

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED	
Permit No: 0240999	Issue Date: OCT 29 2002
CBL: 029 B004001	

Location of Construction: 333 Fore St <i>341</i>	Owner Name: Jerry Knecht	Owner Address: 83 Seaborn Drive PORTLAND	Phone: 207-772-6025
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: B-3

Past Use: Apartment/Residential	Proposed Use: Apartment	Permit Fee: \$1,255.00	Cost of Work: \$176,000.00	CEO District: 1
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: MIXED type: 3A B+R2		Signature: <i>[Signature]</i>		

Proposed Project Description:
Construct a 1 story penthouse (1,338 s.f.)

SUB plan 20020211

Signature: *[Signature]* Date: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: jmy	Date Applied For: 09/05/2002	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>HA</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>required</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditns</i> Date: <i>9/30/02</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 type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <i>As per HP Committee decision.</i> <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>TO D.A. 9/30/02</i> Date: _____
--	--	--	---

DA 10/1/02

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 _____

02-0999

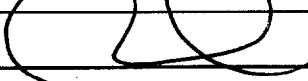
All Purpose Building Permit Application

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.

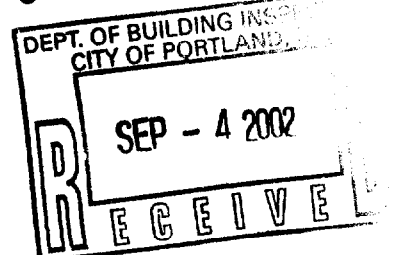
Location/Address of Construction: ³³³ 341 Fore Street, Portland, Maine		
Total Square Footage of Proposed Structure 1,338 Sq. Ft. addition, 860 Sq. Ft. renovation	Square Footage of Lot 13,641	
Tax Assessor's Chart, Block & Lot Chart# 29 Block# B Lot# 4	Owner: Jerry Knecht 82 Seaborn Drive Yarmouth, ME 04096	Telephone: (207) 772-6025
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: Archetype, P.A. 48 Union Wharf Portland, ME 04101 (207) 772-6022 Agent for Wharf Holdings, LLC	Cost Of Work: \$ 176,000.00 Fee: \$ 1,255.00
Current use: <u>Apartment/Residential</u> (Total of 6 stories)		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>Apartment</u>		
Project description: <u>Building 1 story penthouse, 1,338 Sq Ft addition</u>		
Contractor's name, address & telephone: <u>Not selected at this time</u>		
Who should we contact when the permit is ready: <u>Archetype, P.A., David Lloyd</u>		
Mailing address: Archetype, PA 48 Union Wharf Portland, ME 04101		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 772-6022		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <u>9-3-02</u>
---	---------------------

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



Application # **2-0999**

Project: **Zoning** Status: **Approved with Conditions** Reviewer: **Marge Schmuckal**

Comments: **341 Fore Street - 9/13/02 - left message with owner - need dimensioned plans (height) - needs a site plan application - needs to show parking for 2 cars - needs historic review. 9/27/02 - spoke with David Lloyd, arch. He is faxing me a**

09/30/2002

09/12/2002

<input checked="" type="checkbox"/>	Marge Schmuckal	09/30/2002

Create Date: **09/09/2002** By: **jmy** Update Date: **09/30/2002** By: **mes**

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING PERMIT

Permit Number: 020999

This is to certify that Jerry Knecht
has permission to Construct a 1 story penthouse, 338 s.f.
AT 333 Fore St L 029 B004001

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 when permission is procured before this building or part thereof is occupied or closed-in. **HEAVY 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

h **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations. *10/29/02 at City Hall*

N/A **Footing/Building Location Inspection:** Prior to pouring concrete

N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete

N/A **Foundation Inspection:** Prior to placing ANY backfill

DL **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

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

DL **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**


Signature of applicant/designee

12/29/02
Date


Signature of Inspections Official

10/29/02
Date

CBL: *029 B004* Building Permit #: *020990*

A R C H E T Y P E

September 27, 2002

Marge Schmuckal
Zoning Administrator
Inspection Services
City of Portland
389 Congress Street
Portland, ME 04101

#02-0999

RE: 341,333 Fore Street 02A-B-004

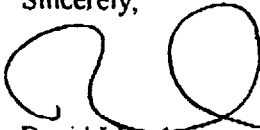
Dear Marge,

This letter is to verify the following information on the above mentioned property.

1. We are expanding an existing apartment unit, not adding an apartment.
2. We have received the Historical Approval at the meeting verbally.
3. The existing building height is 44 ft. and we are adding 12 feet for a total of 56 feet.

of zoning spaces
do not HAVE to
be shown
Not attached
The unit is existing

Sincerely,


David Lloyd

ok
65' is the MAX height
in this area per
the height map
ok

received
9/27/02

Application ID Number: 2-0999

Department: Zoning

Status: Denied

Reviewer: [Redacted]

Comments: 341 Fore Street - 9/13/02 - left message with owner - need dimensioned plans (height) - needs a site plan application - needs to show parking for 2 cars - needs historic review.

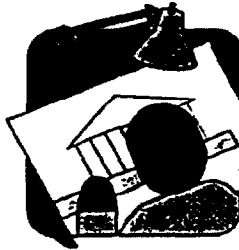
Approval Date: [Redacted]

Revised On Date: 09/12/2002

OK to Issue Permit Name: [Redacted] Job: [Redacted] Date: [Redacted]

Create Date: 09/09/2002 By: jmy

Update Date: 09/13/2002 By: mes



CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

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

FROM DESIGNER: Archetype, P.A.
48 Union Wharf
Portland, ME 04101

DATE: 10/22/02

Job Name: Knecht Residence

Address of Construction: 333 Fore Street, Portland, ME

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year 1999 Use Group Classification(s) B & R2

Type of Construction 3A Bldg. Height 60' Bldg. Sq. Footage Addition 1340
Existing 10,680

Seismic Zone Av = 0.11 Group Class Group 1

Roof Snow Load Per Sq. Ft. 35 PSF + Drift Dead Load Per Sq. Ft. Floor-9 psf, Roof 15 psf

Basic Wind Speed (mph) 85 MPH Effective Velocity Pressure Per Sq. Ft. 18.5

Floor Live Load Per Sq. Ft. 40 PSF

Structure has full sprinkler system? Yes x No Partial 1st Floor Alarm System? Yes x No _____
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the
Portland Fire Department.

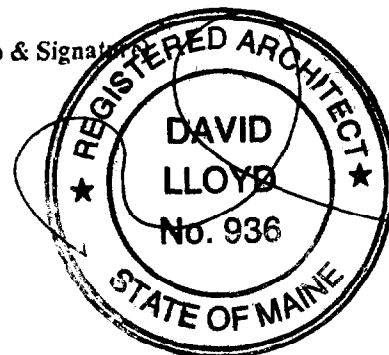
Is structure being considered unlimited area building: Yes _____ No x

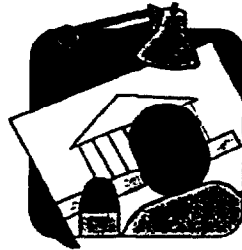
If mixed use, what subsection of 313 is being considered 313.1.2

List Occupant loading for each room or space, designed into this Project.

PSH 6/07/2K

(Designers Stamp & Signature)





CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

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

FROM DESIGNER: Archetype, P.A.
48 Union Wharf
Portland, ME 04101

DATE: 10/22/02

Job Name: Knecht Residence

Address of Construction: 333 Fore Street, Portland, ME

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year 1999 Use Group Classification(s) B & R2

Type of Construction 3A Bldg. Height 60' Bldg. Sq. Footage Addition 1340
Existing 10,680

Seismic Zone _____ Group Class _____

Roof Snow Load Per Sq. Ft. _____ Dead Load Per Sq. Ft. _____

Basic Wind Speed (mph) _____ Effective Velocity Pressure Per Sq. Ft. 18.5

Floor Live Load Per Sq. Ft. _____

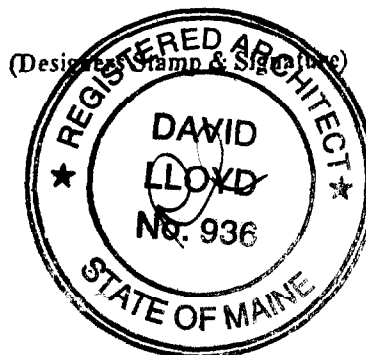
Structure has full sprinkler system? Partial 1st Floor Yes x No _____ Alarm System? Yes x No _____
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the
Portland Fire Department.

Is structure being considered unlimited area building: Yes ___ No x

If mixed use, what subsection of 313 is being considered 313.1.2

List Occupant loading for each room or space, designed into this Project.

PSH 6/07/2K



*Archetype, P.A.
48 Union Wharf
Portland, ME 04101
(207) 772-6022
(207) 772-4056 (Fax)*

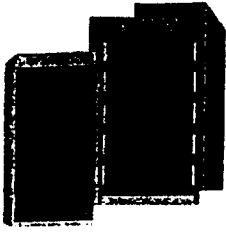
TRANSMITTAL

DATE: October 24, 2002
FROM: David Lloyd
TO: Mike Nugent
Inspection Services Manager
City of Portland
389 Congress Street
Portland, ME 04101
RE: Jerry Knecht Residence, 341 Fore Street – Portland, ME

Attached:

Sk1
A-8 Wall Sections & Details
City of Portland BOCA Code Certificate
City of Portland Building Code Certificate partially completed. We will forward the completed certificate from the Structural Engineer later today.

As Requested



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101**

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

FROM: Archetype, P.A.

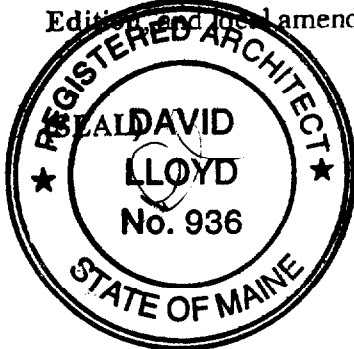
RE: Certificate of Design

DATE: 10/23/02

These plans and/or specifications covering construction work on:

333 Fore Street

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition and local amendments.



Signature 

Title Architect

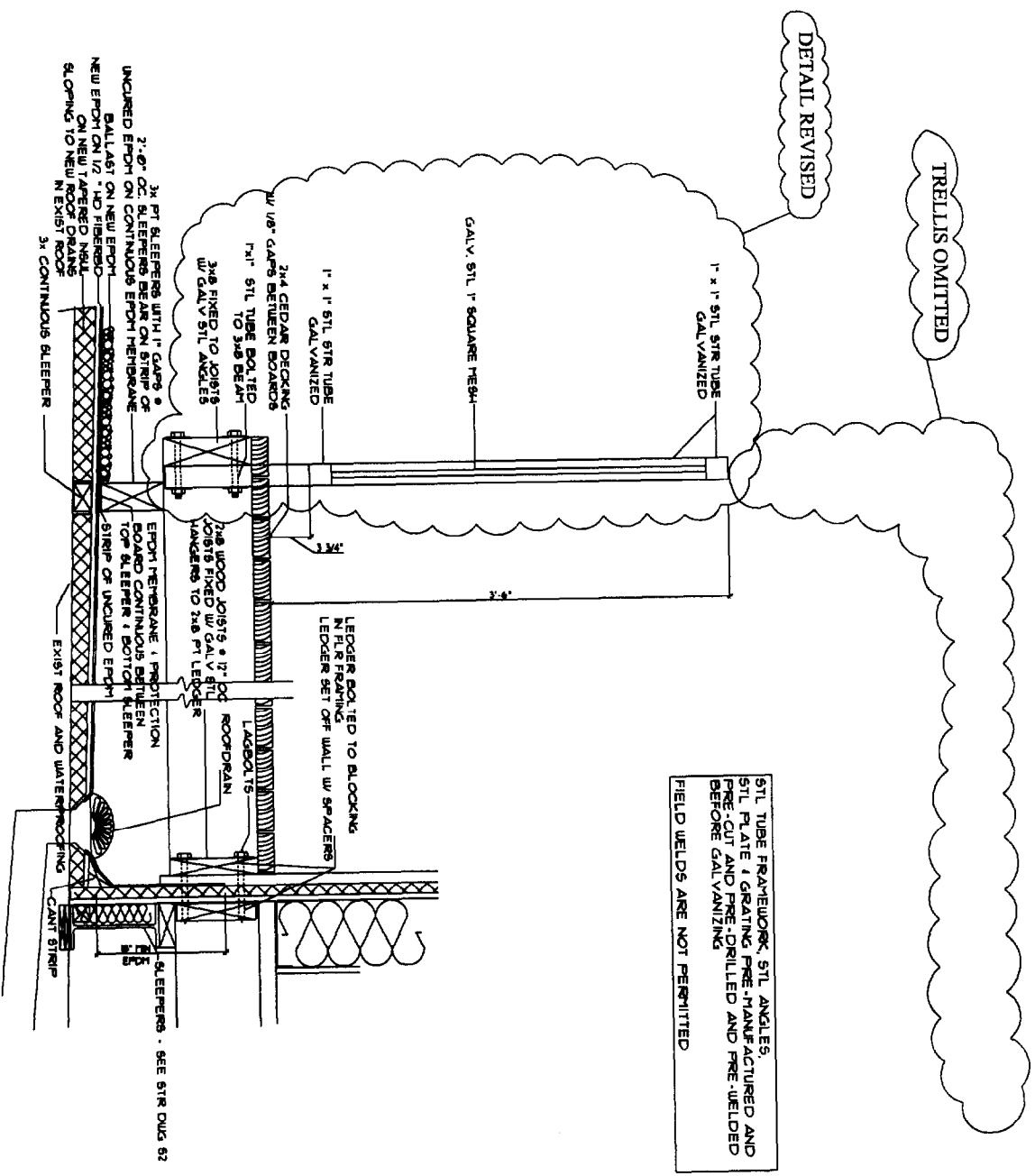
Firm Archetype, P.A.

Address 48 Union Wharf, Portland, ME 04101

As per Maine State Law:

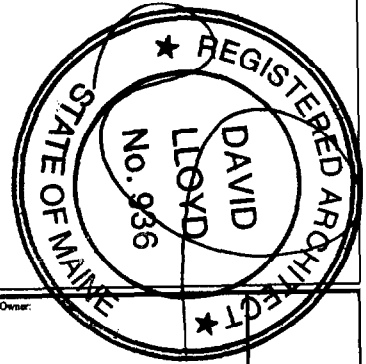
\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

PSH 6/20/2k



STL TUBE FRAMEWORK, STL ANGLES, STL PLATE & GRATING PRE-MANUFACTURED AND PRE-CUT AND PRE-DRILLED AND PRE-WELDED BEFORE GALVANIZING
FIELD WELDS ARE NOT PERMITTED

3 GUARDRAIL SECTION
SCALE: 1/2" = 1'-0"



<h1>SKI</h1>	Date	August 28, 2002	Scale	1/2" = 1'-0"	Project:	341 FORE STREET PORTLAND, MAINE	Owner:
	Drawn By:		Checked By:				
GUARDRAIL DETAIL	Revisions:	10/18/02 Guardrail details revised		Archetype, P.A. ARCHITECTS	48 Union Wharf Portland, Maine 04101 (207) 772-6922 Fax (207) 772-4056		

*Archetype, P.A.
48 Union Wharf
Portland, ME 04101
(207) 772-6022
(207) 772-4056 (Fax)*

TRANSMITTAL

DATE: September 4, 2002

FROM: David Lloyd

TO: Planning Department
Portland City Hall
389 Congress Street
Portland, ME 04101

RE: Jerry Knecht Residence, 341 Fore Street – Portland, ME

Attached:

Building Permit Application

Copy of Deed and Purchase & Sale Agreement

Check for \$1255.00

Set of Plans 11 x 17:

Cover Sheet, S1 – Existing Roof Framing Plan, S2 – Penthouse Floor Framing Plan, S3 – Penthouse Roof Framing Plan, A1 – Fourth Floor Plan, A2 – Penthouse Plan & Int. Elevations, A3 – Roof Plan, A4 – Elevations, A5 – Sections, A6 – Penthouse Reflected Ceiling Plan and Electrical Plan, A7 – 1st, 2nd, 3rd, & 4th Floor – Reflective Ceiling Plans and Electrical Plans, A8 – Wall Sections and Details, A9 – Schedule & Door Details & Wall Types, A10 – Stair Details.

For your review

CONTRACT FOR SALE OF REAL ESTATE
Portland, Maine, May 3, 2002

RECEIVED OF Gerald Knecht and Cynthia Luce and/or assigns, hereinafter called the Purchaser, the sum of Five Thousand Dollars (\$5,000) as earnest money and in part payment on account of the purchase price of the following described real estate, situated in the County of Cumberland, and State of Maine, to wit: land and buildings located at 339-343 Fore Street and further identified on City of Portland Tax Map 29, Block B, Lot 004, and recorded in the Cumberland County Registry of Deeds in Book 14885, Page 329, the TOTAL purchase price being One Million ~~One Hundred~~ ^{TWB} ~~Twenty~~ Thousand (\$1,150,000), payment to be made as follows: in cash at closing. Said earnest money deposit is received and held by the Broker, subject to the following conditions:

(1,200,000) DAT.

1. Commercial Properties, Inc. will hold said earnest money deposit and act as escrow agent until transfer of title; that until Monday, May 6, 2002 at 5:00 p.m. will be given for obtaining the Owner's acceptance and, in event of the Owner's non-acceptance, this deposit will be promptly returned to the Purchaser.
2. That a good and sufficient deed, showing good and merchantable title, will be delivered to the Purchaser, and it is agreed that provided Purchaser has not terminated this Contract during the due diligence period this transaction will be closed and pay the balance of the purchase price and execute all papers necessary for the completion of its purchase on or before July 9, 2002. However, should the title prove defective, then the Seller will have a reasonable time, after due notice of such defect or defects, to remedy the title; after which time, if such defect or defects are not corrected so that there is a merchantable title, then the Purchaser may, at its option, withdraw said deposit and be relieved from all obligations hereunder.
3. That the property will be conveyed by Warranty Deed, and will be free and clear of all encumbrances except easements of records and existing leases.
4. That possession will be given at the closing and that the following items will be pro-rated as of the date of closing: Real estate taxes, utilities, and rents.
5. That risk of loss or damage to said premises, by fire or otherwise, until Title is passed, is assumed by the Seller.
6. That in case of the failure of the Purchaser to make either of the payments, or any part thereof, or to perform any of the covenants on its part made or entered into, this Contract will be terminated and the Purchaser will forfeit said earnest money or deposit, and the same will be retained by the Seller as liquidated damages and as its only remedy; and the escrow agent is hereby authorized by the Purchaser to pay over to the Seller the earnest money or deposit. Said deposit will constitute the full and complete liquidated damages, with no further recourse to either party.
7. That time is an essential part of this Agreement and that all covenants and agreements herein contained will extend to and be obligatory upon the heirs, executors, administrators and assigns of the respective parties.

