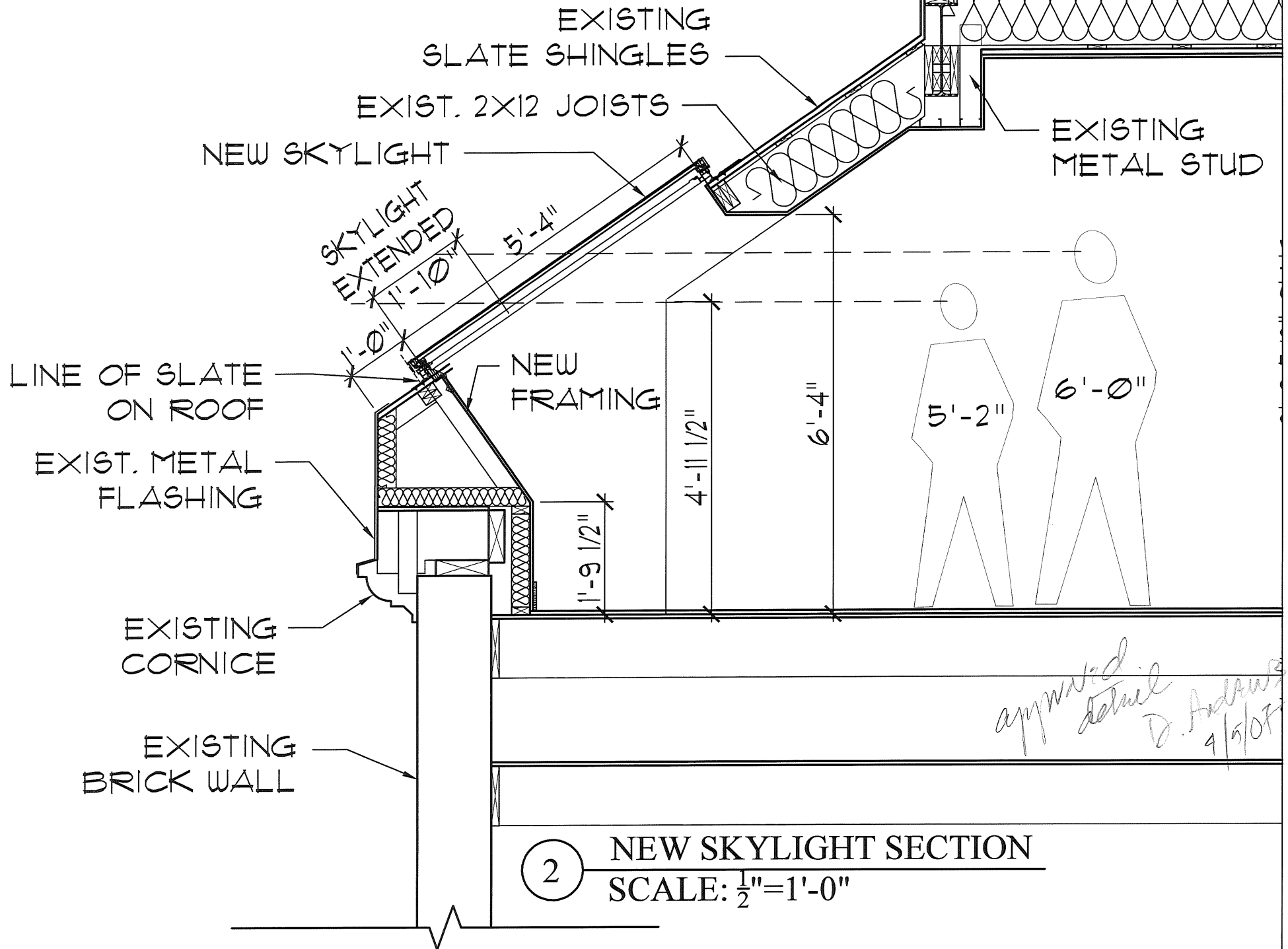
MSRS Properties LLC  
 Board owner

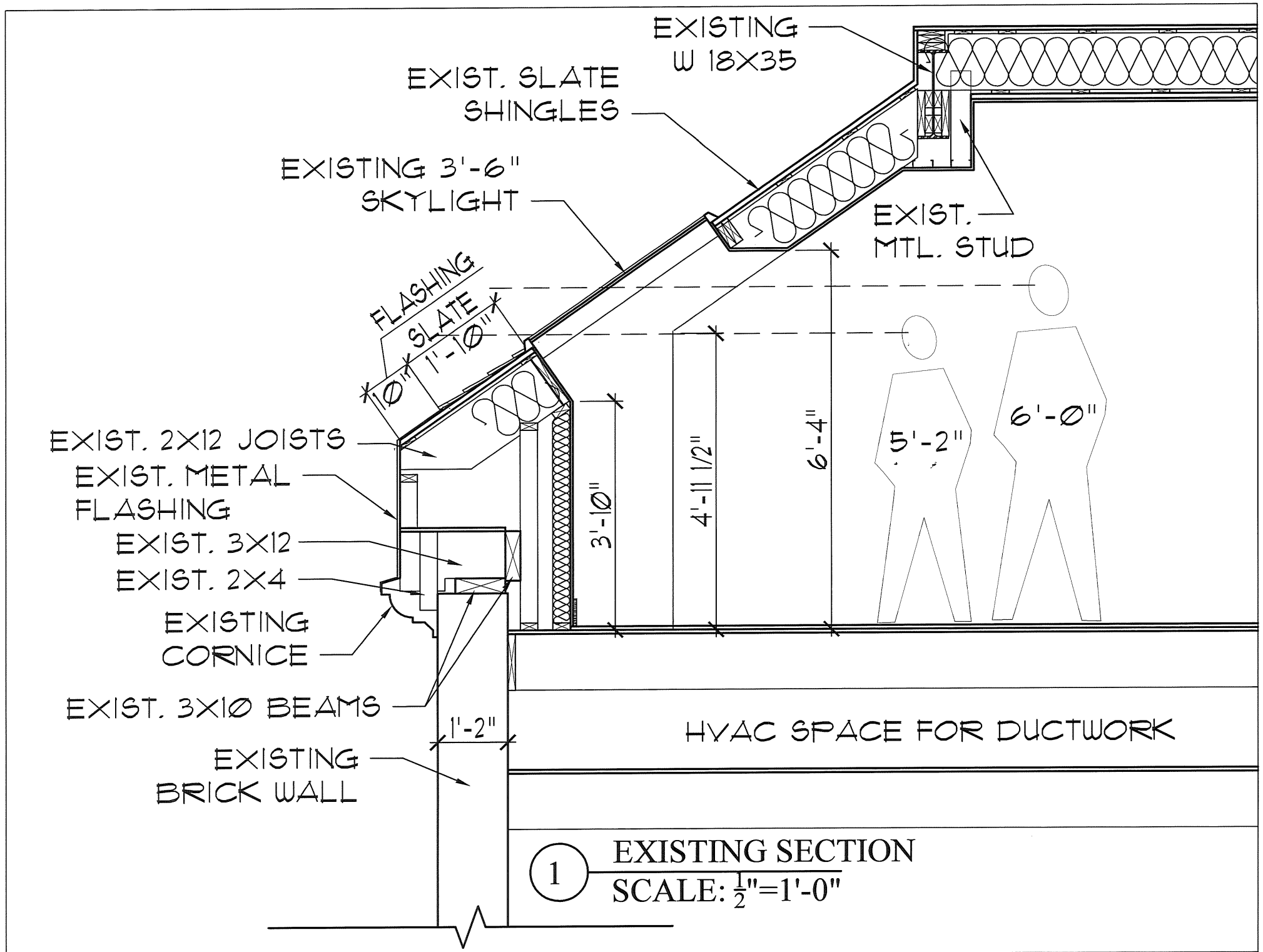


DATE OCT. 17, 2006  
 SCALE 1/8" = 1'-0"  
 PROJECT # 425

CONDOMINIUMS  
 DOCUMENTS

SHEET  
 5 of 8





29-A-1# 5B + P21  
1-12-2007

*2 parcels*

**QUITCLAIM DEED**  
**WITH COVENANTS**  
**STATUTORY SHORT FORM**  
**TITLE 33, §775**

MAINE REAL ESTATE TAX PAID

MIRS PROPERTIES, LLC, a Maine limited liability company, with a mailing address of 148 Middle Street, Portland, Maine 04101 ("Grantor"), for consideration paid, grants to ALLAN S. DUNKERLY and MARY V. DUNKERLY, with a mailing address of 150 Middle Street, Portland, Maine 04101 ("Grantees"), as Joint Tenants, with Quitclaim Covenants, a certain lot or parcel of land situated in the City of Portland, County of Cumberland, and State of Maine, as described in Exhibit A attached hereto and made a part hereof.

DATED: January 11, 2007

MIRS PROPERTIES, LLC

By: *Mark Isaacson*  
Name: MARK ISAACSON  
Title: Member

STATE OF MAINE  
COUNTY OF CUMBERLAND

January 11, 2007

Personally appeared the above-named Mark Isaacson, Member of MIRS Properties, LLC, and acknowledged the above instrument to be his free act and deed in his said capacity, and the free act and deed of MIRS Properties, LLC.

Before me,

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

Kevin R. Hately  
(Print Name)

