

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 090326

Please Read Application And Notes, If Any, Attached

This is to certify that 272 & 279 State Street LLC/Tom Williams  
has permission to Change of use from 4 to 5 dwelling units - replace basement apt that was legally removed in 2004 (permit #04-17-06) 620-118-8-1111  
AT 279 STATE ST CBL 036 D010001

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 lathed 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.

**PERMIT ISSUED**

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. [Signature]

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name CITY OF PORTLAND

AUG 10 2009

[Signature] 8/5/09  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**





# 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>279 State Street</u>		
Total Square Footage of Proposed Structure/Area <u>638 sq ft.</u>	Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>36</u> Block# <u>D</u> Lot# <u>10</u>	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <u>272 &amp; 279 State St. LLC</u> Address <u>Douglas Baumgarth</u> <u>39 Doris Ave</u> City, State & Zip <u>Northport, NY 11768</u>	Telephone: <u>631-754-9126</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>25,000.00</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>270.00</u>
<div style="border: 1px solid red; padding: 5px; display: inline-block;">             DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME  APR 14 2009           </div>		
Current legal use (i.e. single family) <u>Multi unit</u> Number of Residential Units <u>existing 4</u> If vacant, what was the previous use? <u>Apartment</u> <u>previous 5</u> Proposed Specific use: <u>Apartment</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Replacement of basement apt that was removed in 2006</u> <u>638 sqft space</u> <span style="color: red;">- c.o.f.o for permit 04-1786 issued 11.31.05. (ARU)</span>		
Contractor's name: <u>Tom Williams</u> Address: <u>28 Mallison St.</u> City, State & Zip <u>Gorham ME 04038</u> Telephone: <u>207 239-8722</u> Who should we contact when the permit is ready: <u>Tom Williams</u> Telephone: <u>207 239-8722</u> Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

CONTACT

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 or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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: Thomas Williams Date: 4/11/09

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



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

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

Permit No: 09-0326	Issue Date: 8/5/09	CBL: 036 D010001
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Location of Construction: 279 STATE ST	Owner Name: 272 & 279 State Street LLC	Owner Address: 39 Doris Avenue	Phone: 631-754-9126
Business Name:	Contractor Name: Tom Williams	Contractor Address: 28 Mallison Street Gorham	Phone: 2072398722
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Dwellings	Zone: R-6

Past Use: Multi-family - 4 dwelling units	Proposed Use: Multi-family - 5 dwelling units	Permit Fee: \$345.00	Cost of Work: \$25,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: R-2 Type: 5B IBC-2003	

Proposed Project Description:  
Change of use from 4 to 5 dwelling units - replace basement apt that was legally removed in 2004 (permit #04-1786) - 638 sqft Space

Signature: *(KG)*

Signature: *CL 5/21/09*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

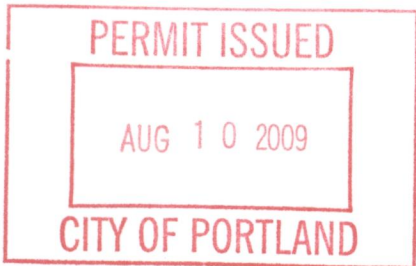
Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: lmd	Date Applied For: 04/14/2009	<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 Exemption Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 5/6/09 <i>ABN</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: requires a separate review's approval thru Historic Preservation
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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



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

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

<b>Permit No:</b> 09-0326	<b>Date Applied For:</b> 04/14/2009	<b>CBL:</b> 036 D010001
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<b>Location of Construction:</b> 279 STATE ST	<b>Owner Name:</b> 272 & 279 State Street LLC	<b>Owner Address:</b> 39 Doris Avenue	<b>Phone:</b> 631-754-9126
<b>Business Name:</b>	<b>Contractor Name:</b> Tom Williams	<b>Contractor Address:</b> 28 Mallison Street Gorham	<b>Phone:</b> (207) 239-8722
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Dwellings	