8. The Seller acknowledges that it was notified in writing by Commercial Properties, Inc. that Tina Dipietrantonio of Commercial Properties, Inc. is acting as the Seller's agent in this transaction and that Karen Rich of Commercial Properties, Inc. is acting as the Buyer's agent in this transaction. The commission is the responsibility of Seller.
9. Seller and Purchaser agree to sign standard "Property Disclosure Information" form within three (3) days of the full execution of this contract.
10. The Purchaser is encouraged to seek information from professionals regarding any specific issue or concern. The property is to be conveyed "as is". Purchaser acknowledges receipt of the property's Disclosure Information form, attached hereto. This Contract is subject to the following inspections, with results being satisfactory to the Purchaser:

TYPE OF INSPECTION	YES	NO	RESULTS REPORTED TO SELLER
a. General Building	x	___	Within 30 days
b. Sewage Disposal	x	___	Within 30 days
c. Water Quality	x	___	Within 30 days
d. Radon Air Quality	x	___	Within 30 days
e. Radon Water Quality	x	___	Within 30 days
f. Asbestos	x	___	Within 30 days
g. Lead Paint	x	___	Within 30 days
h. Review of income and expenses for last three years	x	___	Within 30 days
i. Land use and zoning	x	___	Within 30 days
j. Review of all leases	x	___	Within 30 days
k. Environmental Scan	x	___	Within 30 days

Any inspections will be done by qualified inspectors chosen and paid for by the Purchaser. The results of each inspection will be reported to the Seller, in writing, within the number of days from the Effective Date specified above. If the result of any inspection is unsatisfactory to the Purchaser, Purchaser may at its option, by notifying the Seller in writing within the specified number of days, declare the Contract null and void and any earnest money deposit shall be returned to the Purchaser.

11. In the event that the Purchaser does not notify the Seller in writing that an inspection or a condition is unsatisfactory, within the time period stated, that contingency shall be deemed to have been waived by the Purchaser with respect to that inspection or condition. It is understood that in the absence of the inspection(s) listed above, the Purchaser is relying completely upon its own opinion as to the condition of the property.
12. All parties to this contract agree to accept Thermofax copies as originals.
13. All covenants and agreements herein contained will extend to and be obligatory upon heirs, personal representatives, successors and assigns of the respective parties.
14. This contract is subject to Purchaser obtaining a financing loan commitment from a commercial lender for an amount not to exceed 80% of the purchase price on terms

satisfactory to Purchaser within thirty (30) days of the final acceptance date of this contract.

Contract is also subject to Purchaser's review and inspection of all units, all mechanical and review of all condominium documents within thirty (30) days of the final acceptance date of this contract.

A COPY OF THE CONTRACT IS TO BE RECEIVED BY ALL PARTIES AND, BY SIGNATURE, RECEIPT OF A COPY IS ACKNOWLEDGED.

COMMERCIAL PROPERTIES, INC.

By: Karen L. Rich
Karen L. Rich

I/We hereby agree to purchase the above-described property at the price and upon the terms and conditions above set forth.

Cynthia Luce 5/3/02
Cynthia Luce Date

Karen L. Rich
Witness

Gerald Knecht 5/3/02
Gerald Knecht Date

Karen L. Rich
Witness

ACCEPTANCE

I hereby accept the offer and agree to deliver the above described property at the price and upon the terms and conditions above stated. I further agree to pay to Commercial Properties, Inc. a commission of 5 % of the total sale price as a result of this transaction. In the event said earnest money deposit is forfeited by said Purchaser, one-half thereof will go to said Broker and the remainder to me, provided, however, that the Broker's portion shall not exceed the full amount of the commission herein specified.

Signed this 6th day of May, 2002.

Doug Pimm
Doug Pimm

[Signature]
Witness

WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **TIMM REAL ESTATE LLC**, a Maine limited liability company, whose mailing address is PO Box 1250, Portland, ME 04104, for consideration paid, **GRANTS TO BOOTHBY SQUARE PROPERTIES LLC**, whose mailing address is 12 A Portland Fish Pier, Portland, Maine 04101 with **WARRANTY COVENANTS**, the premises situated on or about Fore Street in the City of Portland, County of Cumberland and State of Maine, described as follows:

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF.

Meaning and intending to conveying and hereby conveying the same premises described in a deed from Boothby Square Associates to Douglas A. Timm dated April 30, 1985 and recorded in said Registry of Deeds in Book 6744, Page 321, and in a deed from Boothby Square Land Company to Douglas A. Timm dated April 30, 1985 and recorded in said Registry of Deeds in Book 6744, Page 319, which leasehold interests have merged.

The Grantee herein joins in this deed to accept its rights as successor declarant.

Subject to such state of facts as set forth or depicted on plan entitled Plat of Boothby Square Condominium, 339-345 Fore Street, Portland, Maine for Boothby Square Associates by Owen Haskell, Inc. dated January 5, 1984 and recorded in Plan Book 141, Page 3 of the Cumberland County Registry of Deeds.

Meaning and intending to convey and hereby conveying the same premises conveyed to the Grantor herein by deed of Douglas A. Timm dated June 30, 1999 and recorded in the Cumberland County Registry of Deeds at Book 14885, Page 329.

WITNESS its hand and seal on July 9, 2002.

TIMM REAL ESTATE LLC

Timothy H. Nantz
Witness

by: Douglas A. Timm
Douglas A. Timm, its Member

Accepted:

BOOTHBY SQUARE PROPERTIES LLC

Timothy H. Nantz
Witness

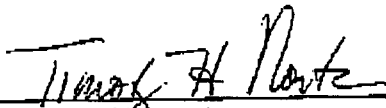
by: Gerald C. Knecht
Gerald C. Knecht, its Member

STATE OF MAINE
Cumberland, ss.

July 9, 2002

Then personally appeared the above-named Douglas A. Timm in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said limited liability company.

Before me,



Notary Public/Maine Attorney-at-Law
Print Name: Timothy H. Norstrom

I:\home\larry\gencurm\larry\boothbysq\boothbycondo deed timm real estate, llc.doc

EXHIBIT A - PROPERTY DESCRIPTION

A certain lot or parcel of land with the improvements thereon, situated in the City of Portland, Cumberland County, Maine, described as follows:

Condominium Units No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 together with all the common elements and limited common elements located in the City of Portland, Cumberland County, Maine as described in the Declaration of Condominium for Boothby Square Condominium dated January 10, 1984 and recorded at the Cumberland County Registry of Deeds in Book 6373, Page 24, together with any and all rights of the declarant under said Declaration of Condominium.

Reference is hereby made to a deed from Boothby Square Associates to Douglas A. Timm dated April 30, 1985 and recorded in said Registry of Deeds in Book 6744, Page 321, and to a deed from Boothby Square Land Company to Douglas A. Timm dated April 30, 1985 and recorded in said Registry of Deeds in Book 6744, Page 319, which describes, said premises as follows:

BEGINNING at the point of intersection formed between the northerly sideline of Fore Street and the easterly sideline of Silver Street;

Thence N 30° 23' 30" W along the easterly sideline of said Silver Street 87.23 feet to land formerly of C. B. Varney;

Thence N 59° 29' 30" E along said Varney land 54.39 feet to land conveyed by Edward M. Lang, Jr. to George A. Thomas et als, Trustees, by deed dated October 24, 1903;

Thence S 33° 20' 20" E by said land conveyed to said Trustees, 96.30 feet to a point on the northerly sideline of Fore Street;

Thence S 68° 04' 30" W along said sideline of Fore Street 60.00 feet to the point of beginning, being delineated on plan entitled "Plat of Boothby Square Condominium 339-345 Fore Street, Portland, Maine for Boothby Square Associates", by Owen Haskell, Inc. dated January 5, 1984 and recorded in Plan Book 141, Page 3.

Bearings are based upon magnetic north in the year 1981.

Subject to terms and conditions of Declaration of Condominium for Boothby Square Condominium dated January 10, 1984, recorded in Book 6373, Page 24, as affected by merger of leasehold interest with fee interest by way of deed from Boothby Square Associates to Douglas A. Timm dated April 30, 1984, acknowledged April 30, 1985 and recorded May 1, 1985 in Book 6744, Page 321.

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

2002-0211
Application I. D. Number

09/27/2002
Application Date

Expansion of existing apt. Unit
Project Name/Description

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

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

333 - 333 Fore St, Portland, Maine
Address of Proposed Site
029 B004001
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) _____

1335 s.f. B3
Proposed Building square Feet or # of Units Acreage of Site Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ 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 \$400.00 Subdivision _____ Engineer Review _____ Date 09/30/2002

DRC Approval Status:

Reviewer Sebago Technic

Approved Approved w/Conditions See Attached Denied

Approval Date 10/04/2002 Approval Expiration 10/04/2003 Extension to _____ Additional Sheets Attached

Condition Compliance Kandi Talbot 10/04/2002
signature date

Performance Guarantee Required* Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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

2002-0211

Application I. D. Number

09/27/2002

Application Date

Expansion of existing apt. Unit

Project Name/Description

Archetype

Applicant

48 Union Wharf, Portland, ME 04101

Applicant's Mailing Address

Consultant/Agent

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

Applicant or Agent Daytime Telephone, Fax

333 - 333 Fore St, Portland, Maine

Address of Proposed Site

029 B004001

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) _____

1335 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

B3

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 09/30/2002

Planning Approval Status:

Reviewer Kandi Talbot

- Approved Approved w/Conditions
See Attached Denied

Approval Date 10/04/2002 Approval Expiration 10/04/2003 Extension to _____ Additional Sheets Attached

OK to Issue Building Permit Kandi Talbot 10/04/2002
signature date

Performance Guarantee Required* Not Required

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

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

Additions and Alterations to:

341 FORE STREET

PORTLAND MAINE

OWNER:

JERRY KNECHT
82 SEABORNE DRIVE
YARMOUTH, ME 04096

ARCHITECT:

ARCHETYPE, P.A. ARCHITECTS
48 UNION WHARF
PORTLAND, MAINE 04101
(207) 772-6022
(207) 772-4056 FAX

STRUCTURAL:

STRUCTURAL DESIGN
CONSULTING
5 BALSAM LANE
FALMOUTH, MAINE 04105-2448
(207) 878-8038
(207) 878-8228 FAX

MECHANICAL:

ELECTRICAL:

BARTLETT DESIGN
942 WASHINGTON STREET
BATH, MAINE 04530-2623
(207) 443-5447
(207) 443-5560 FAX

DRAWING LIST

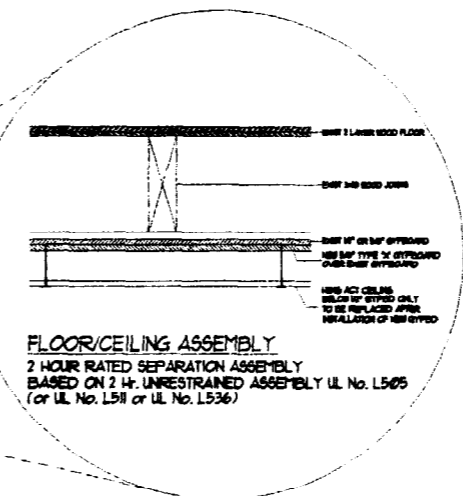
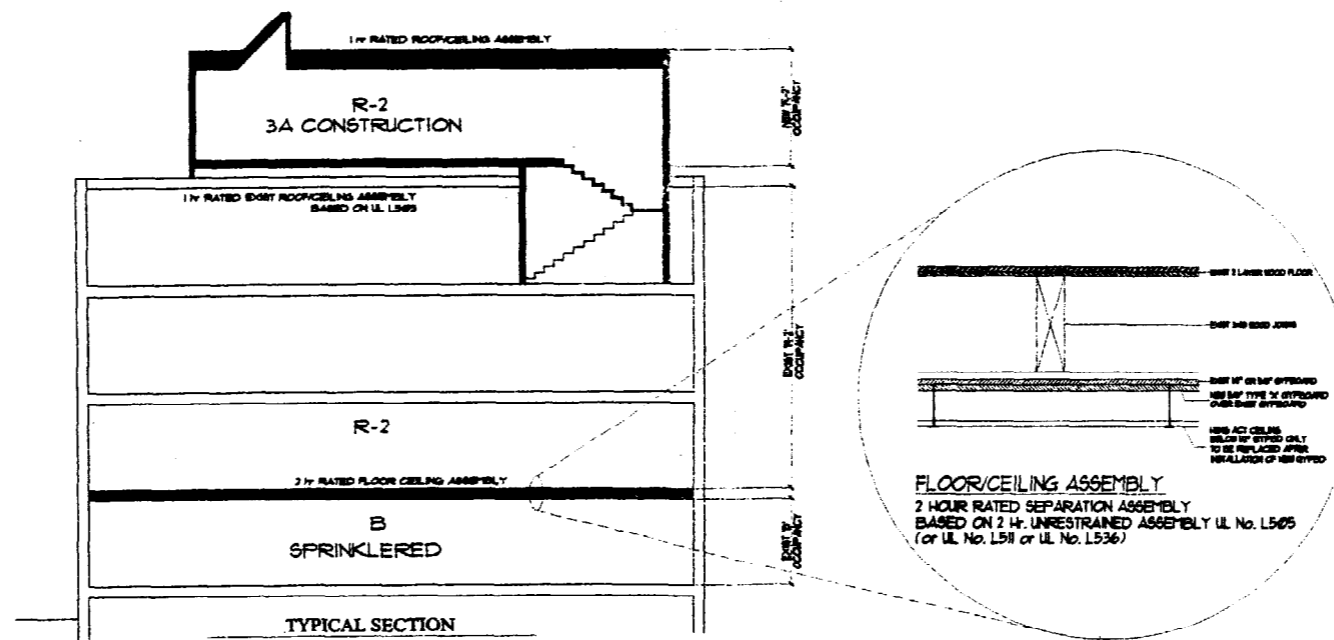
STRUCTURAL

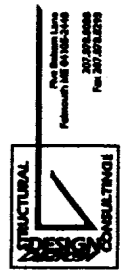
- S-1 EXISTING ROOF FRAMING PLAN
- S-2 PENTHOUSE FLOOR FRAMING PLAN
- S-3 PENTHOUSE ROOF FRAMING PLAN

ARCHITECTURAL

- A-1 FOURTH FLOOR PLAN
- A-2 PENTHOUSE FLOOR PLANS
- A-3 ROOF PLANS
- A-4 ELEVATIONS
- A-5 SECTIONS
- A-6 PENTHOUSE REFLECTED CEILING & ELECTRICAL PLANS
- A-7 FOURTH FLR REF CEILING & ELECTRICAL PLANS
- A-8 WALL SECTIONS AND DETAILS
- A-9 SCHEDULES, DOOR DETAILS & WALL TYPES
- A-10 STAIRCASE PLANS, SECTION & DETAILS

CODE REVIEW - BOCA 1996		Reference
Use Group Classification	Existing Building - B & R-2 Addition - R-2	Table 503
Construction Type	3A	409.5
Sprinkler	NEPA 13 to 1st floor	
Height Limitations	6 Stories, 75'-0"	504.6
Area Limitations	13 200 sq. ft.	
PROPOSED HEIGHT AND AREA		
Proposed Height of Addition	1 story, 12'-0"	
Proposed Area of Addition	1340 sq. ft.	
FIRE RESISTANCE REQUIREMENTS		
		Table 602
Ext. Bearing Walls	2 Hour (UL U423)	Table 705.2
Ext. Non-Bearing Walls - West Wall	0 Hour	Table 705.2
Ext. Non-Bearing Walls - East Wall	1 Hour (UL U423)	
Fire Walls	N/A	
Exit Stairs	N/A	
Shafts and Elevators	N/A	
Mixed Use	2 Hour (Fire Ceiling based on UL L505)	Table 313.1.2
Exit Access Corridor	N/A	Table 1011.4
Tenant Separation	N/A (Exist conditions)	
Dwelling Unit Separation	1 Hour (Exist - UL U309)	712.7
Smoke Barriers	N/A	
Int. Non-loadbearing partitions	0 Hour	
Int. Load Bearing Wall	1 Hour (UL U423)	
Floor	1 Hour (Exist Roof Similar to UL L503)	
Columns	N/A	
Beams	N/A	
Roof	1 Hour (UL L524)	
SPECIFIC OCCUPANCY AREAS		
		Table 302.1.1