*V10*

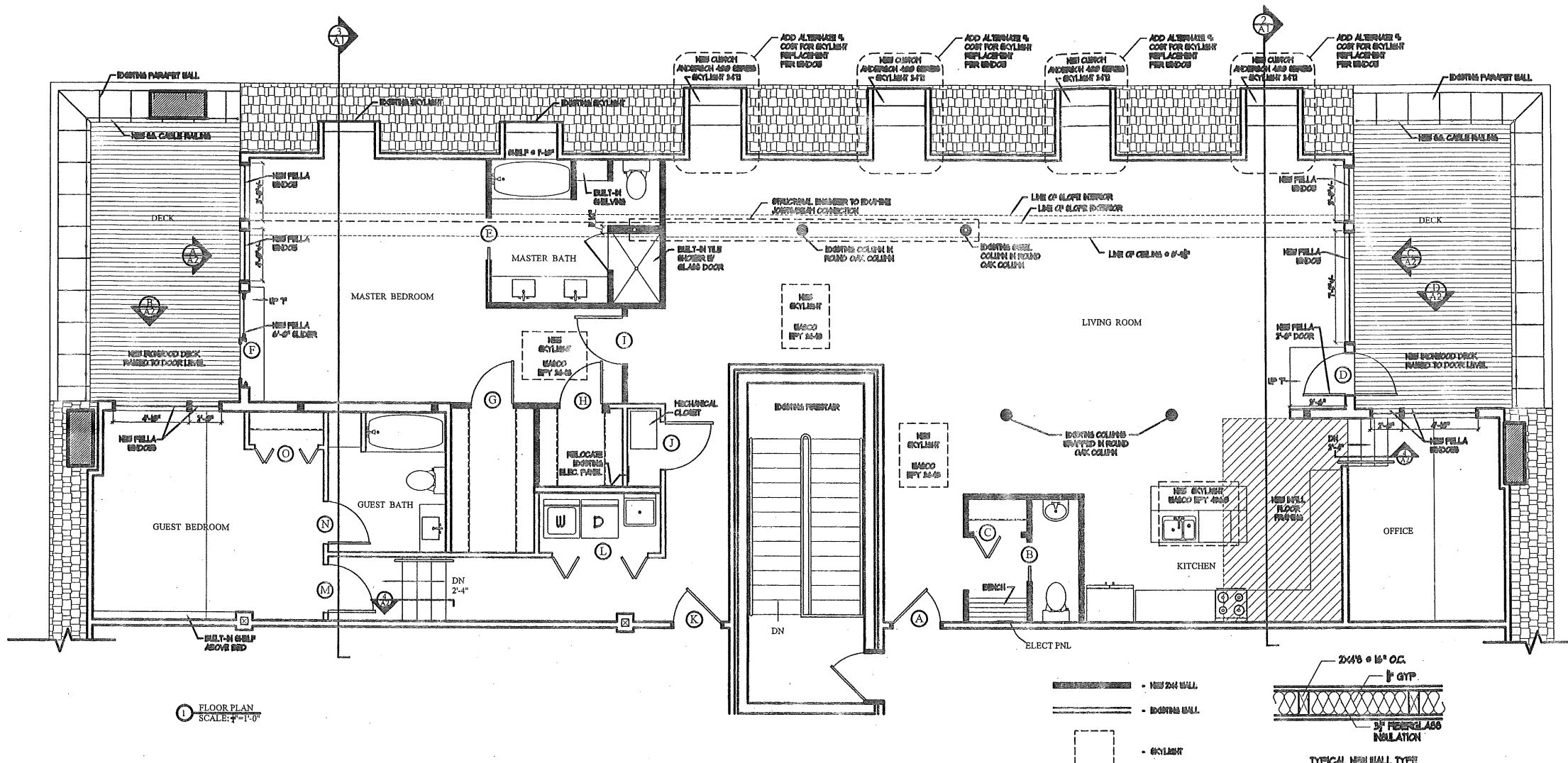


**EXHIBIT A**

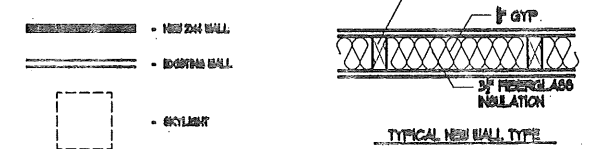
Unit 5-B of The Storer Building Condominium, located at 148-150 Middle Street, Portland, Maine, a condominium created by Declaration of The Storer Building Condominium dated November 22, 1985, and recorded in the Cumberland County registry of Deeds in Book 6980, Page 275, as amended by the First Amendment to Declaration of The Storer Building Condominium dated October 5, 1994, recorded in said Registry in Book 11657, Page 357, and the Second Amendment to the Declaration of The Storer Building Condominium dated November 7, 1996, recorded in said Registry in Book 12819, Page 94, the Third Amendment to the Declaration of The Storer Building Condominium, dated September 13, 2006, recorded in said Registry in Book 24441, Page 210, and the Fourth Amendment to the Declaration of The Storer Building Condominium dated November 15, 2006, recorded in said Registry in Book 24626, Page 147 (collectively, the "Declaration"), and the Plat entitled The Storer Building Condominium Plat dated November 22, 1985, recorded in said Registry in Plan Book 152, Page 2, as amended by The Storer Building Condominium Amended Plats and Plans dated October 17, 2006, and recorded in said Registry in Plan Book 206, Pages 795 and 796 (collectively, the "Plat"), and shown as Area A on the attached Exhibit B (the "Unit), together with the Unit's undivided interest in the Common Elements designated by the Declaration, including those areas reserved as Limited Common Elements appurtenant to the Unit and such other rights to use the Common Elements which have been specifically assigned to the Unit, together with Parking Space P-21 as shown on the Plat.