<b>Proposed Use:</b> Mult-family - 5 dwelling units	<b>Proposed Project Description:</b> Change of use from 4 to 5 dwelling units - replace basement apt that was legally removed in 2004 (permit #04-1786) - 638 sqft Space
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 05/06/2009**Note:** Permit #04-1786 was to go from five dwelling units to four. The final inspection was done on 12/30/04 and the c of o was issued 1/13/05.      **Ok to Issue:** 

- 1) This permit is being issued with the condition that all the work will take place within the interior of the structure. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) With the issuance of this permit and the certificate of occupancy, this property shall remain a five family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) 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:** Chris Hanson      **Approval Date:** 05/21/2009**Note:** Waiting for pre-construction mtg and sign off from planning Chris 5/18/09      **Ok to Issue:** 

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) All penetrations between dwelling units and dwelling units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 6) ANY exterior work requires separate review and approval thru Historic Preservation

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 05/06/2009**Note:**      **Ok to Issue:** 

- 1) Two means of egress are required from every story. "State Law Title 25 ~ 2453"
- 2) The entire structure shall comply with NFPA 101 "Existing Apartments" Compliance shall be insured prior to the issuance of a Certificate of Occupancy.
- 3) All construction shall comply with NFPA 101

**Comments:**

4/30/2009-amachado: Gave permit back to Lisa. Owner on application differs from assessor's record. Need right, title &amp; interest. Need



<b>Location of Construction:</b> 279 STATE ST	<b>Owner Name:</b> 272 & 279 State Street LLC	<b>Owner Address:</b> 39 Doris Avenue	<b>Phone:</b> 631-754-9126
<b>Business Name:</b>	<b>Contractor Name:</b> Tom Williams	<b>Contractor Address:</b> 28 Mallison Street Gorham	<b>Phone</b> (207) 239-8722
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Dwellings	

a plot plan that includes the parking area (dimensioned). Did not receive copy of Plan III. Asked Lisa to call for the information.

4/30/2009-lmd: LVM with Tom Williams requesting plot plan showing parking, Current owner verification and Plan III that appears to be missing from the submittal.

5/5/2009-amachado: Lisa gave me a partial plot plan & Plan III today. They were received May 1.

5/5/2009-amachado: Spoke to Tom Williams. Need complete plot plan not partial. Need right, title & interest.

5/6/2009-amachado: Received plot plan & deed.

5/6/2009-amachado: Gave site plan exemption to Barbara.



## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

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.

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

\_\_\_\_\_  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

Don't issue w/out  
Site plan exemption  
from planning.

Am

Route back to 9/21  
C.S.H for  
Issuance





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

**Original Receipt**

April 14 2009

Received from Jim Williams

Location of Work 279 State Street

Cost of Construction \$ 25,000<sup>00</sup> Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: 75<sup>00</sup>

**Total:** \_\_\_\_\_

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

Other \_\_\_\_\_

CBL: 36-D-610

Check #: VISA **Total Collected \$** 345.<sup>00</sup>

**No work is to be started until permit issued.**

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: Gayb

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

8/3/09

received site exemption  
on 8/3/09.

# 090326

urban insights says  
permit is on hold &  
issued ??

Gayb



Applicant: 279 State Street

Date: 4/30/09

Address: 272 1/2, 279 State St. LLC  
(By Douglas Baumgarth)

C-B-L: 36-D-010

CHECK-LIST AGAINST ZONING ORDINANCE

Date - ~~1989~~ built 1990

Zone Location - R-6

Interior of corner lot

Proposed Use/Work - change of use 4 dv to 5 dv - put dv. in basement.

Sevage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

W/in existing structure

Lot Area - 6282 sf.

Lot Coverage/ Impervious Surface -

Area per Family - 1,000 sf for 1st 3 units, 1200 sf for next two - 5400 sf needed, OK.