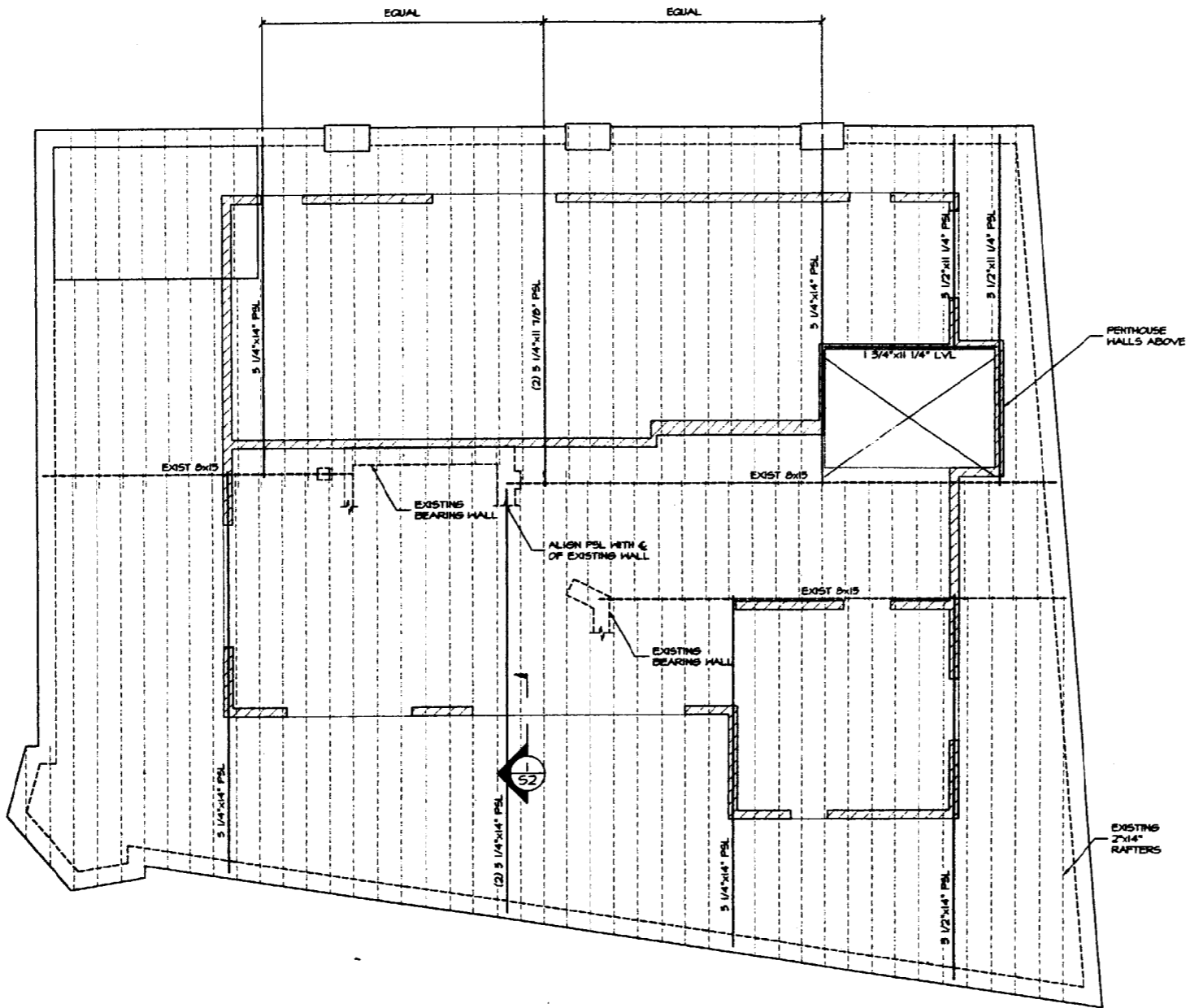
Project: **341 FORE STREET
PORTLAND, MAINE**

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

Date	August 26, 2002	Scale	As Noted
Drawn By:	DJT	Checked By:	DJT
Reviewed:			

**EXISTING ROOF
FRAMING PLAN**

S1



GENERAL NOTES:

- THE NOTES ON THESE DRAWINGS ARE NOT INTENDED TO REPLACE SPECIFICATIONS. SEE SPECIFICATIONS FOR REQUIREMENTS IN ADDITION TO THESE GENERAL NOTES.
- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH THE PROJECT SPECIFICATIONS AND THE ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, FIRE PROTECTION, EQUIPMENT, SITE AND SHOP DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- ALL DIMENSIONS, ELEVATIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD BY THE GENERAL CONTRACTOR. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK. THE CONTRACTOR SHALL DETERMINE ALL NECESSARY DIMENSIONS, ELEVATIONS AND CONDITIONS REQUIRED FOR THE FABRICATION AND ERECTION OF THE BUILDING'S COMPONENTS PRIOR TO THE SUBMISSION OF SHOP DRAWINGS. ALL SHOP DRAWINGS SHALL ACCURATELY REFLECT THE GENERAL CONTRACTOR'S VERIFICATION OF FIELD CONDITIONS.
- THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE BUILDING IS COMPLETE. IT IS THE GENERAL CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCING TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENTS DURING ERECTION. THIS INCLUDES THE ADDITION OF NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GIRTS AND/OR TIEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE GENERAL CONTRACTOR AFTER COMPLETION OF THE BUILDING.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS SHALL FOLLOW ALL APPLICABLE FEDERAL, STATE AND MUNICIPAL REGULATIONS INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

DESIGN CRITERIA:

BUILDING CODE: 1994 BOCA NATIONAL BUILDING CODE

DESIGN LOADS:

- A. SNOW LOADS:
 - GROUND SNOW LOAD, P_g 50 PSF
 - SNOW EXPOSURE FACTOR, C_e 0.7
 - SNOW LOAD IMPORTANCE FACTOR, I 1.0
 - FLAT ROOF SNOW LOAD 35 PSF
 - DRIFTING LOADS AT HIGH-LOW ROOF AREAS HAVE BEEN UTILIZED IN THE STRUCTURAL DESIGN WHERE REQUIRED.
- B. LIVE LOADS:
 - PENTHOUSE FLOOR 40 PSF
 - LIVE LOAD REDUCTIONS AND ALLOWABLE STRESS INCREASES FOR DURATION OF LOADS HAVE BEEN UTILIZED IN THE STRUCTURAL DESIGN WHERE APPROPRIATE.
- B. DEAD LOADS:
 - PENTHOUSE FLOOR 10 PSF
 - PENTHOUSE ROOF 15 PSF
- C. WIND LOADS:
 - MAIN WIND-FORCE RESISTING SYSTEM
 - BASIC WIND SPEED, V 85 MPH
 - IMPORTANCE FACTOR, I 1.0
 - BASIC VELOCITY PRESSURE, P_v 18.3 PSF
 - EXPOSURE CATEGORY C
 - COMPONENTS AND CLADDING EXPOSURE C
- D. SEISMIC DESIGN DATA:
 - PEAK VELOCITY RELATED ACCELERATION, A_v 0.11
 - PEAK ACCELERATION, A_g 0.11
 - SEISMIC HAZARD EXPOSURE GROUP I
 - SEISMIC PERFORMANCE CATEGORY C
 - SOIL PROFILE TYPE SI
 - SITE SOIL COEFFICIENT, S 1.0
 - BASIC STRUCTURAL SYSTEM LIGHT FRAMED WALLS WITH SHEAR PANELS
 - RESPONSE MODIFICATION FACTOR, R 4.0
 - DEFLECTION AMPLIFICATION FACTOR, C_d 4.5
 - ANALYSIS PROCEDURE EQUIVALENT LATERAL FORCE

EXISTING ROOF FRAMING PLAN

1/4" = 1'-0"

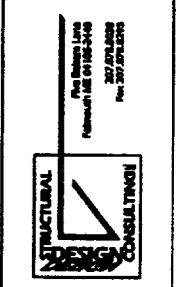
PSL DESIGNATES 2.0E PARALLAM PSL BEAM BY TRUSJOIST/MACHILLAN.

LVL DESIGNATES 1.4E MCROLLAM LVL BEAM BY TRUSJOIST/MACHILLAN.

REMOVE ROOF DECKING AND INSTALL PSL AND LVL BEAMS IN THE SAME PLANE AS EXISTING 2x4 RAFTERS.

PSL AND LVL BEAMS ARE TO BE LOCATED AT THE CENTER OF NEW PENTHOUSE WALLS ABOVE EXCEPT WHERE SHOWN. SEE ARCHITECTURAL DRAWINGS FOR ALL DIMENSIONAL INFORMATION.

NOTIFY ENGINEER WHEN ROOF DECK HAS BEEN REMOVED SO THAT BEARING CONDITIONS FOR NEW PSL BEAMS CAN BE REVIEWED.



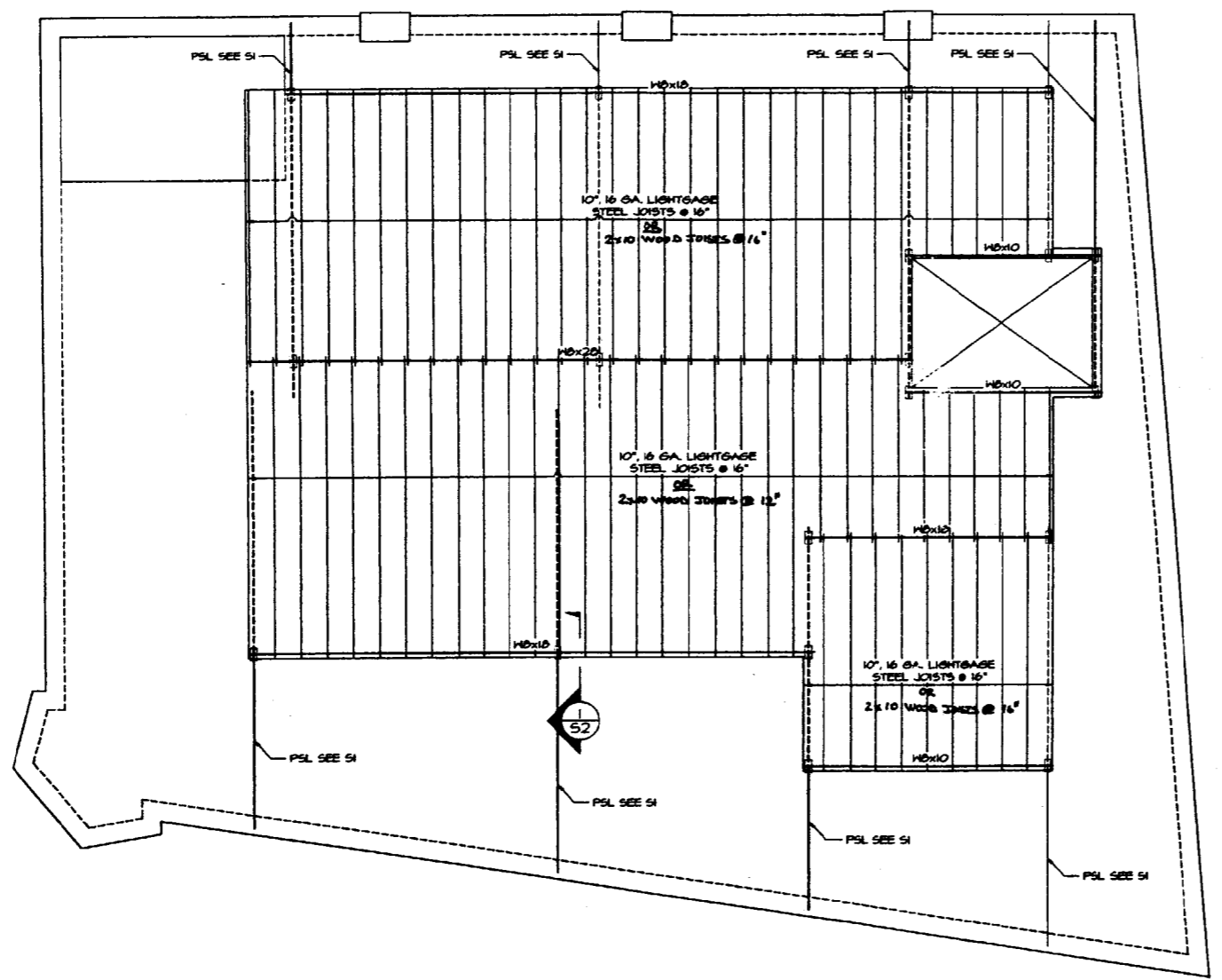
Project:
**341 FORE STREET
 PORTLAND, MAINE**

**ARCHETYPE, P.A.
 ARCHITECTS**
 48 Union Wharf Portland, Maine 04101
 (207) 773-6022 Fax (207) 773-4056

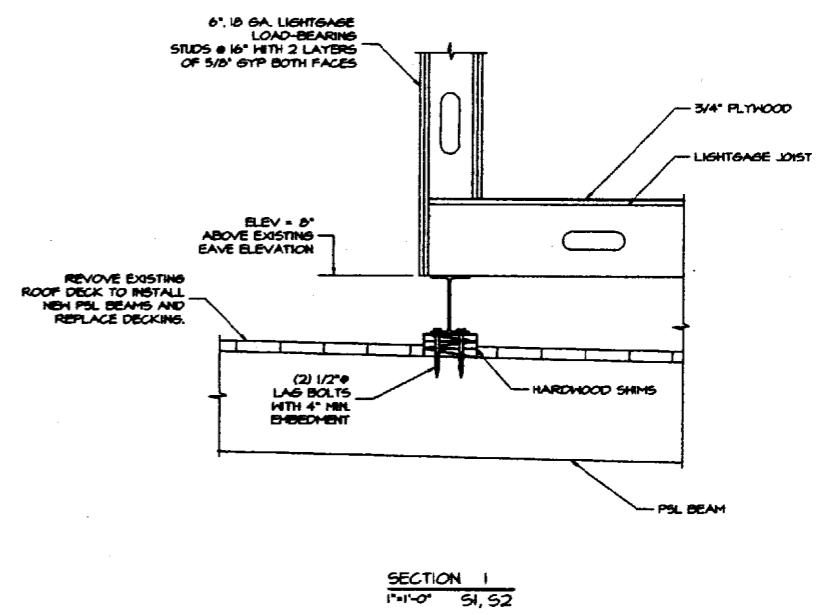
Date	August 28, 2002
Scale	As Noted
Drawn By:	DIT
Checked By:	DIT
Revised:	

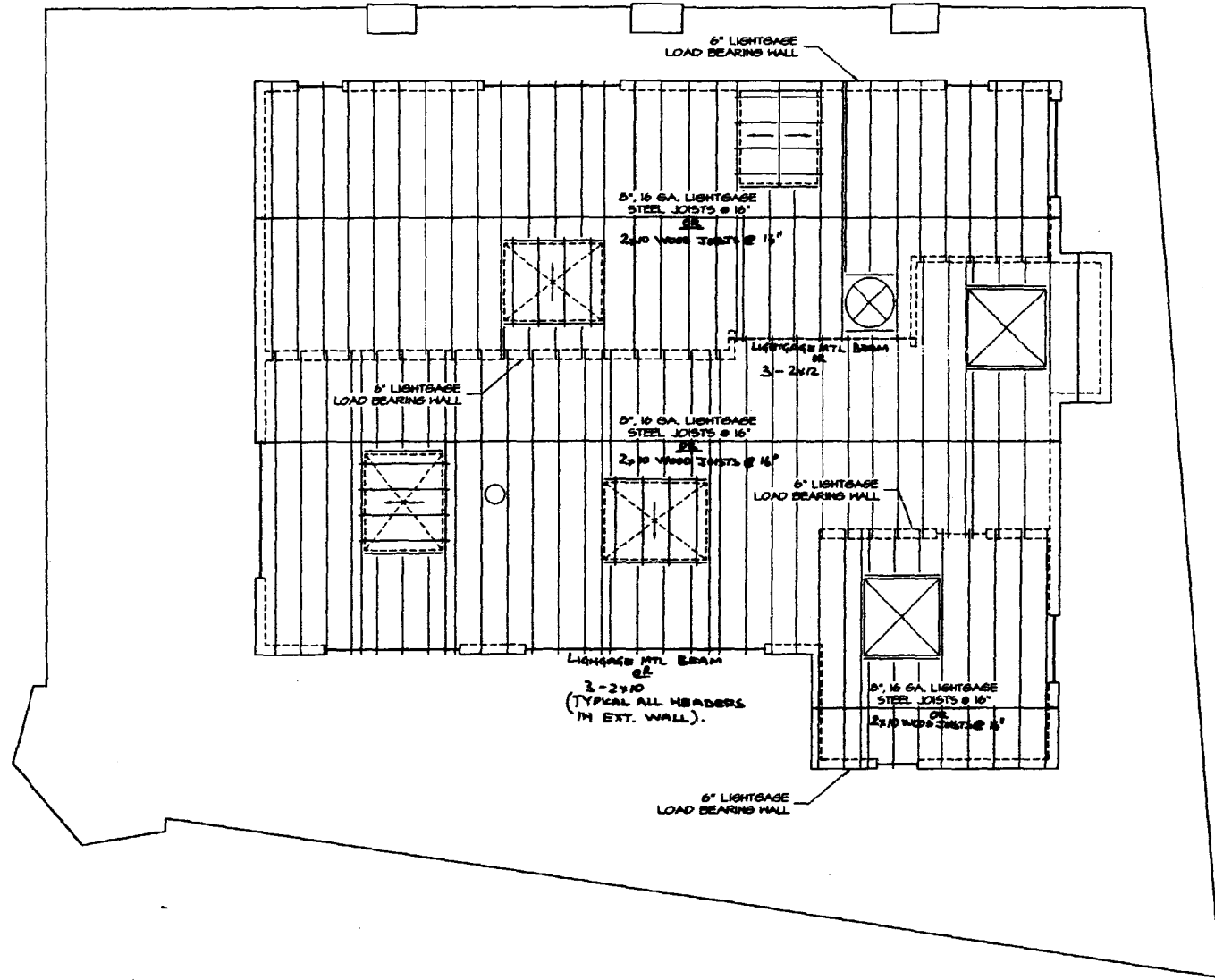
**PENTHOUSE FLOOR
 FRAMING PLAN**

S2



PENTHOUSE FLOOR FRAMING PLAN
 1/4"=1'-0"
 SEE SHEET S1 FOR LOADS TO BE USED
 IN DESIGN OF LIGHTGAGE FLOOR JOISTS.
 SEE ARCHITECTURAL DRAWINGS FOR ALL
 DIMENSIONAL INFORMATION.





PENTHOUSE ROOF FRAMING PLAN
1/4"=1'-0"

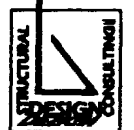
SEE SHEET S1 FOR LOADS TO BE USED
IN DESIGN OF LIGHTGAGE ROOF JOISTS
AND HEADERS.

LOAD-BEARING LIGHTGAGE STUDS TO BE
DESIGNED FOR ROOF DEAD LOADS AND SHOW
LOADS IN COMBINATION WITH OUT OF PLANE
WIND LOADS NOTED ON SHEET S1.

SEE ARCHITECTURAL DRAWINGS FOR ALL
DIMENSIONAL INFORMATION.