Together with a perpetual easement over the existing hallway from the common elevator to Unit 5-B, as shown on the Plat (the "Easement Area"), which Easement Area burdens Unit 5-A of The Storer Building Condominium, as necessary or desirable for purposes of Grantees' and their invitees' ingress to and egress from the Unit for all reasonable purposes. Grantor shall be responsible for all maintenance of the Easement Area and may not relocate the Easement Area. Grantor shall maintain the Easement Area in the condition it is in as of the date hereof, or better, namely first class office or residential space. This easement shall bind the successors and assigns of Grantor and Grantees and shall run with the land.

Being a portion of the premises conveyed to MIRS Properties, Inc. by deed of Highview Properties, LLC, dated May 31, 2002, and recorded in the Cumberland County Registry of Deeds in Book 17691, Page 245.

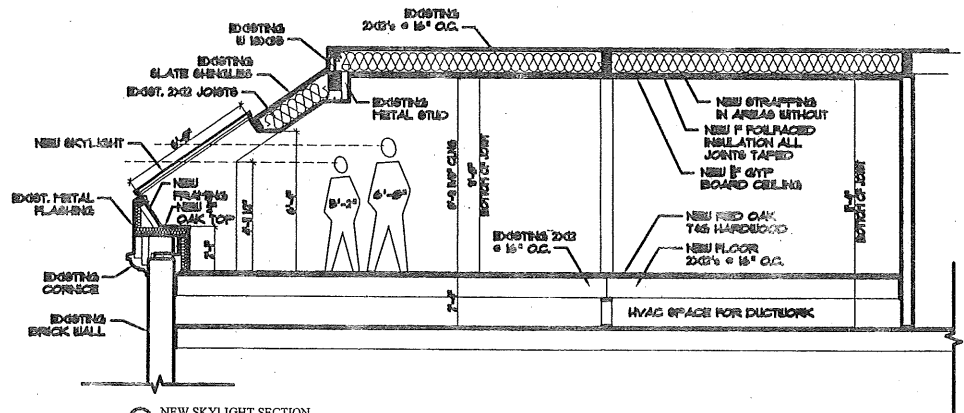


1 FLOOR PLAN  
SCALE: 1/4" = 1'-0"

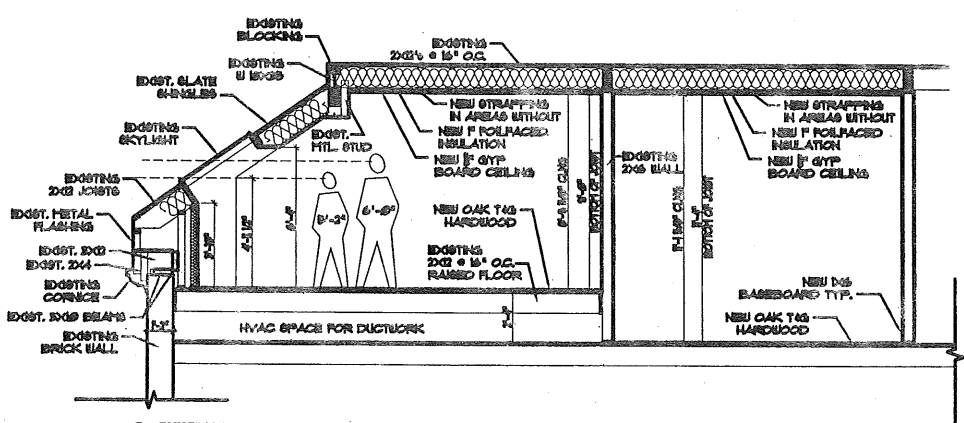


**GENERAL NOTES:**

- Sprinkler system to be changed per new layout per NFPA 13.
- Design build HVAC system to be incorporated. Contractor to distribute ductwork under raised floor areas
- Design build plumbing and electrical per code. Contractors to carry allowance of \$4,000 for lighting fixtures and \$5,000 plumbing fixture allowance
- GC to carry an add alternate cost to replace skylights as shown on drawings. Contractor to give cost per unit
- All floors throughout unit to be red oak, T&G
- All doors to be painted birch face slabs
- All trim to be 1 by 4 painted, all baseboard to be 1 by 6 painted
- New decking on raised deck areas to be "Iron Wood"
- All new windows to be Pella, operable to receive screens
- GC to carry \$35,000 allowance for kitchen cabinets, bathroom vanity and all kitchen appliances



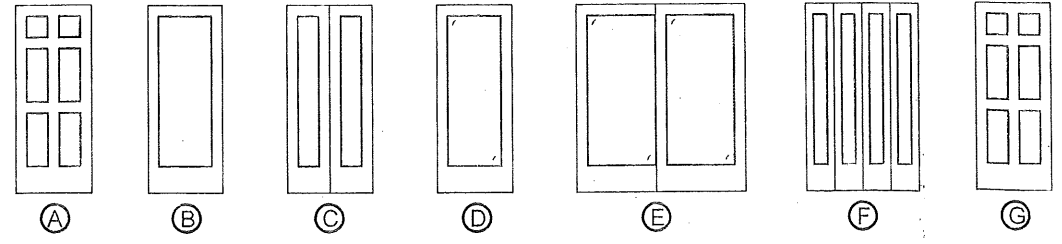
2 NEW SKYLIGHT SECTION  
SCALE: 1/4" = 1'-0"