Off-street Parking - one space for each unit - need 5 spaces. - 2 car garage. & 3 more car lit.

Loading Bays -

Site Plan - exemption

Shoreland Zoning/ Stream Protection -

Flood Plains -

- below grade dwelling needs access directly to outside. - plan shows door OK.

- unit must be min of 600sf - 638 sf min OK





# Application for Exemption from Site Plan Review Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

## 1. Applicant Information

279 State Street LLC / Davis Baumgardner

Applicant/Owner (631) 754-9126

39 Davis Ave, Northport, NY 11768  
Mailing Address

Tom Williams - 28 Mallison St, Gorham  
Consultant/Agent

239-8722 / \_\_\_\_\_  
Phone Fax Cell

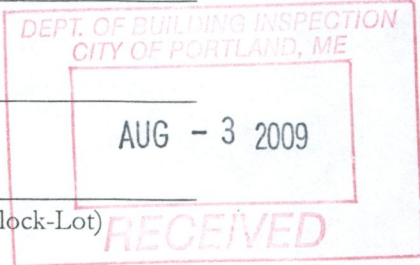
## 2. Project Information

5/6/09  
Application Date

Project Name/Description

279 State Street  
Address of Proposed Site

36-D-10  
Assessor's Reference (Chart-Block-Lot)



## Description of Proposed Development:

Change of use from 4 family to 5 family - within existing building - adding unit to basement - (there was a 5th unit in the basement - removed in 2004 - permit #04-1786)

(Please Attach Sketch/Plan of Proposal/Development)

Criteria for Exemptions: (See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment (Yes, No, N/A)	Planning Division Use Only
a) Within Existing Structures: No New Buildings, Demolitions or Additions	_____	_____
b) Footprint Increase Less Than 500 sq. ft.	_____	_____
c) No New Curb Cuts, Driveways, Parking Areas	_____	_____
d) Curbs and Sidewalks in Sound Condition/Comply with ADA	_____	_____
e) No Additional Parking/No Traffic Increase	_____	_____
f) No Known Stormwater Problems	_____	_____
g) Sufficient Property Screening Exists	_____	_____
h) Adequate Utilities	_____	_____

### Planning Division Use Only

Exemption Granted  Partial Exemption \_\_\_\_\_ Exemption Denied \_\_\_\_\_

The exemption has been granted based upon the revised plan dated July 29, 2009, subject to the following conditions: 1) The fencing shall be wood; and 2) Three additional clusters of day lilies to be planted close to the asphalt edge and off center from the proposed clusters as shown on plan.

Planner's Signature Barbara Doherty

Date July 29, 2009

- See stamped approved plan

Original - Planning Division

Copy - Inspections Division and Applicant



PROVISION OF PORTLAND CITY CODE  
14-523 (SITE PLAN ORDINANCE)  
RE: EXEMPTIONS FROM SITE PLAN REVIEW

Sec. 14-523. Approval required.

No person shall undertake any development without obtaining approval therefore under this article.

- (4) The Planning authority shall exempt from review under all standards in this article developments that meet all of the following requirements:
- a. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
  - b. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
  - c. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
  - d. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
  - e. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
  - f. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
  - g. There are no evident deficiencies in existing screening from adjoining properties; and
  - h. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.

A developer claiming exemption under this subsection shall submit a written request for exemption stating that the proposed meets all of the provisions in standards a-h of this subsection, including an itemized statement by a qualified professional. Upon receipt of such a request, the planning authority will visit the site to verify that the exemption is applicable due to compliance with the standards. The planning authority, after consultation with the public works authority, shall render a written decision within twenty (20) working days after receipt of a written request for exemption that contains all the information required by this subsection. If a full exemption is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. The planning authority may require full site plan review of a project that meets the criteria of this subsection if it determined that there is a substantial public interest in the project.