Professional Engineer
License No. 11111
State of Maine
Exp. 12/31/2008



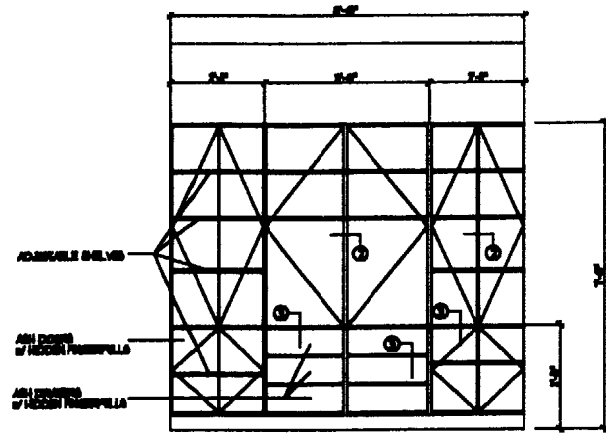
Project:
**341 FORE STREET
PORTLAND, MAINE**

**ARCHETYPE, P.A.
ARCHITECTS**
48 Union Wharf Portland, Maine 04101
(207) 772-6023 Fax (207) 772-4056

Date	August 28, 2008	Scale	As Noted
Drawn By	DJT	Checked By	DJT
Revised:			

**PENTHOUSE ROOF
FRAMING PLAN**

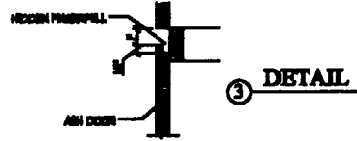
S3



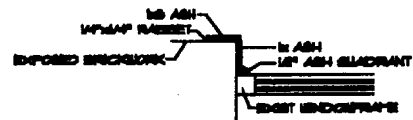
① ELEVATION



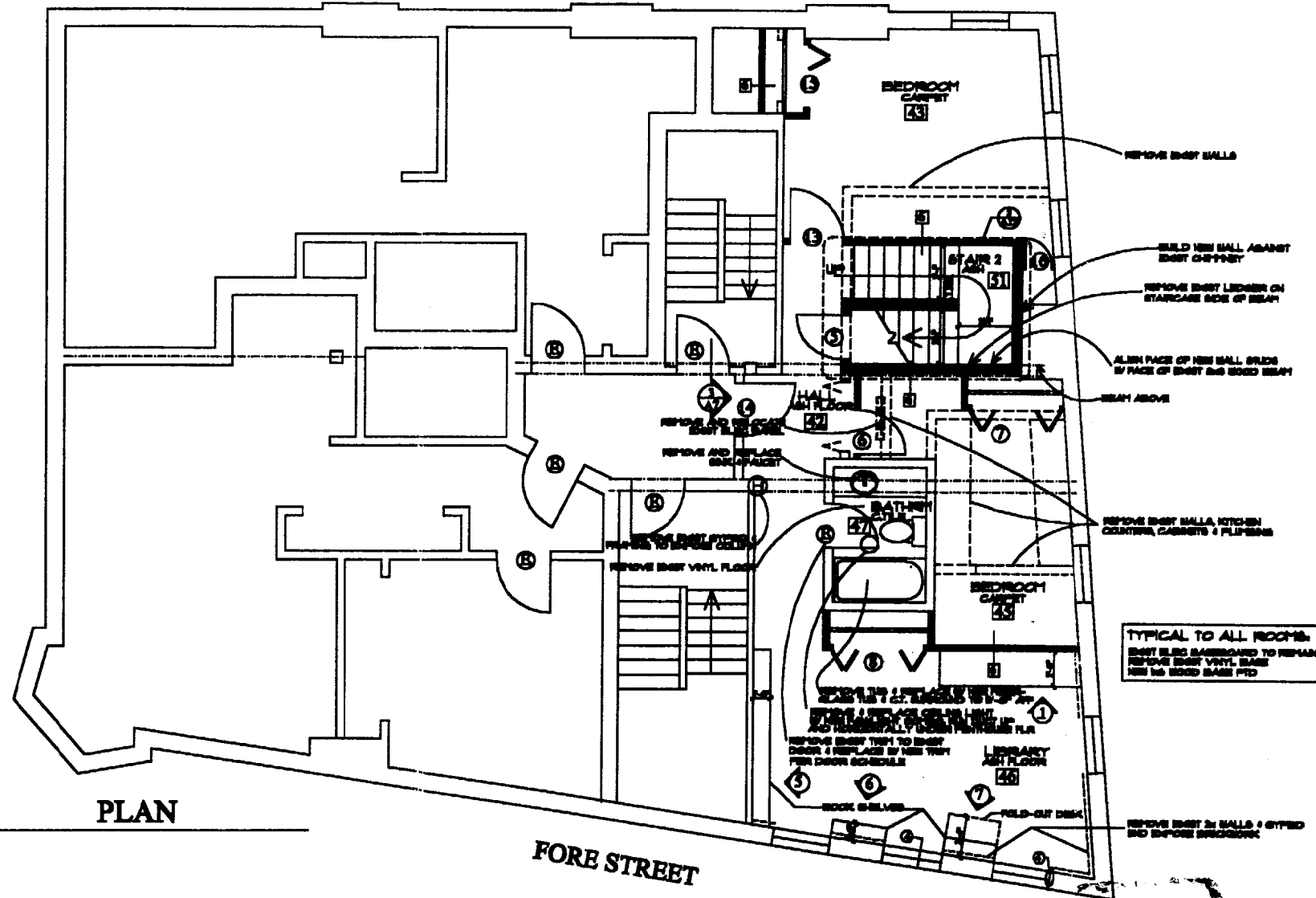
② DETAIL



③ DETAIL

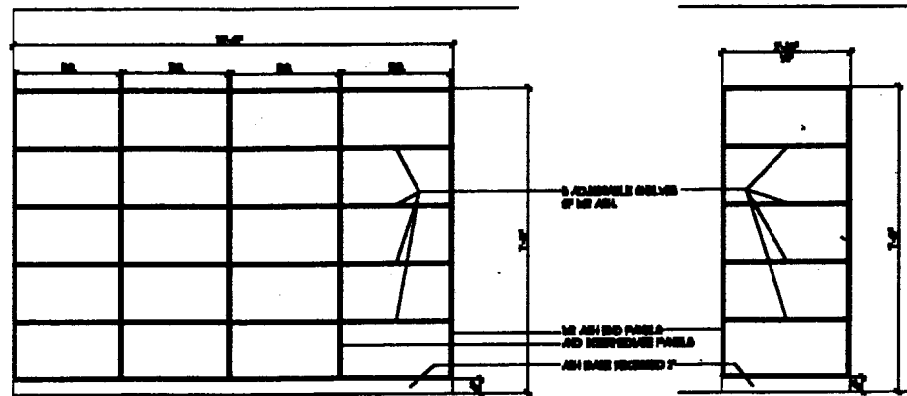


④ CASING DETAIL AT EXIST WINDOW

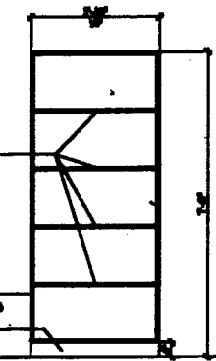


PLAN

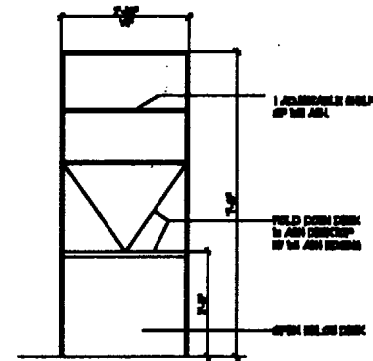
FORE STREET



⑤ ELEVATION



⑥ ELEVATION

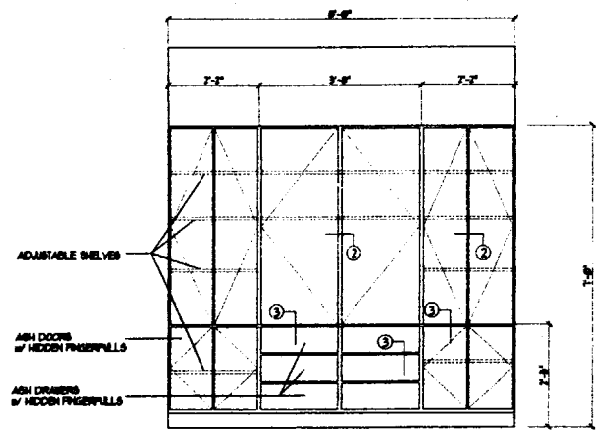


⑦ ELEVATION

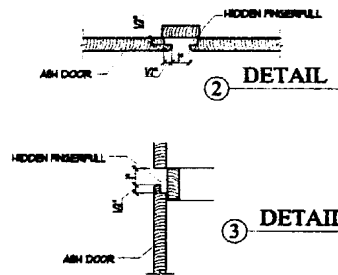
NOTE:
SCHEDULES AND DIMENSIONS FOR
ADJUSTABLE SASHES PER SUPPLIER
SHEET OF SHEET PILE OF DRAWING

CITY OF PORTLAND
APPROVED SITE PLAN
SUBJECT TO DEPARTMENTAL
CONDITIONS
DATE OF APPROVAL 10/4/02

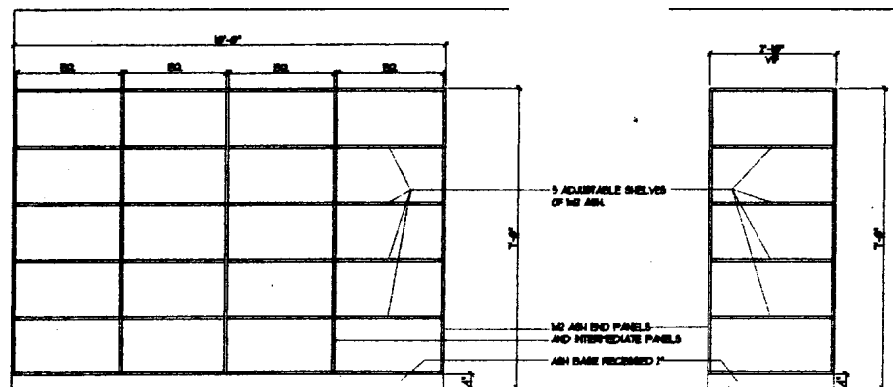
Project:	341 FORE STREET PORTLAND, MAINE
Architect:	ARCHETYPE, P.A. ARCHITECTS 48 Union Street Portland, Maine 04101 (207) 774-0022 Fax (207) 774-4856
Scale:	1/4" = 1'-0"
Date:	August 28, 2002
Drawn By:	EAJ/MLK
Checked By:	
Approved By:	
Project:	FOURTH FLOOR PLAN
Sheet:	A1