3 EXISTING SECTION  
SCALE: 1/4" = 1'-0"

**\* DOOR SCHEDULE \***

DOOR	LOCATION	SIZE			DOOR		THRESH	FRAME Material	LABEL	REMARKS
		Width	Height	Thick	Type	Material				
A	Unit Entry	3'-0"	6'-8"	1 3/4"	A	Wood	Aluminum	Metal	45 MIN	
B	Half Bath	2'-6"	6'-8"	1 3/4"	B	Wood	Wood	Wood		Pocket
C	Entry Closet	3'-0"	6'-8"	1 3/4"	C	Wood	None	Wood		Bi-Fold
D	Living Rm. Deck	2'-8"	6'-8"	1 3/4"	D	Wood & Glass	Aluminum	Wood		
E	M. Bedrm Bath	2'-8"	6'-8"	1 3/4"	B	Wood	None	Wood		Pocket
F	M. Bedrm Deck	2'-6"	6'-8"	1 3/4"	E	Wood & Glass	Aluminum	Wood		Slider
G	M. Bedrm Closet1	2'-8"	6'-8"	1 3/4"	B	Wood	None	Wood		
H	M. Bedrm Closet2	2'-8"	6'-8"	1 3/4"	B	Wood	None	Wood		
I	Master Bedroom	3'-0"	6'-8"	1 3/4"	B	Wood	None	Wood		
J	Mech. Closet	3'-0"	6'-8"	1 3/4"	B	Wood	None	Wood		
K	Secondary Entry	3'-0"	6'-8"	1 3/4"	G	Metal	Aluminum	Metal	45 MIN	
L	Laundry Closet	4'-0"	6'-8"	1 3/4"	F	Wood	None	Wood		Bi-Fold
M	Guest Room	3'-0"	6'-8"	1 3/4"	B	Wood	None	Wood		
N	Guest Rm. Bath	2'-8"	6'-8"	1 3/4"	B	Wood	None	Wood		
O	Guest Rm. Closet	4'-0"	6'-8"	1 3/4"	F	Wood	None	Wood		Bi-Fold



OWNER:  
**ALLAN DUNKERLY**  
70 CENTER STREET  
P.O. BOX 17677  
PORTLAND, ME 04112

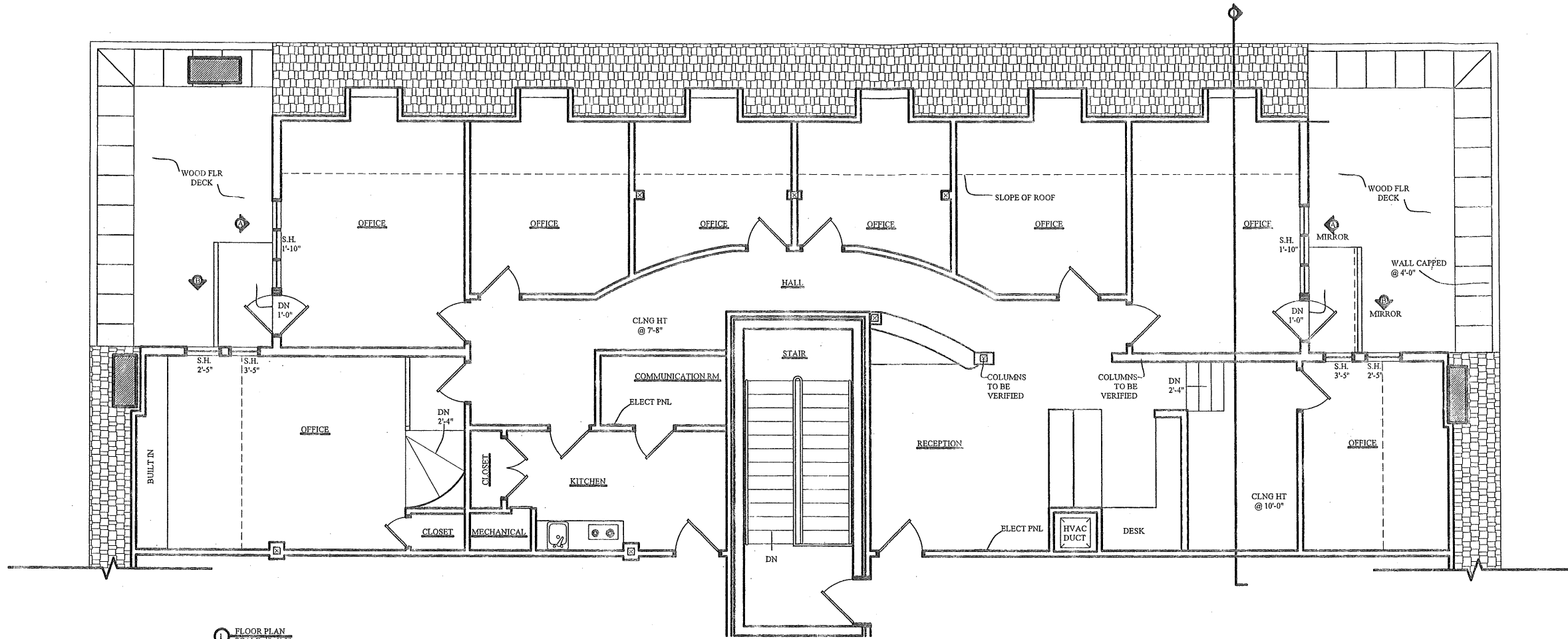
**ARCHETYPE, P.A.**  
**ARCHITECTS**  
48 Union Wharf Portland, Maine 04101  
(207) 772-6022 Fax (207) 772-4056