In the event that the planning authority determines that standards a and b of this subsection and at least four (4) of the remaining standards have been met, the planning authority shall review the site plan under the review standards in section 14-526 that are affected by the standards in this subsection that have not been met. An application that receives review by the planning board shall receive a complete review under the standards of section 14-526. The planning authority shall notify an applicant in writing that full or partial site plan review is required, the reasons for the decision, and the information that will be required for site plan review.

**IMPORTANT NOTICE TO APPLICANT**

An Exemption from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (874-8703), to determine what other City permits, such as a building permit, will be required.



**Planning Barbara Barhydt**

7-29-09

The exemption has been granted based upon the revised plan dated July 29, 2009 subject to the following conditions: 1) the fencing shall be wood; and 2) three additional clusters of lilies to be planted closer to the asphalt edge and off center from the proposed clusters as shown on the plan.





# General Building Permit Application

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Contractor's name: <u>Tom Williams</u>		
Address: <u>28 Mallison St.</u>		
City, State & Zip <u>Gorham ME 04038</u>		Telephone: <u>207 239-8722</u>
Who should we contact when the permit is ready: <u>Tom Williams</u>		Telephone: <u>207 239-8722</u>
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Signature: Thomas Williams Date: 4/11/09

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



Tom Williams  
Renovations & Building Maintenance  
28 Mallison Street  
Gorham, ME 04038  
(207) 239-8722 – tomw63@juno.com

Property location: 279 State Street

Request to replace 638 sq. ft. basement apartment that was removed by previous owner.

Building owner: 272 & 279 State Street LLC Tel. 631-754-9126  
Doug Baumgarth  
39 Doris Ave.  
Northport, NY 11768-2014

Plan I – details original footprint of unit

Plan II – details layout of proposed unit

Detail A & B – shows proposed changes to original footprint of unit

Plan III – details ceiling height, material composition, insulation

The lot size allows for sufficient off street parking for one vehicle per unit.

All walls adjacent to common areas and boiler room will be covered with 5/8" fire rated drywall.

Fire rated steel doors will be installed at bottom of common stair well for apartment and entrance to laundry room as well as alternate exit from bedroom.

Additional egress directly to the outside of building located in sleeping quarters.

Hardwired smoke detectors to be installed in sleeping quarters and main living area.