① ELEVATION



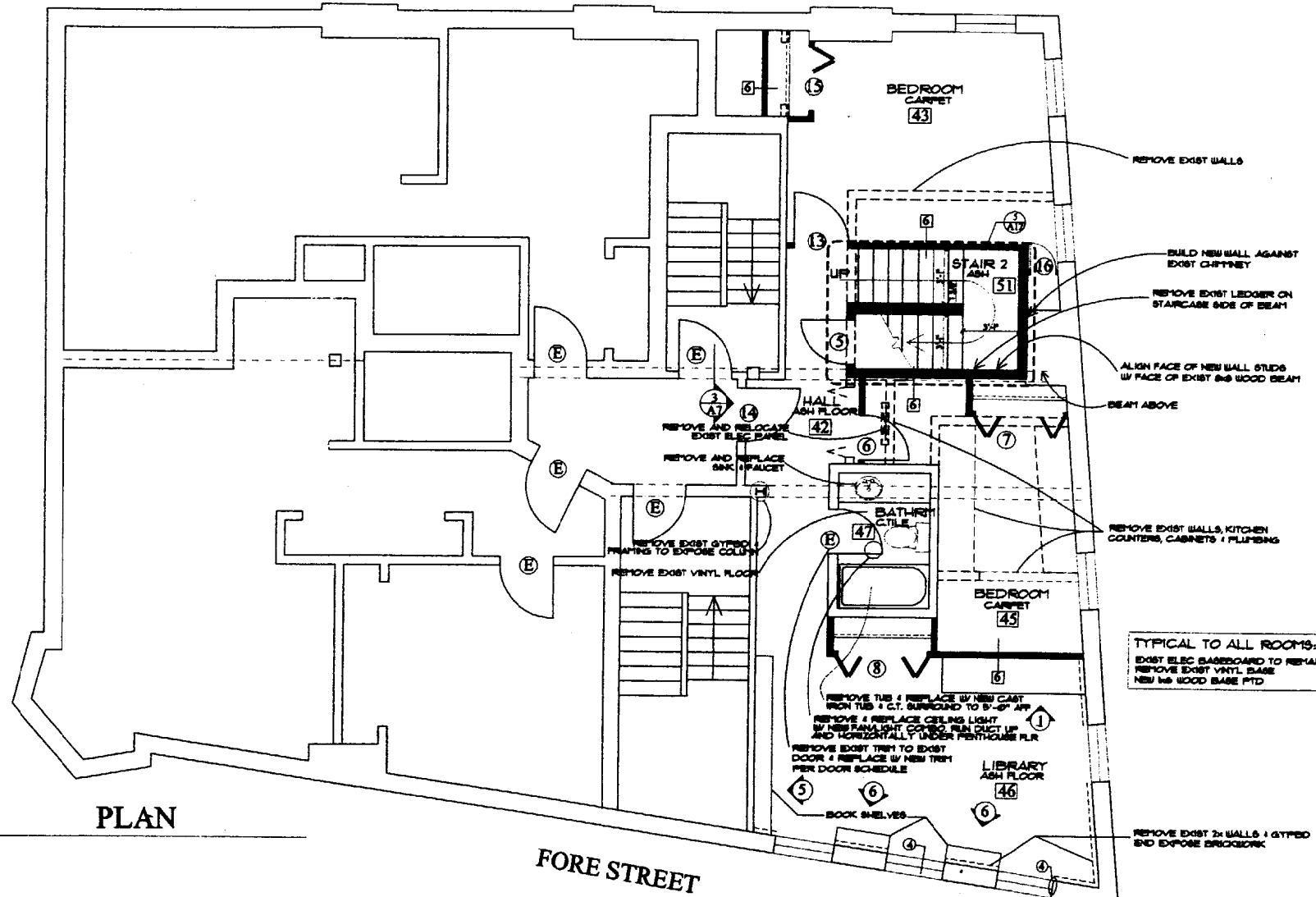
④ CASING DETAIL AT EXIST WINDOW



⑤ ELEVATION

NOTE:
STANDARDS AND BRACKETS USED FOR ADJUSTABLE SHELVES MUST SUPPORT WEIGHT OF SHELF FULL OF BOOKS

⑥ ELEVATION



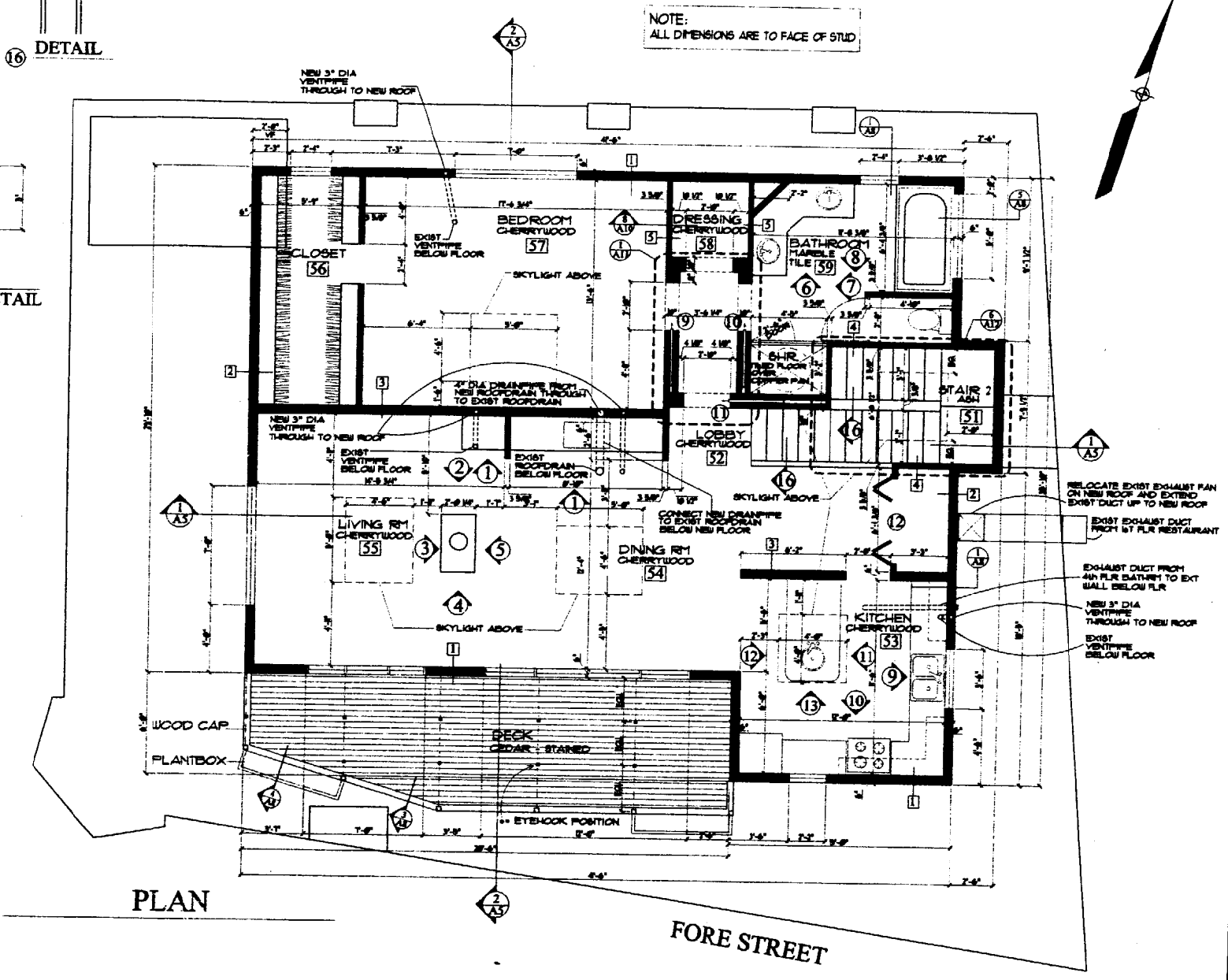
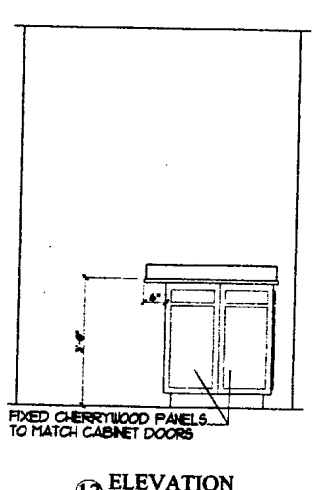
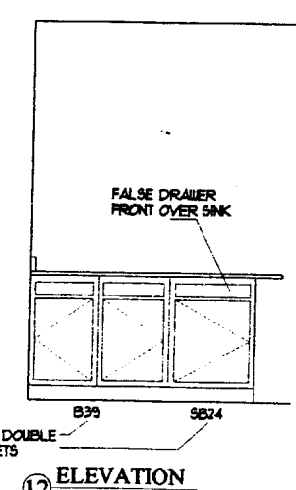
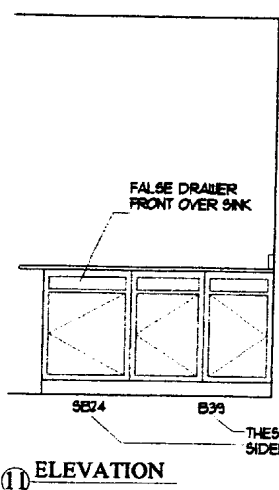
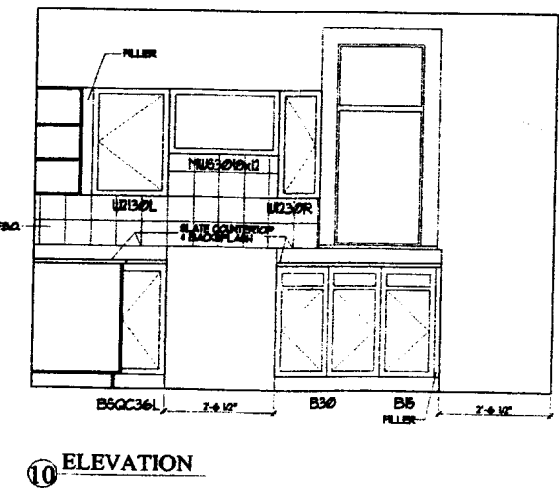
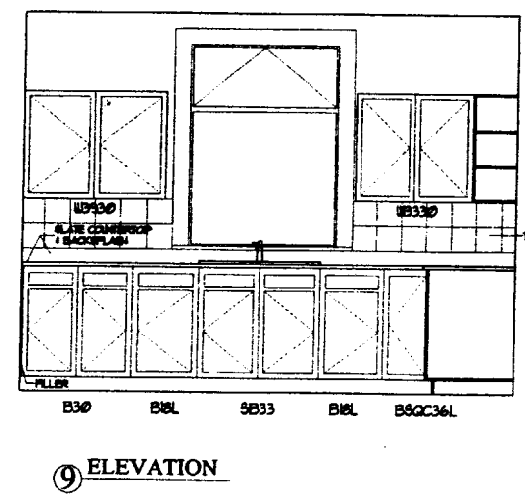
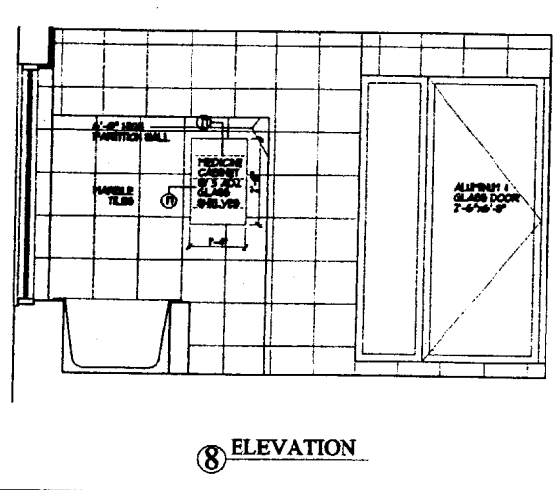
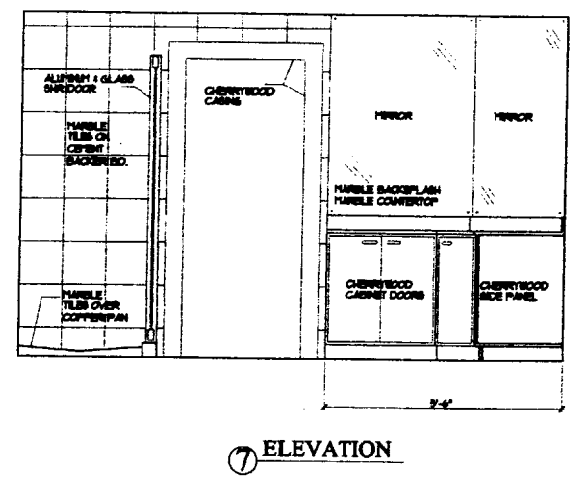
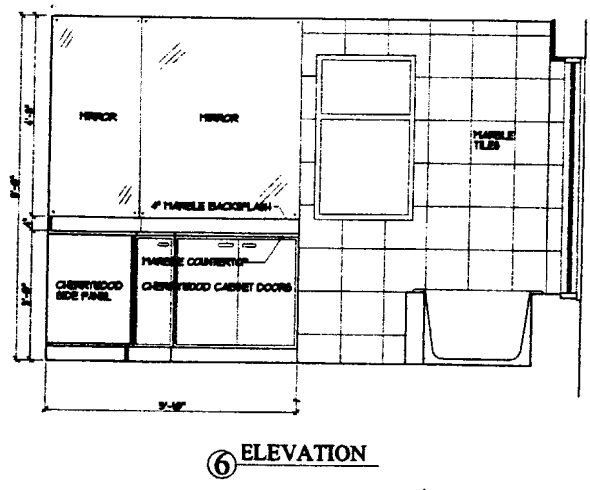
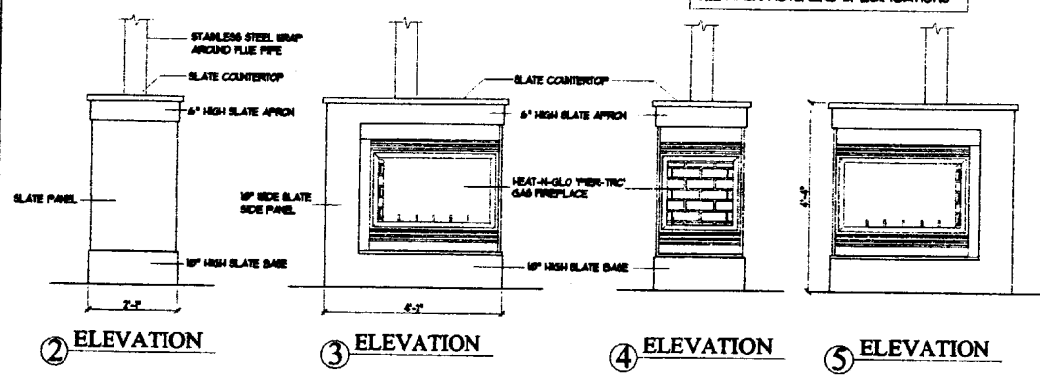
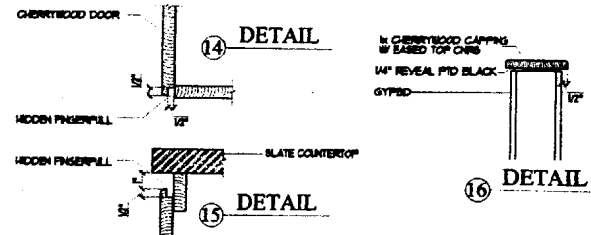
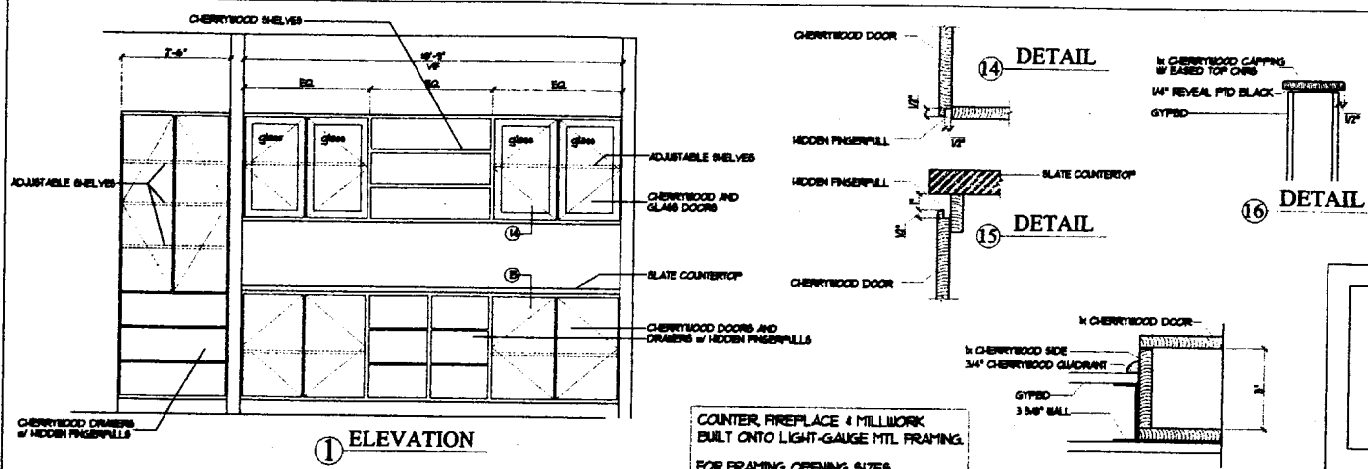
Owner:
**341 FORE STREET
PORTLAND, MAINE**

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

Date: August 28, 2002
Scale: 1/4" = 1'-0"
Drawn By:
Checked By:
Revisions:

FOURTH FLOOR PLAN

A1



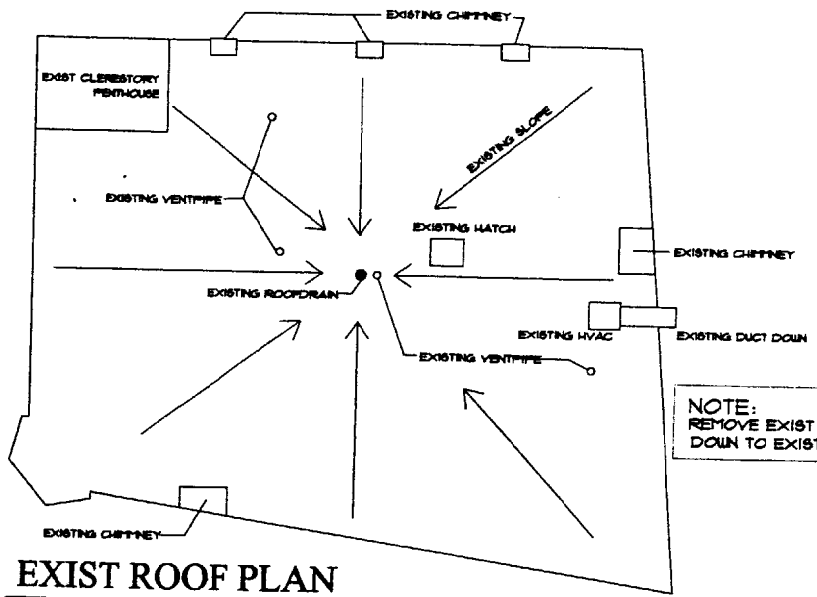
Project: 341 FORE STREET PORTLAND, MAINE

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

Date: August 28, 2002
Scale: 1/4" = 1'-0"
Drawn By: [Name]
Checked By: [Name]
Revised: [Name]