Project:  
**DUNKERLY RESIDENCE**  
150 MIDDLE STREET  
PORTLAND, ME 04101

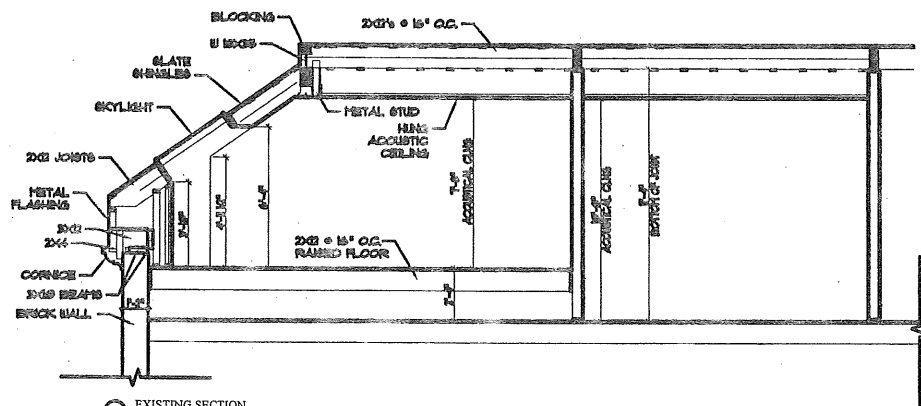
Date: FEB 5, 2007  
Scale: 1/4" = 1'-0"  
Revisions:

PLAN & SECTION

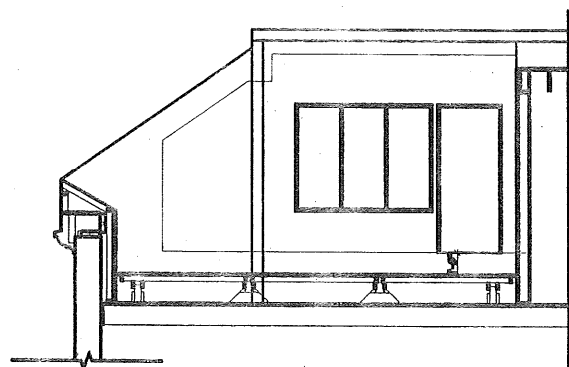
A-1



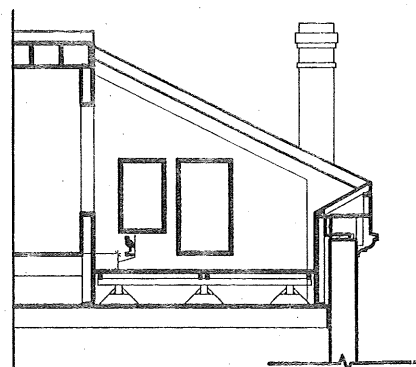
1 FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 INTERIOR SPACE: 2122 SQ FT  
 DECK: 342 SQ FT



A EXISTING SECTION  
 SCALE: 1/4" = 1'-0"



A EXISTING ELEVATION A  
 SCALE: 1/4" = 1'-0"



B EXISTING ELEVATION B  
 SCALE: 1/4" = 1'-0"