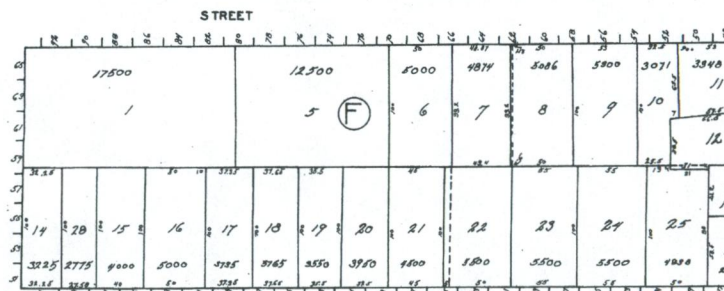
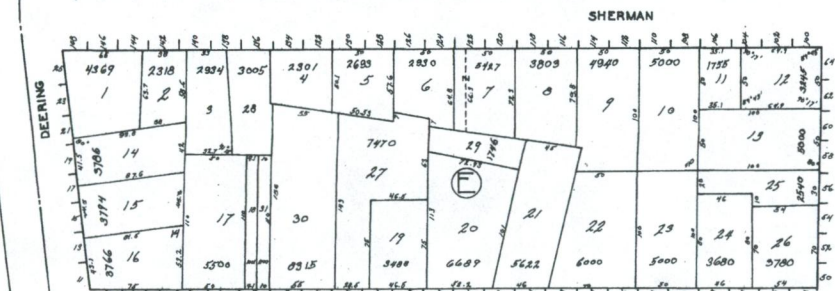
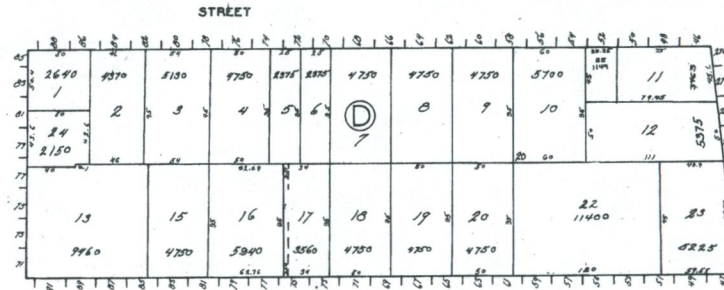
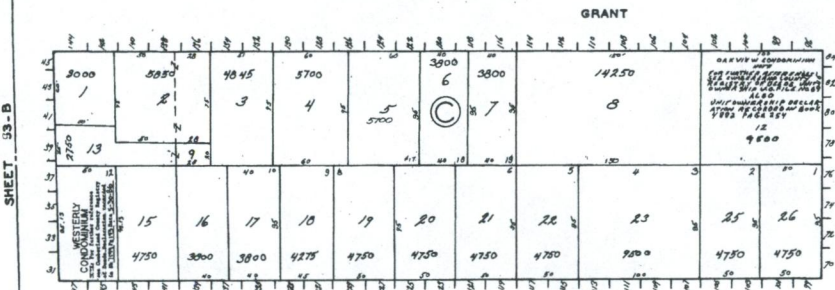
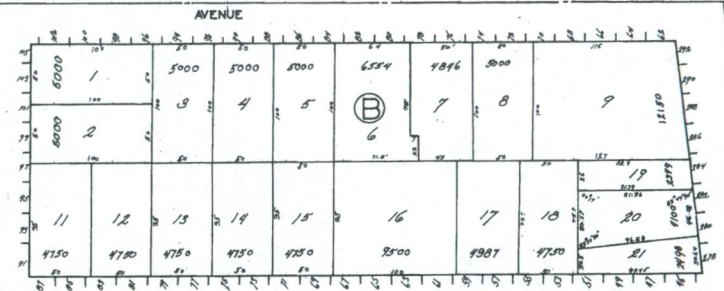
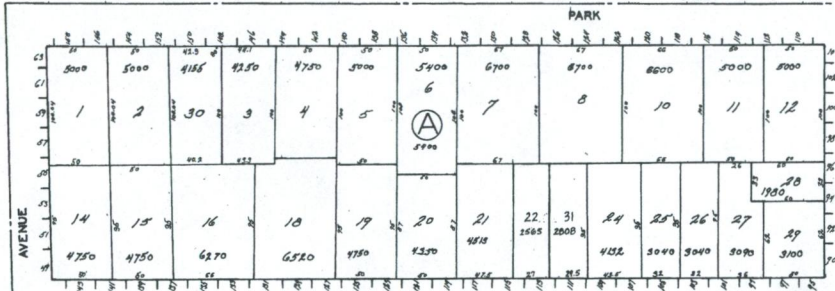
C02 detector to be installed over boiler in boiler room.

Sprinkler head over boiler existing.