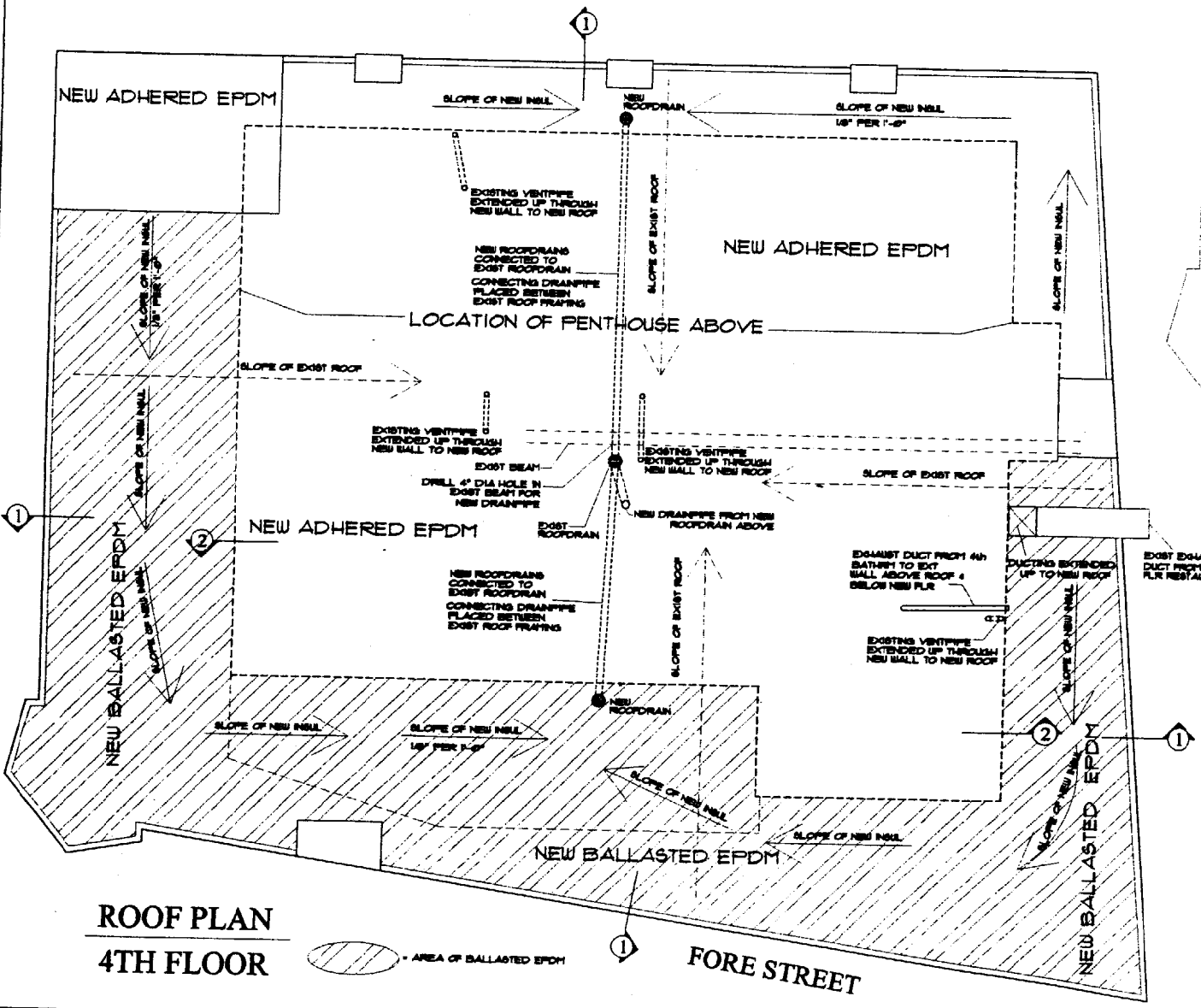
PENTHOUSE PLAN & INT ELEVATIONS

A2



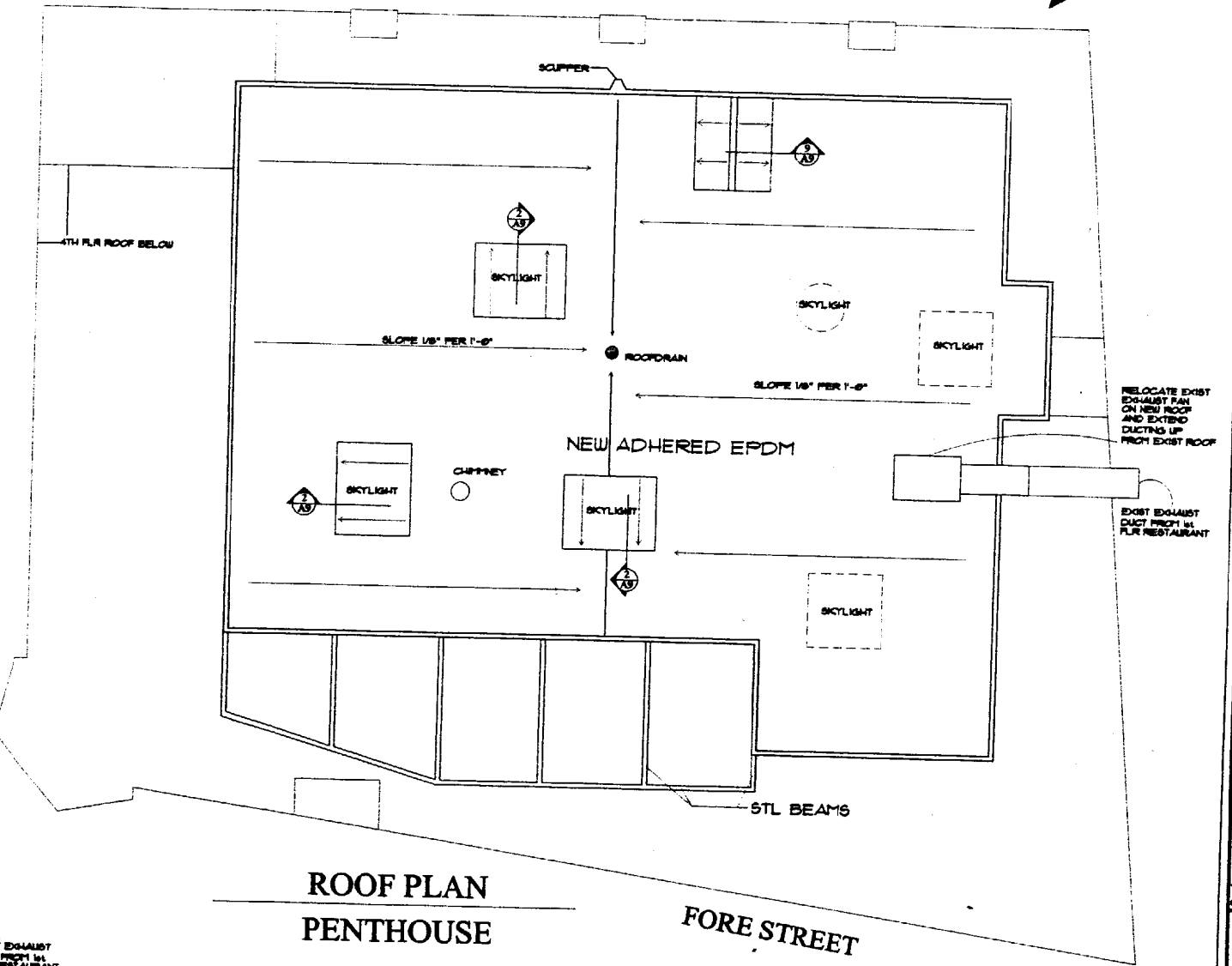
NOTE:
REMOVE EXIST BALLAST & BUILT-UP WATERPROOFING.
DOWN TO EXIST ROOF DECKING

EXIST ROOF PLAN

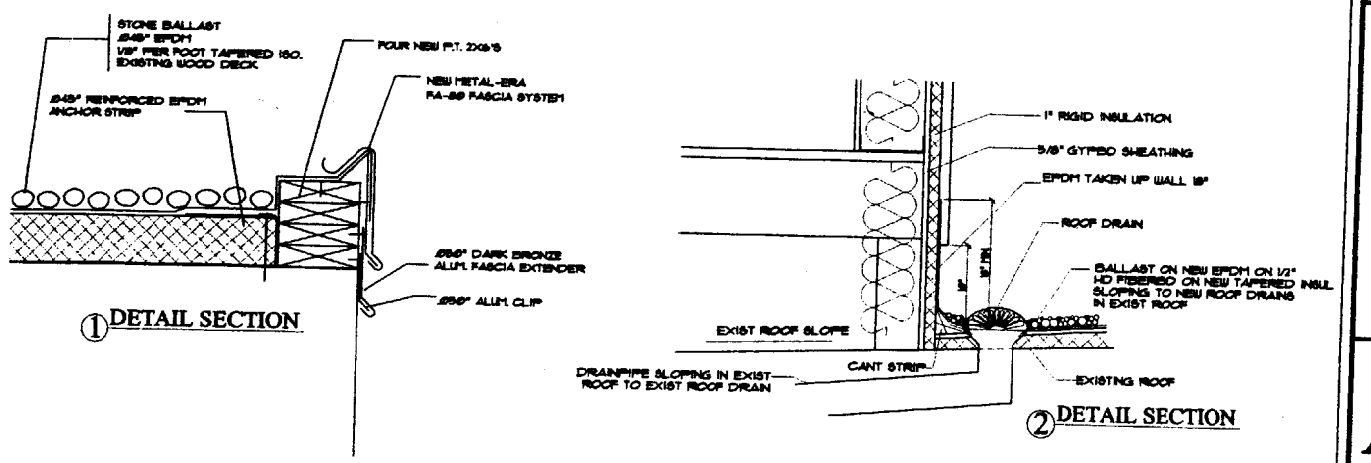


ROOF PLAN
4TH FLOOR

AREA OF BALLASTED EPDM



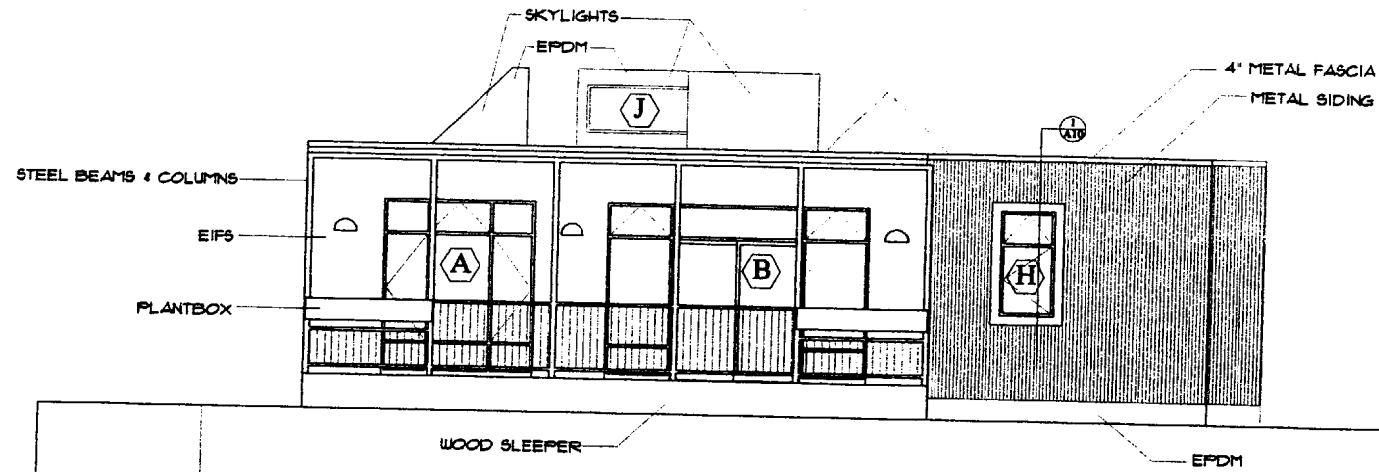
ROOF PLAN
PENTHOUSE



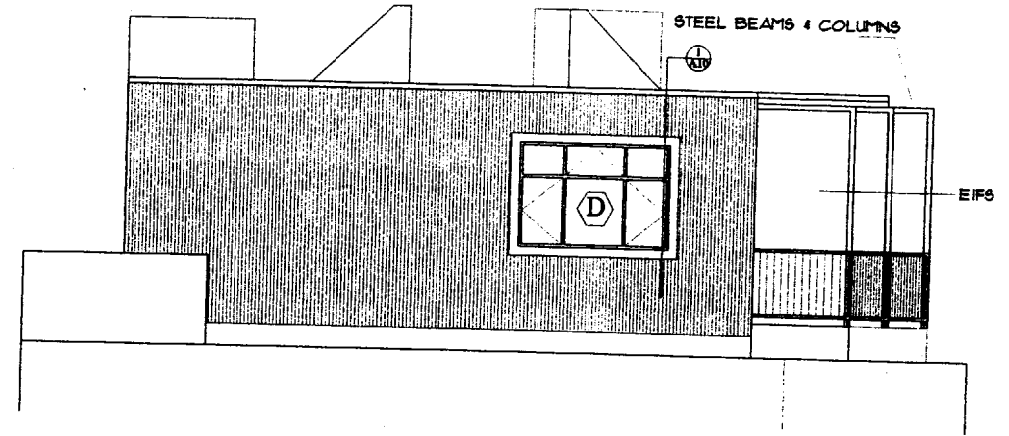
1 DETAIL SECTION

2 DETAIL SECTION

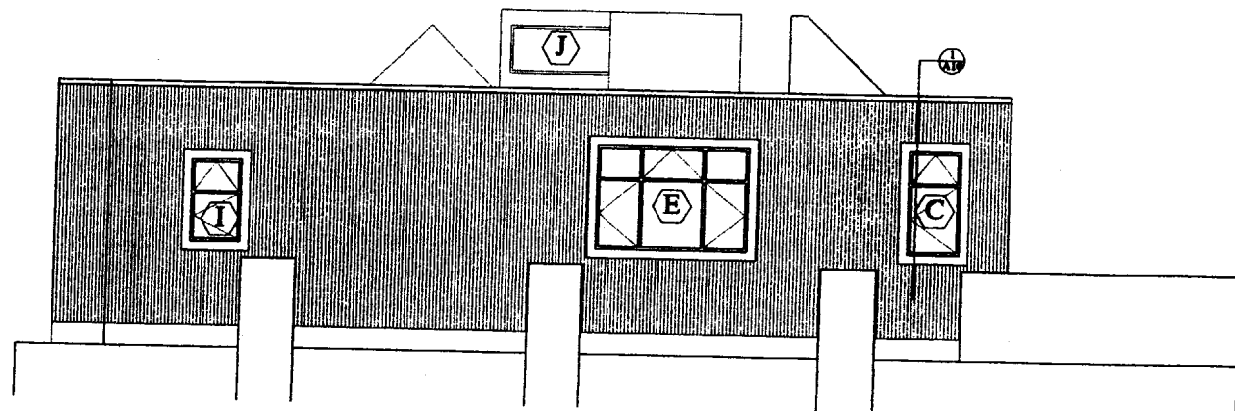
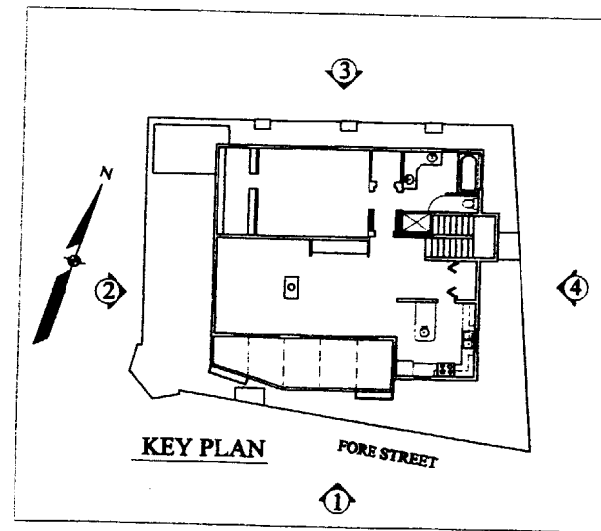
Project:		341 FORE STREET PORTLAND, MAINE	
Date:		August 28, 2002	
Scale:		1/4" = 1'-0"	
Drawn By:		Checked By:	
Revisions:			
Architect:		ARCHETYPE, P.A. ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	
Title:		ROOF PLANS	
Sheet:		A3	



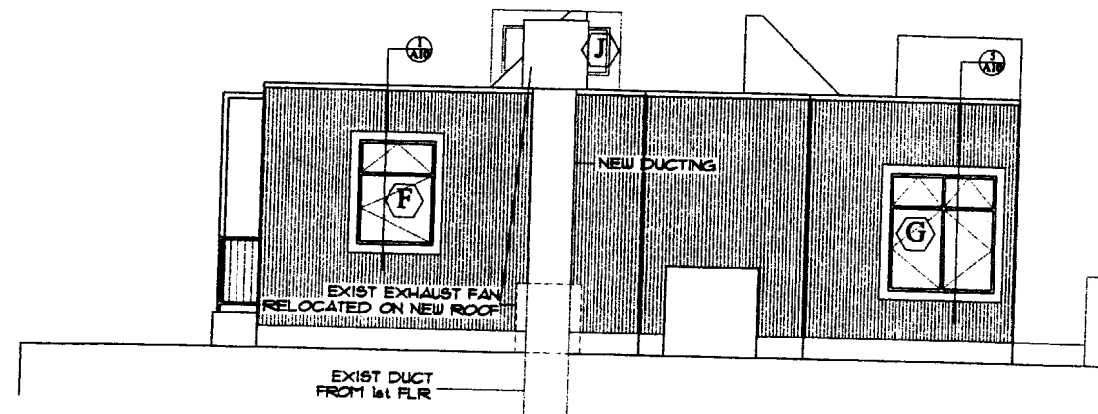
① SOUTH ELEVATION



② WEST ELEVATION



③ NORTH ELEVATION



④ EAST ELEVATION

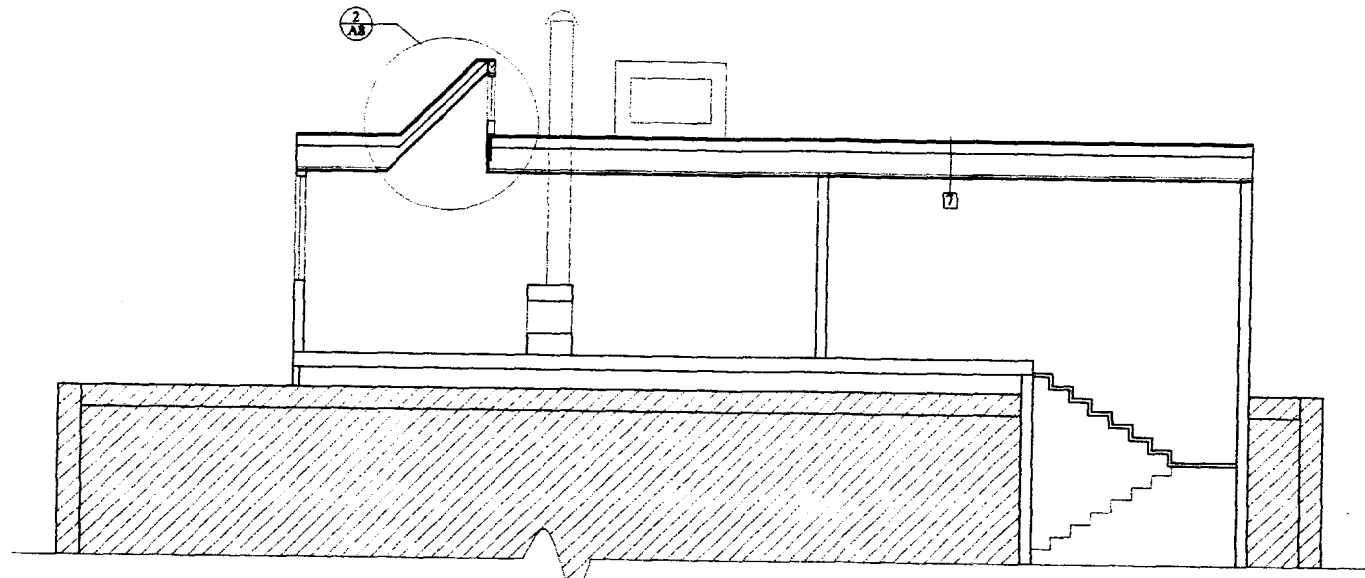
Project: 341 FORE STREET
PORTLAND, MAINE

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

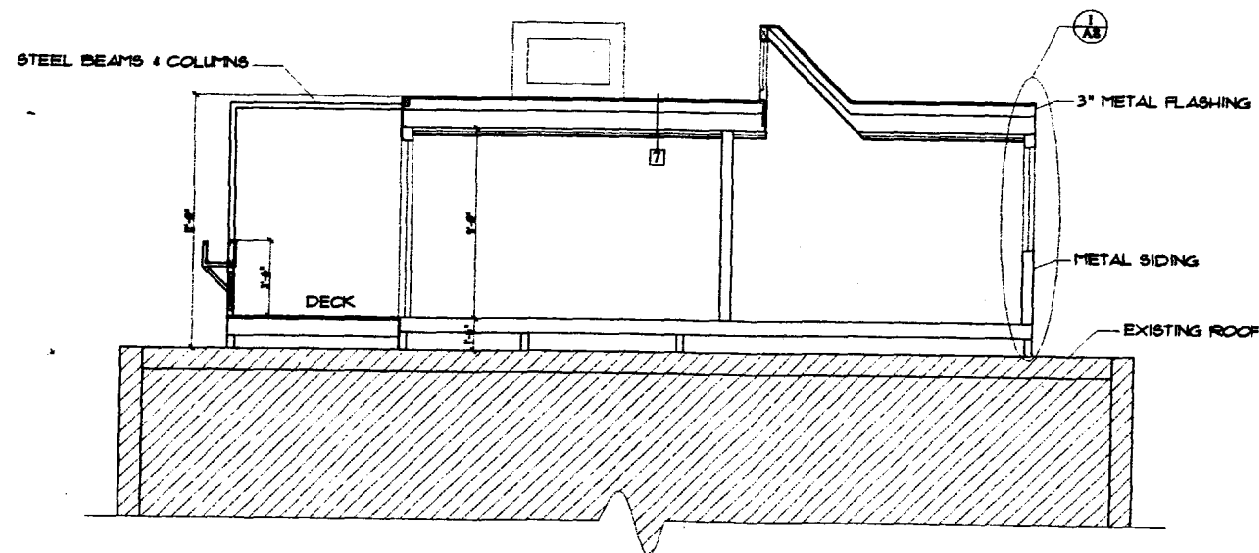
Date	August 28, 2002
Scale	1/4" = 1'-0"
Drawn By:	
Checked By:	
Revisions:	