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 ALLAN DUNKERLY  
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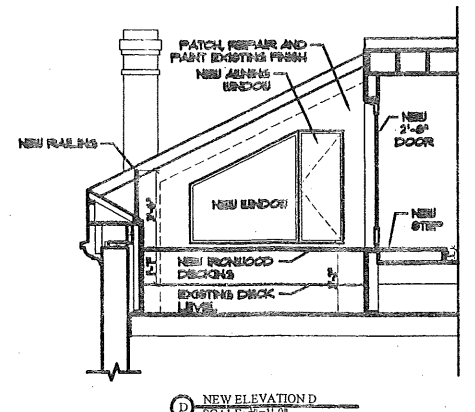
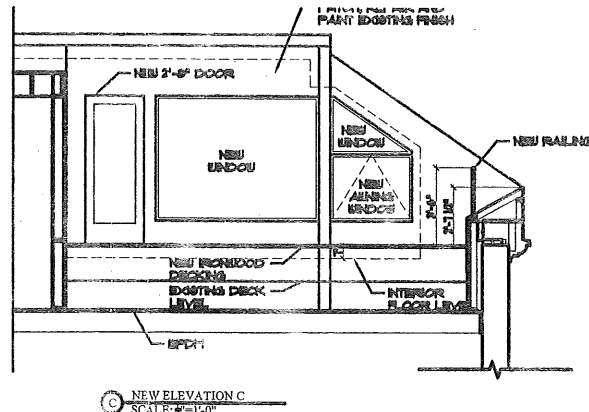
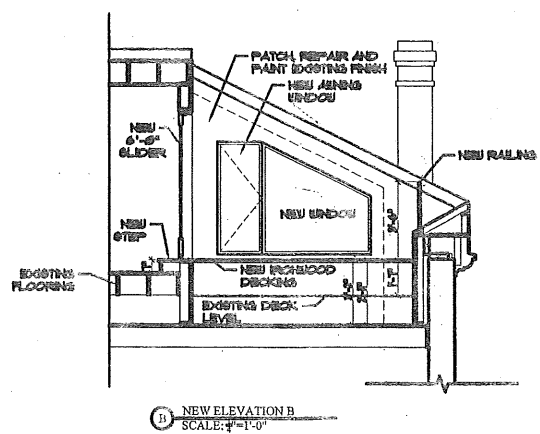
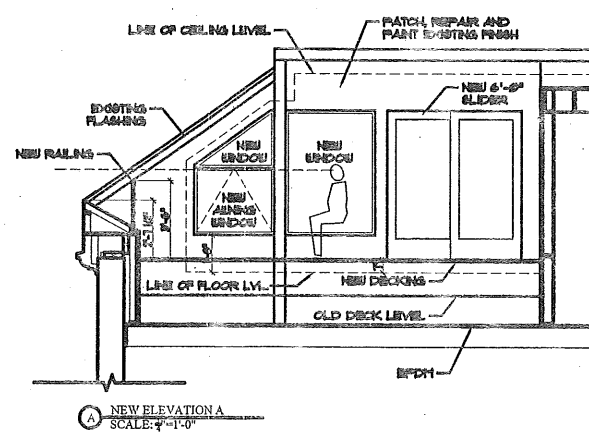
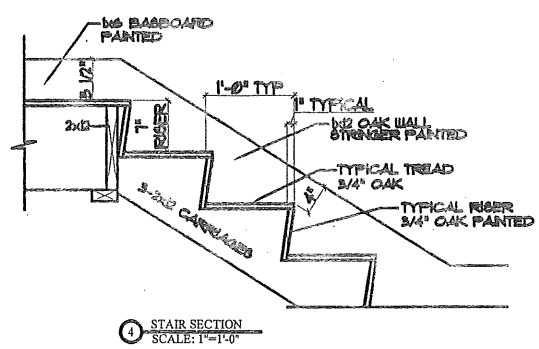