SHEET 46 - C

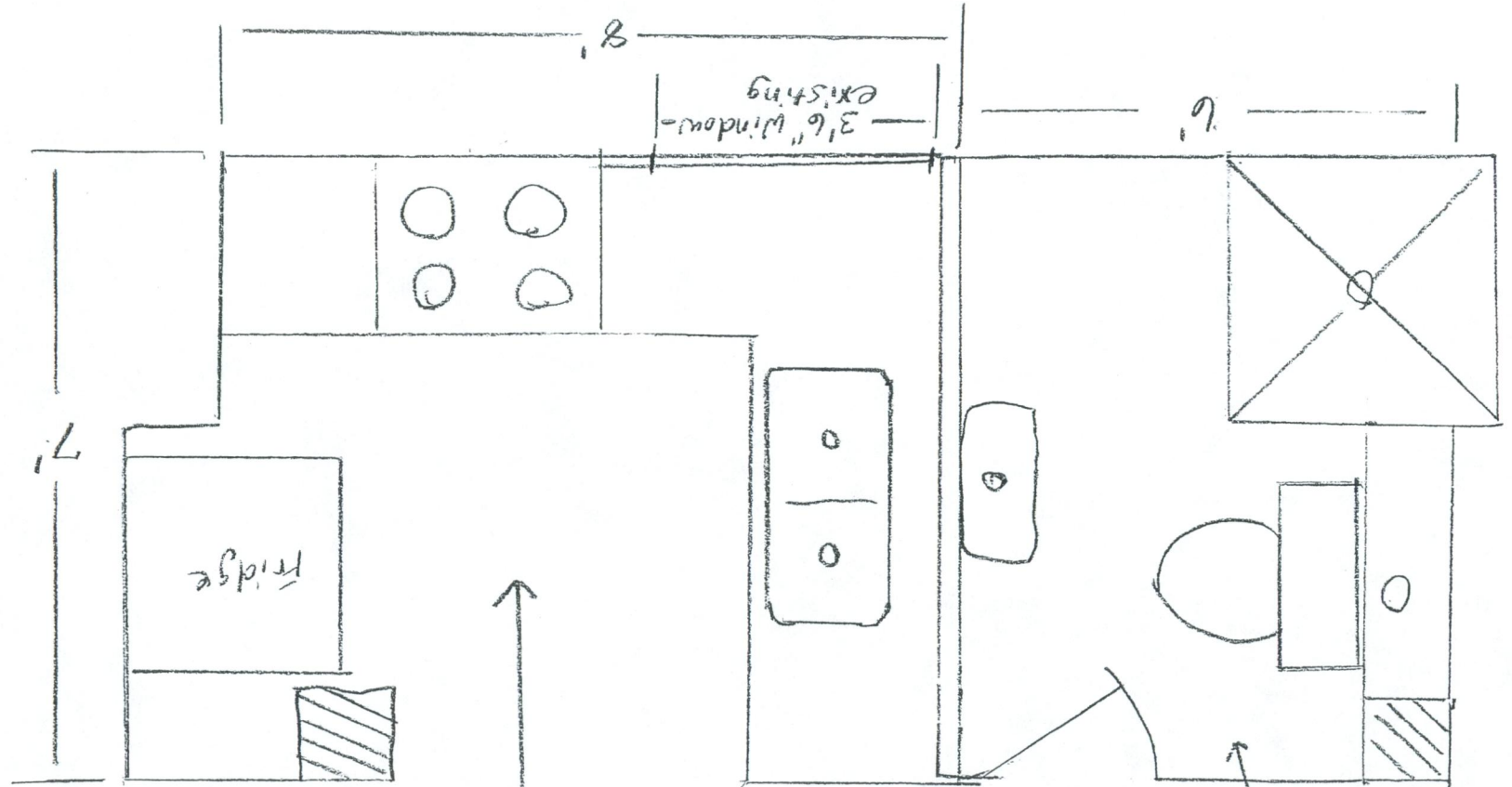
SHEET 35 - B



SHEET 47 - A



1" = 1/8"