ELEVATIONS

A4



1 TYPICAL PENTHOUSE SECTION



2 TYPICAL PENTHOUSE SECTION

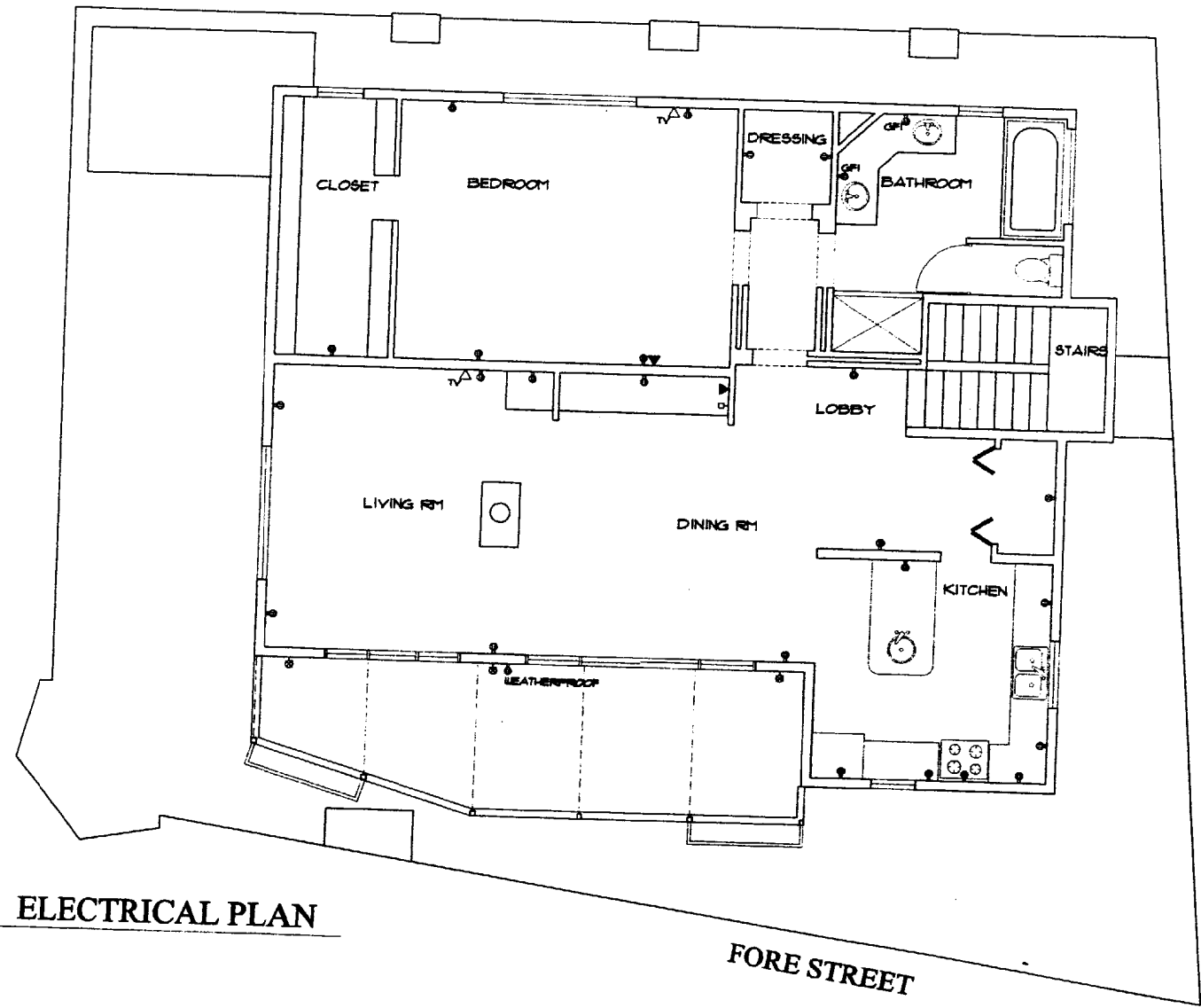
Date	August 28, 2002
Drawn By:	
Revised:	
Scale	1/4" = 1'-0"
Checked By:	

SECTIONS

A5

Project:
341 FORE STREET
PORTLAND, MAINE

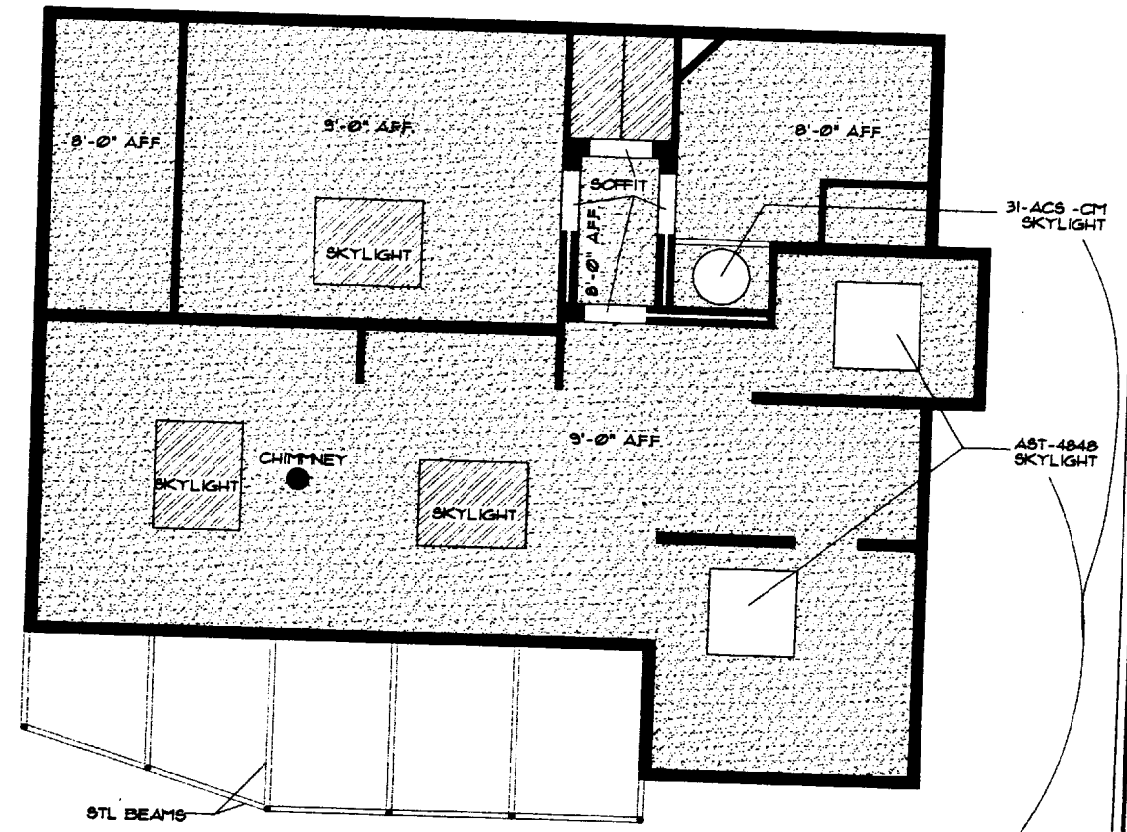
Owner:
ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056



ELECTRICAL PLAN

LEGEND

- DUPLEX GROUNDED RECEPTACLE
- ▲ DUPLEX TELEPHONE OUTLET (WALL MTD)
- ▽ CABLE TELEVISION OUTLET
- INTERCOM
- WALL MOUNTED LIGHT FITTING



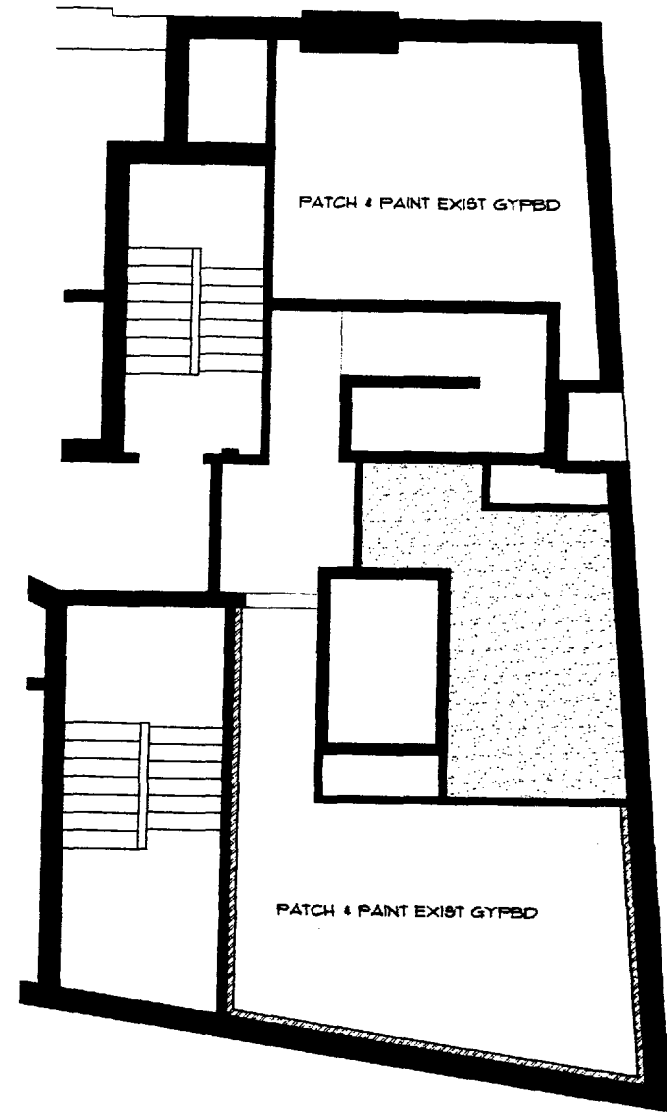
REFLECTED CEILING PLAN
SEE FLOORPLAN FOR SKYLIGHT SETTING OUT

SKYLIGHTS ARE BY 'BRISTOLITE' SKYLIGHTS
401 EAST GOETZ AVENUE
P.O. BOX 2515
SANTA ANA, CALIFORNIA 92701
TEL 540-8950 1800 854-8618
FAX TEL 540-5415

LEGEND



- GYPBOARD
- SLOPED GYPBOARD

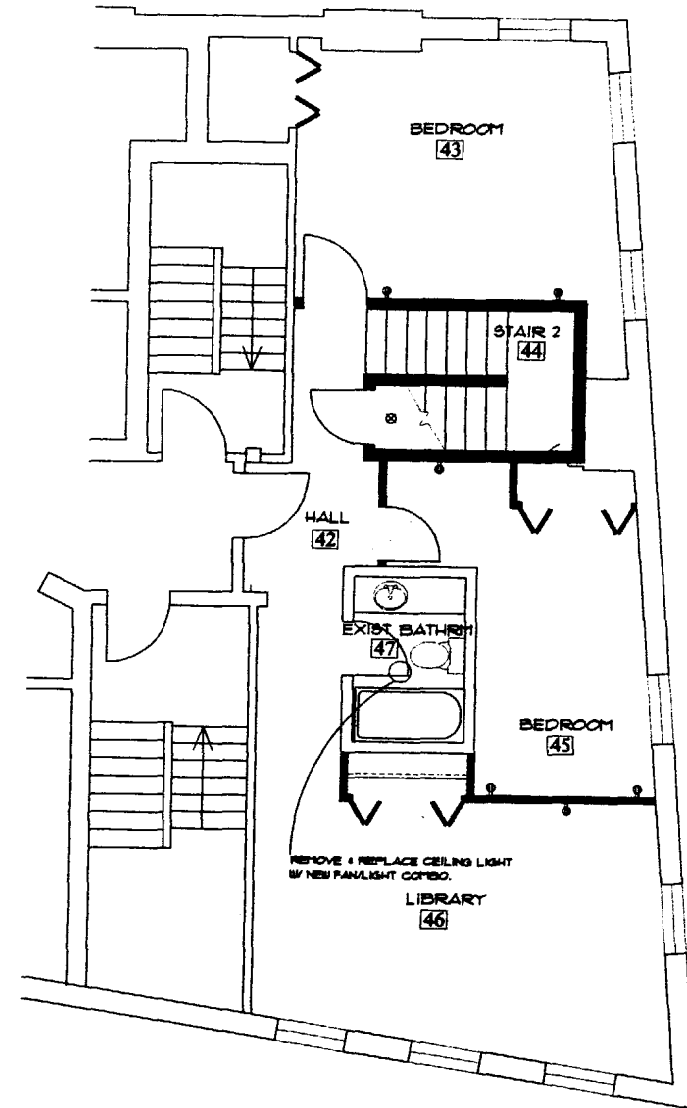
	<p>Owner: 341 FORE STREET PORTLAND, MAINE</p>
	<p>Project: ARCHETYPE, P.A. ARCHITECTS 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056</p>
	<p>Scale: 1/4" = 1'-0" Date: August 28, 2002 Drawn By: _____ Checked By: _____ Revisions: _____</p>
	<p>PENTHOUSE REFLECTED CEILING PLAN & ELECTRICAL PLAN</p>



FOURTH FLR REFLECTED CEILING PLAN






LEGEND

-  3/8" GYPBD OVER EXIST GYPBD
-  BOX OUT & BUILD NEW CEILING/SOFFIT WHERE WALL IS REMOVED



FOURTH FLR ELECTRICAL PLAN

LEGEND

-  DUPLEX GROUNDED RECEPTACLE
-  DUPLEX TELEPHONE OUTLET (WALL MTD.)
-  CABLE TELEVISION OUTLET
-  INTERCOM
-  WALL MOUNTED LIGHT FITTING

Owner:

Project:
341 FORE STREET
PORTLAND, MAINE

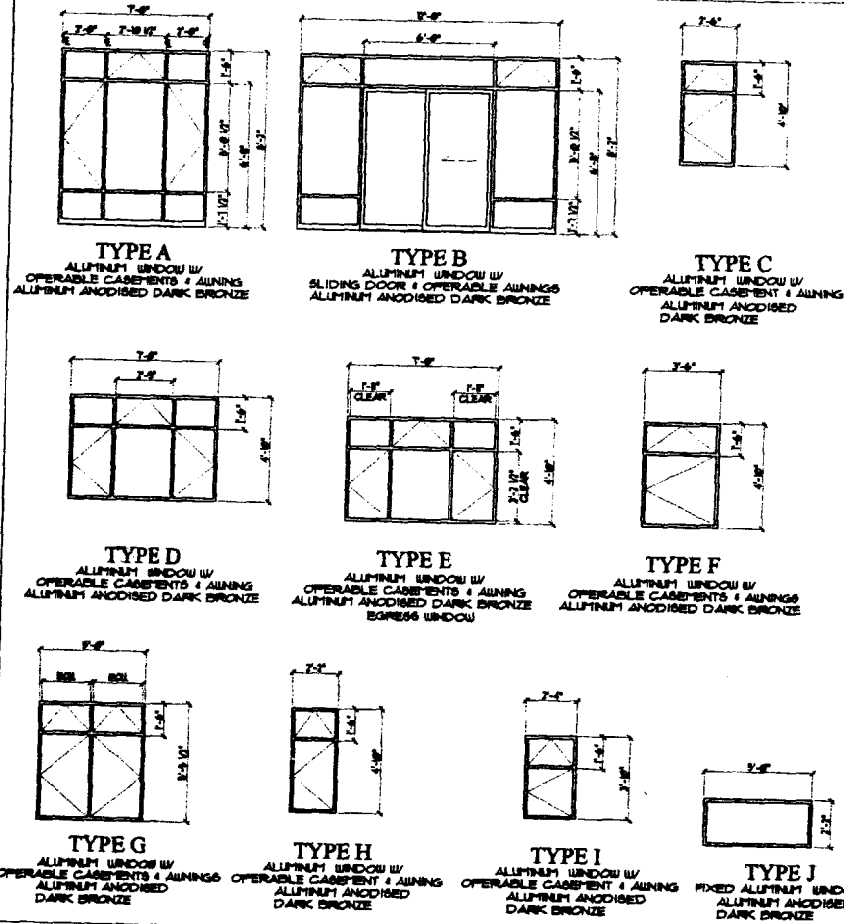
ARCHETYPE, P.A.
ARCHITECTS
48 Union Wharf Portland, Maine 04101
(207) 772-6022 Fax (207) 772-4056

Date	August 28, 2002	Scale	1/4" = 1'-0"
Drawn By:		Checked By:	
Revisions:			

1st, 2nd/3rd & 4th
FLOORS - REFLECTED
CEILING PLANS &
ELECTRICAL PLANS

A7

WINDOW SCHEDULE



* FINISH SCHEDULE *

RM #	ROOM NAME	FLOOR FINISH	WALL FINISH	CEILING FIN	BASE	CEILING HGT	REMARKS
FORTH FLOOR							
41	HALL						
42	HALL						
43	BEDROOM						NEW PRE-FINISHED OAK FLOOR
44	BEDROOM						
45	BEDROOM						
46	LIBRARY						NEW PRE-FINISHED OAK FLOOR
47	BATHROOM						
PENTHOUSE							
51	STAIRS						
52	LOBBY						
53	KITCHEN						
54	DINING ROOM						
55	LIVING ROOM						
56	CLOSET						
57	BEDROOM						
58	GALLERY						
59	BATHROOM						

REMARKS
1. SEE REFLECTED CEILING PLANS FOR
CEILING HEIGHTS NOT SPECIFIED.

WALL TYPES & FIRE RATED ASSEMBLY SYSTEMS

WALL TYPE 1

EXT LOAD-BEARING 2 HOUR WALL - UL U423
DOUBLE LAYER 5/8" GYPSUM BOARD, FIRECODE CORE
ON INTERIOR SIDE, SHAR LAYER ATT W/ 1" TYPE S-D
SCREWS @ 16" O.C. FACE LAYER ATT W/ 1-1/2" TYPE S-D
SCREWS @ 16" O.C. @ 19 GA. STN STUDS @ 16" O.C.
6" PERIMETER INSUL. IN WALL
DOUBLE LAYER 5/8" GYPSUM BOARD, FIRECODE CORE
ON EXTERIOR SIDE, SHAR LAYER ATT W/ 1-1/2" TYPE S-D
SCREWS @ 16" O.C. @ 19 GA. STN STUDS @ 16" O.C.
6" PERIMETER INSUL. IN WALL

WALL TYPE 2

EXT NON-BEARING 1 HOUR WALL - UL U423
SINGLE LAYER 5/8" GYPSUM BOARD, FIRECODE CORE
ON INTERIOR SIDE, ATT W/ 1" TYPE S-D SCREWS @ 16" O.C.
@ 19 GA. STN STUDS @ 16" O.C. 6" PERIMETER INSUL.
SINGLE LAYER 5/8" GYPSUM BOARD, FIRECODE CORE
ON EXTERIOR SIDE, ATT W/ 1-1/2" TYPE S-D SCREWS @ 16" O.C.
@ 19 GA. STN STUDS @ 16" O.C. 6" PERIMETER INSUL.
PAINTED STL BRGS FROD PER MANUF. SPEC'S THROUGH
INSUL. & GYPSUM TO STL BLOCKS IN WALL

WALL TYPE 3

INT LOAD-BEARING 1 HOUR WALL - UL U423
SINGLE LAYER 5/8" GYPSUM BOARD, FIRECODE CORE
ATT W/ 1" TYPE S-D SCREWS @ 16" O.C.
@ 19 GA. STN STUDS @ 16" O.C.
SINGLE LAYER 5/8" GYPSUM BOARD, FIRECODE CORE

WALL TYPE 4

INT LOAD-BEARING 1 HOUR WALL - UL U423
SINGLE LAYER 5/8" GYPSUM BOARD, FIRECODE CORE
ATT W/ 1" TYPE S-D SCREWS @ 16" O.C.
@ 19 GA. STN STUDS @ 16" O.C.
SINGLE LAYER 5/8" GYPSUM BOARD, FIRECODE CORE

WALL TYPE 5

INT NON-BEARING NON-RATED WALL
SINGLE LAYER 5/8" GYPSUM BOARD
3-5/8" STL STUDS @ 16" O.C.
SINGLE LAYER 5/8" GYPSUM BOARD

WALL TYPE 6

INT NON-RATED WALL
2 SINGLE LAYERS 5/8" GYPSUM BOARD, FIRECODE CORE
NAILED W/ 1-1/2" @ 16" O.C. COATED NAILS @ 7" O.C.
2x4 WOOD STUDS @ 16" O.C. WALL PRESTOPPED
PERIMETER INSUL. TO CAVITY