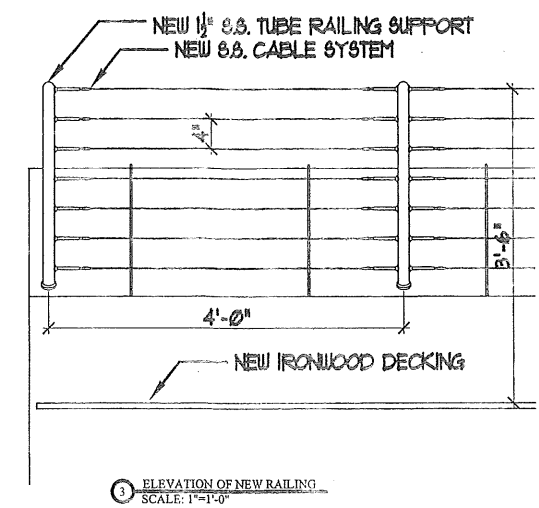
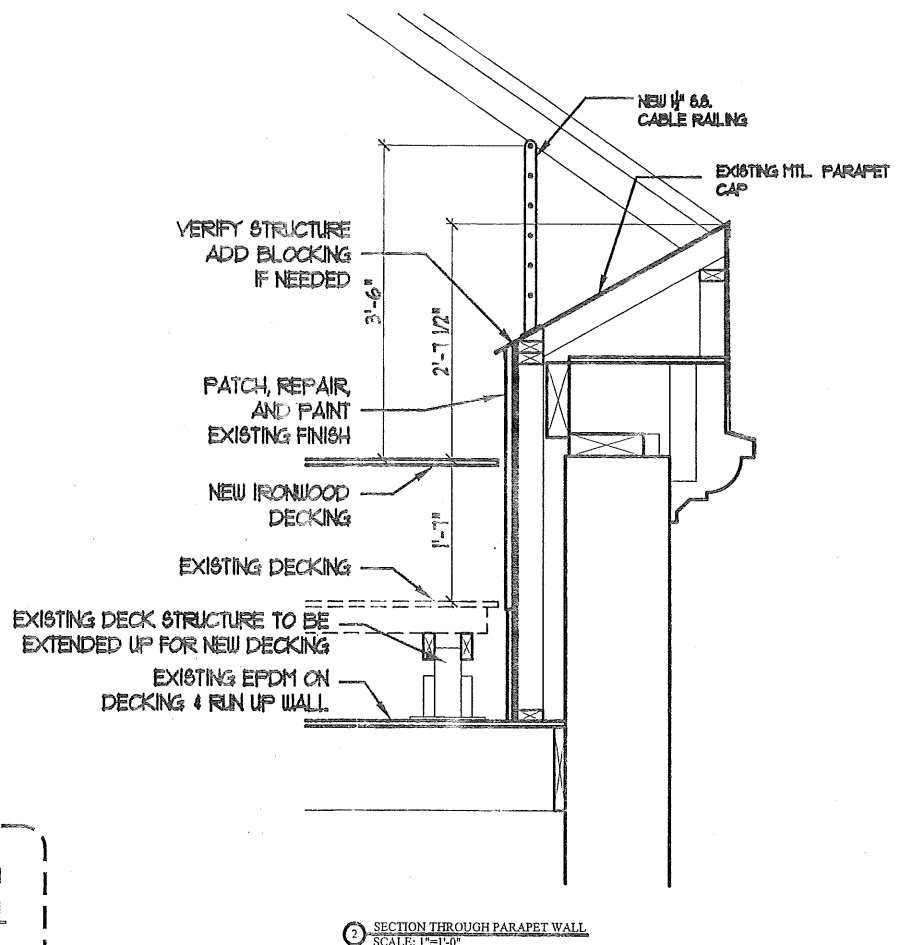
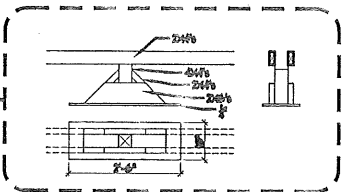
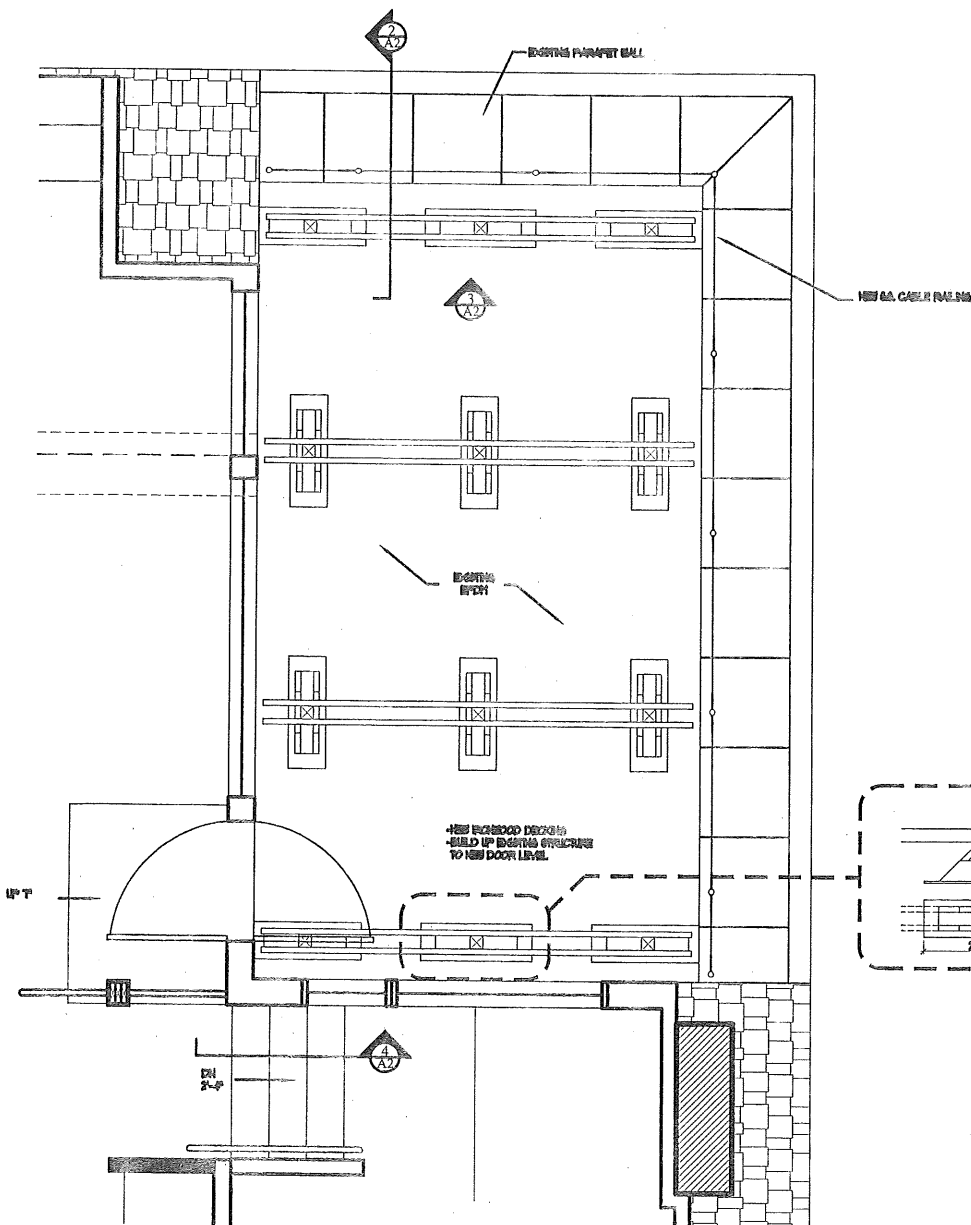
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Revisions:	

EXISTING  
 PLAN & SECTIONS

EX-1



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 Revisions:

DECK DETAILS & ELEVATIONS