Detail B

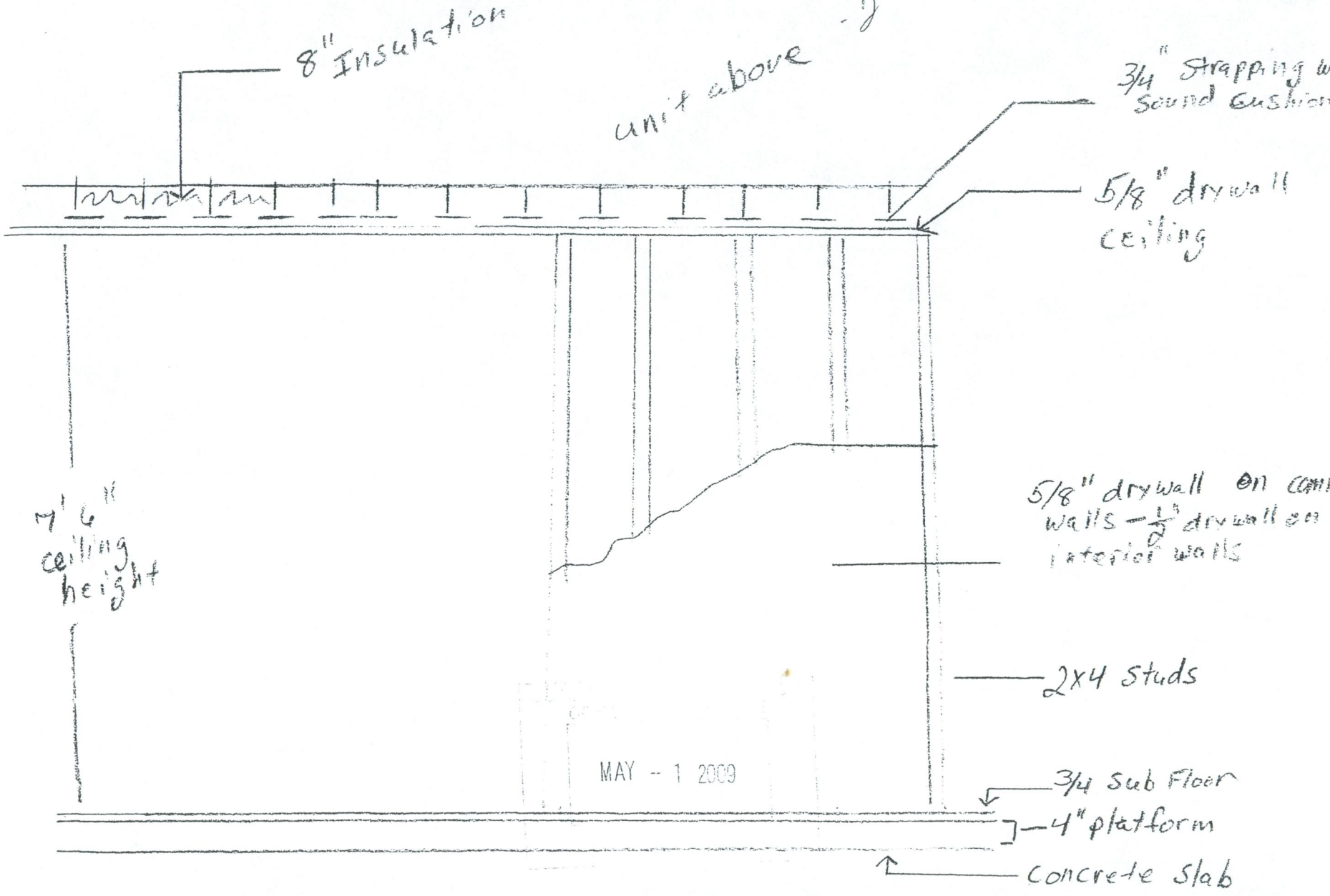
28" door  
Pedestal Sink  
36" Shower

Detail A



Elevations Plan 111

- 279 State -



8" Insulation

unit above

3/4" Strapping w  
Sound Cushion

5/8" drywall  
ceiling

7' 6"  
ceiling  