ROOF TYPE 1

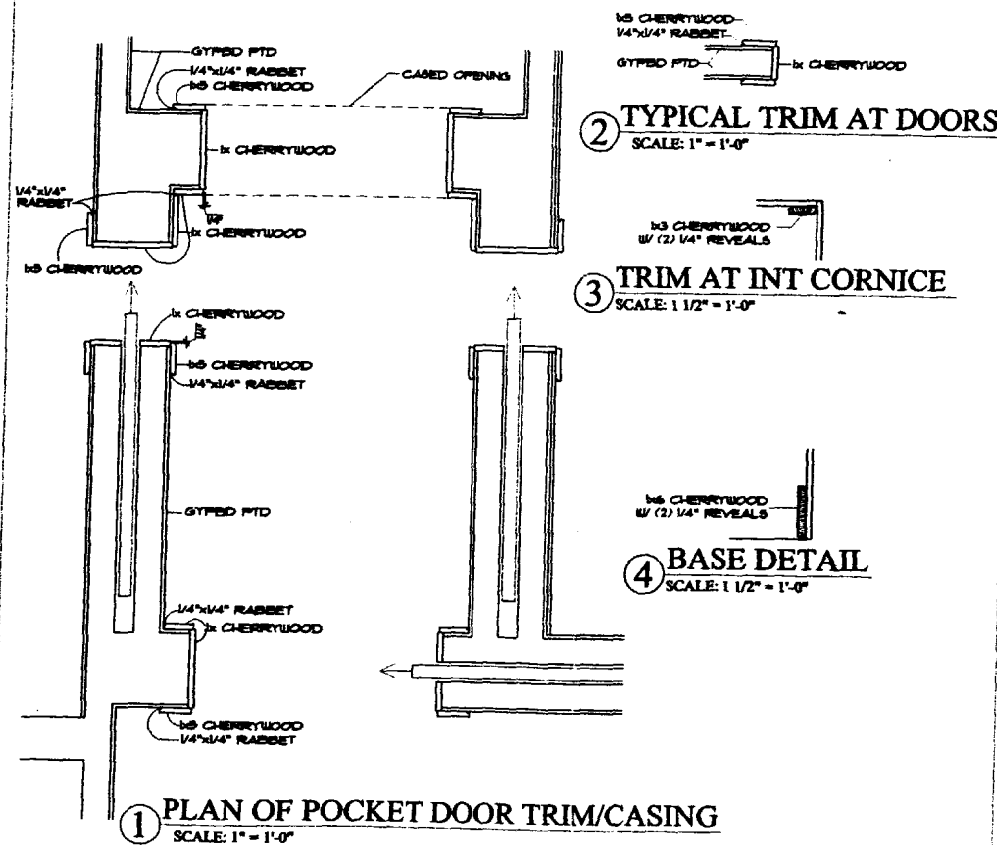
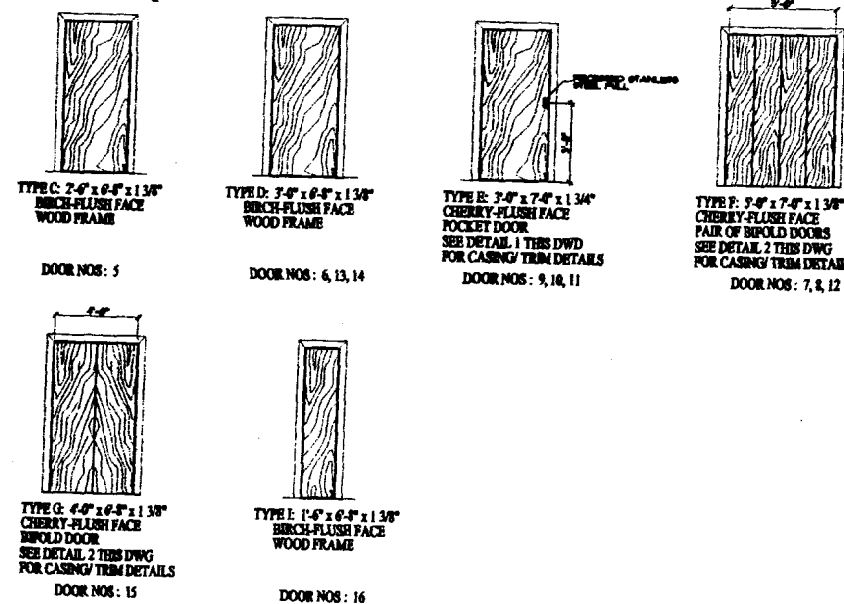
1 HOUR RATED ROOFCEILING ASSEMBLY - UL L524
DIRECT GLUE EPDM ON HD FIBERBOARD ON TAPERED FINISH
INSUL ON 1/2" THICK PLYWOOD, FACE GRAIN PERPENDICULAR
TO JOINTS FASTENED TO JOINTS W/ TYPE S-D @ 1-1/2" LONG
SELF-DRILLING PILOT POINT STEEL SCREWS @ 6" O.C. AROUND
PERIMETER OF FLR & JOINTS, OTHER SPACES TO BE 16" O.C.
JOINTS ARE CHANNEL SHAPED 1" IN DEPTH W/ 1-1/2" FIN PLANES
FACE OF FIN IS 1/2" GALV STEEL JOISTS @ MAX 24" O.C.
2 LAYERS 1/2" GYPSUM BOARD, LONG SIDE OF GYPSUM BOARD
PERPENDICULAR TO JOINTS, INNER LAYER ATT W/ 1" LONG TYPE S-D
SINGLE HEAD STEEL SCREWS @ 8" O.C. AT BUTT JOINTS AND @ 12"
O.C. IN THE FIELD, BUTT JOINTS TO BE AT JOINTS, OUTER LAYER
ATT W/ 1-1/2" LONG TYPE S-D SINGLE HEAD STEEL SCREWS @ 8" O.C. AT
BUTT JOINTS AND W/ 1-1/2" LONG TYPE S-D SINGLE HEAD STEEL
SCREWS @ 12" O.C. IN THE FIELD, BUTT JOINTS TO BE COVER JOINTS
EDGE JOINTS TO BE STAGGERED FROM INNER LAYER

ROOF TYPE 2

1 HOUR RATED ROOFCEILING ASSEMBLY - UL L525
DIRECT GLUE EPDM ON HD FIBERBOARD ON TAPERED FINISH
INSUL ON 1/2" THICK PLYWOOD, FACE GRAIN PERPENDICULAR
TO JOINTS W/ JOINTS STAGGERED ON BUILDING PAPER ON
SUBFLOORING OF 1/2" THICK PLYWOOD OR 1/2" THICK GIB.
2x4 WOOD JOISTS @ 16" O.C. PRESTOPPED W/ DO CROSSBRIDGING
1/2" GYPSUM BOARD INSTALLED W/ LONG DIMENSION
PERPENDICULAR TO JOINTS AND SECURED W/ 6d COATED
COATED NAILS SPACED 6" O.C. NAILS SPACED 3x4" @ 12" FROM
SIDE AND END JOINTS RESPECTIVELY

* DOOR SCHEDULE *

TYPE	SIZE			DOOR	THRESH	FRAME			LABEL	REMARKS
	Width	Height	Thick			Trim	Material	Wall Thickness		
EXT	Rating									
C	3'-0"	6'-0"	1-3/4"	Wood		Both sides	Wood	4 1/2" W/P		Wall Thickness to be verified to field
D	3'-0"	6'-0"	1-3/4"	Wood		Both sides	Wood	4 1/2"		
E	3'-0"	7'-0"	1-3/4"	Wood Pocket Door		Both sides	Wood	See Detail 1		
F	3'-0"	7'-0"	1-3/4"	Wood Slidid		One side	Wood	4 1/2"		
G	4'-0"	6'-0"	1-3/4"	Wood Slidid		One side	Wood	4 1/2"		
I	1'-0"	6'-0"	1-3/4"	Wood		One side	Wood	4 1/2"		



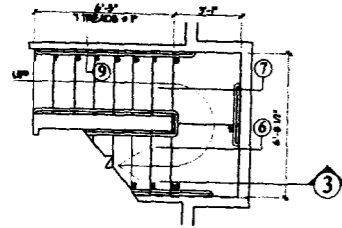
Owner:
Project:
341 FORE STREET
PORTLAND, MAINE

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

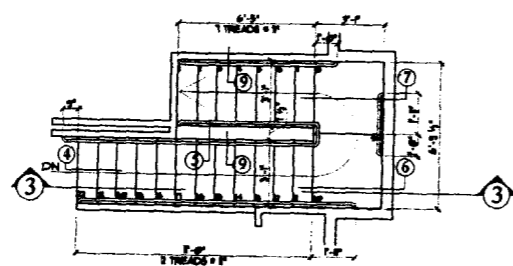
Date: August 28, 2002
Scale: 1/4" = 1'-0"
Checked By:
Drawn By:
Revisions:

SCHEDULES
& DOOR DETAILS
& WALL TYPES

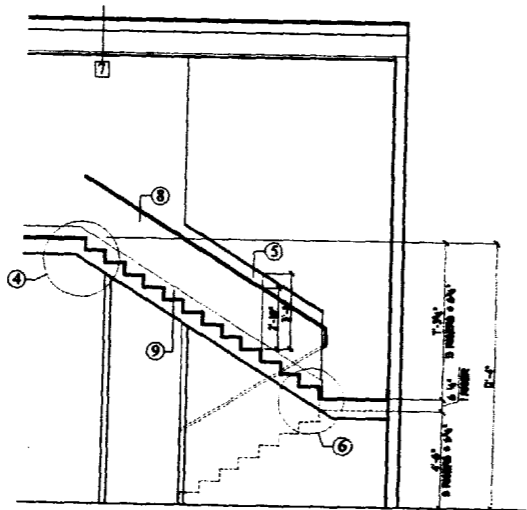
A9



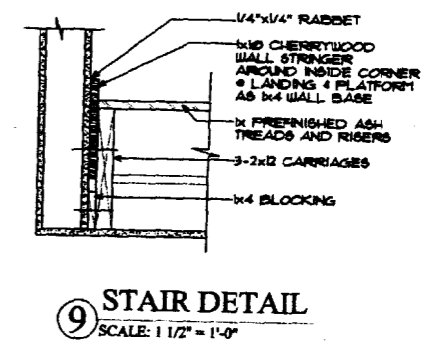
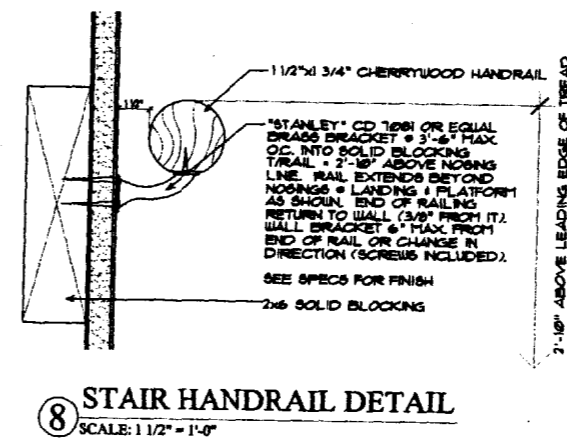
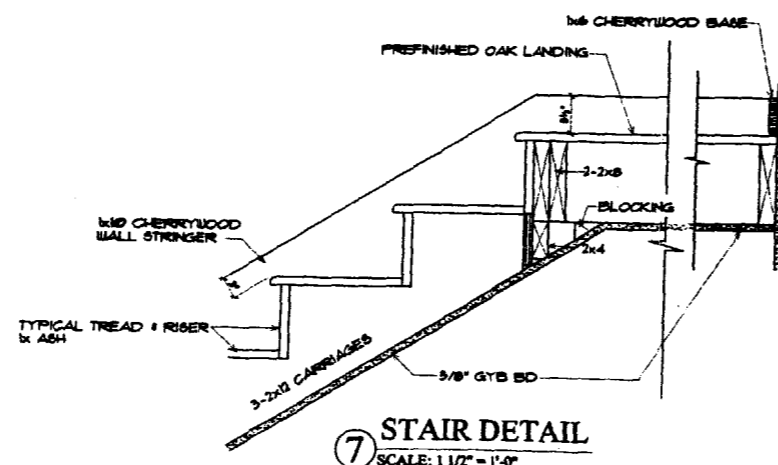
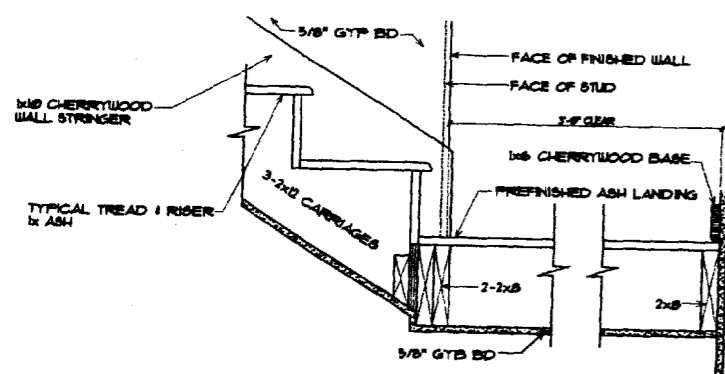
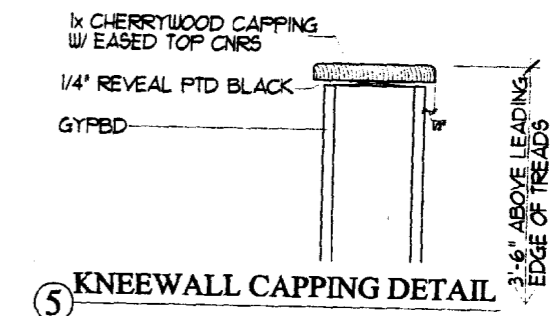
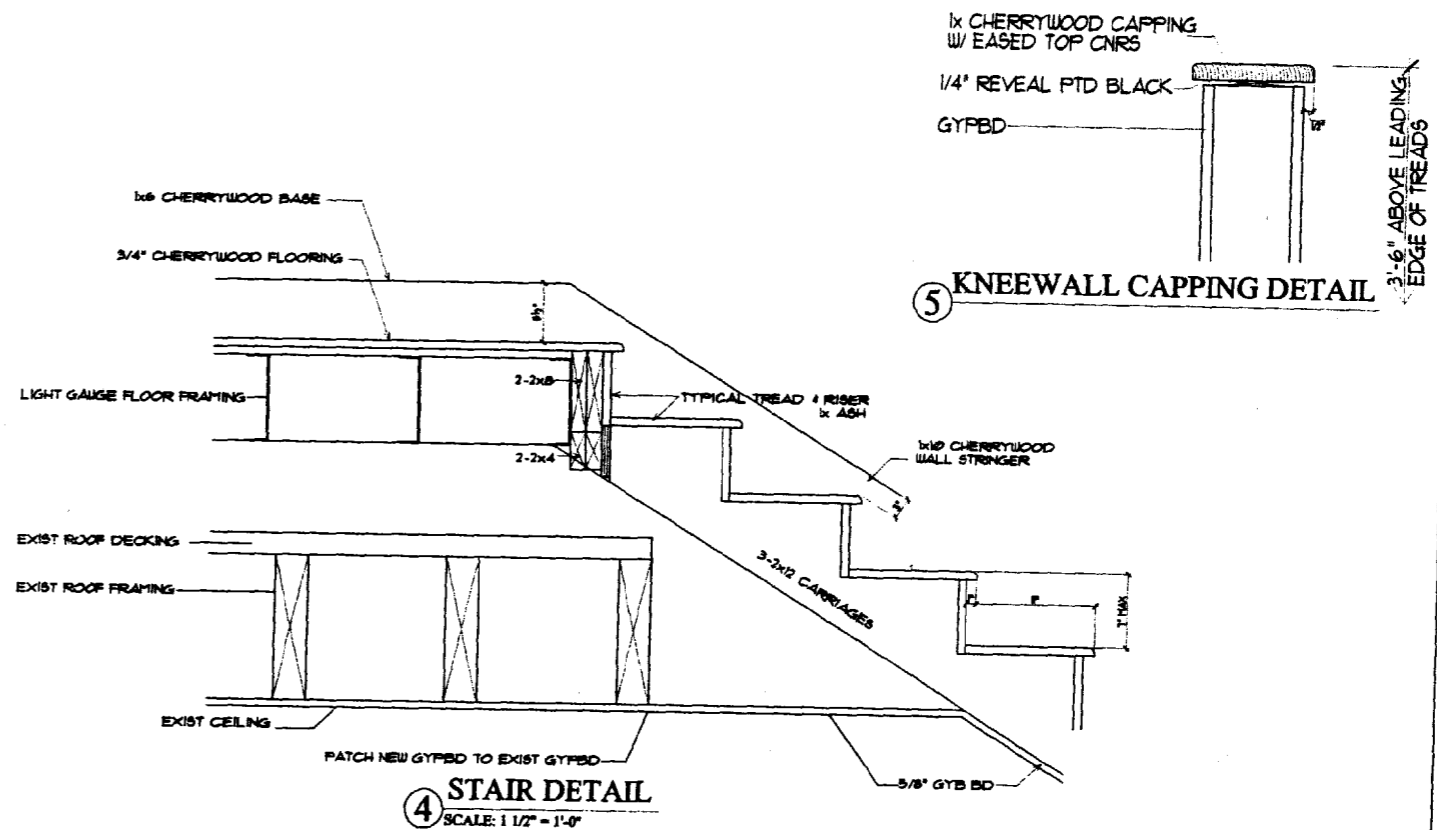
① STAIR - FORTH FLOOR PLAN
SCALE: 1/4" = 1'-0"



② STAIR - PENTHOUSE PLAN
SCALE: 1/4" = 1'-0"



③ STAIR 2 - TYPICAL SECTION
SCALE: 1/4" = 1'-0"



Owner:
341 FORE STREET
PORTLAND, MAINE

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

Date: August 28, 2002
Scale: 1/4" = 1'-0"
Drawn By:
Checked By:
Revisions:

STAIR DETAILS

A10