height

5/8" drywall on ext  
walls - 1/2" drywall on  
interior walls

2x4 studs

MAY - 1 2009

3/4 Sub Floor

4" platform

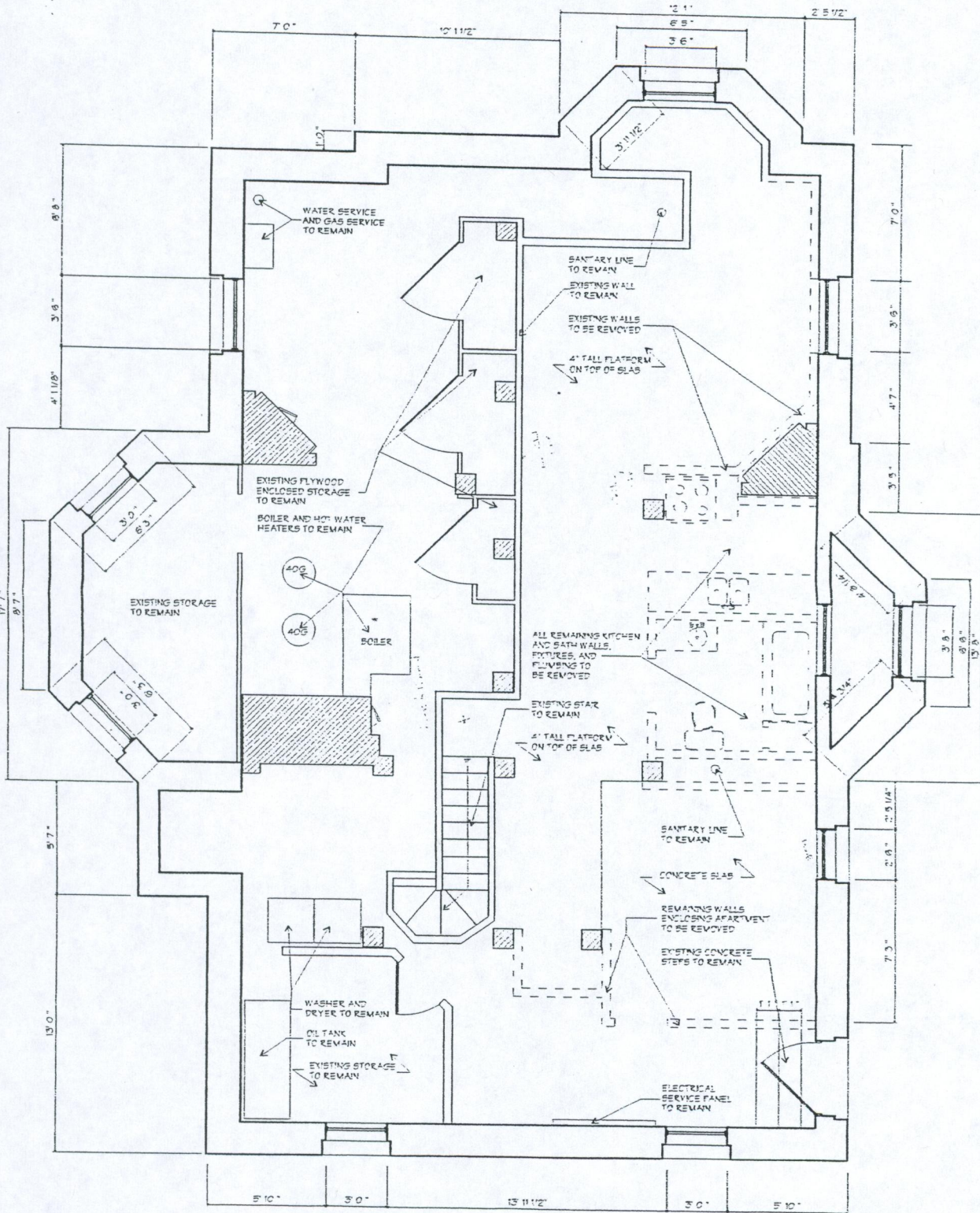
concrete slab



Original footprint

Plan I

--- Walls removed  
— Walls remaining

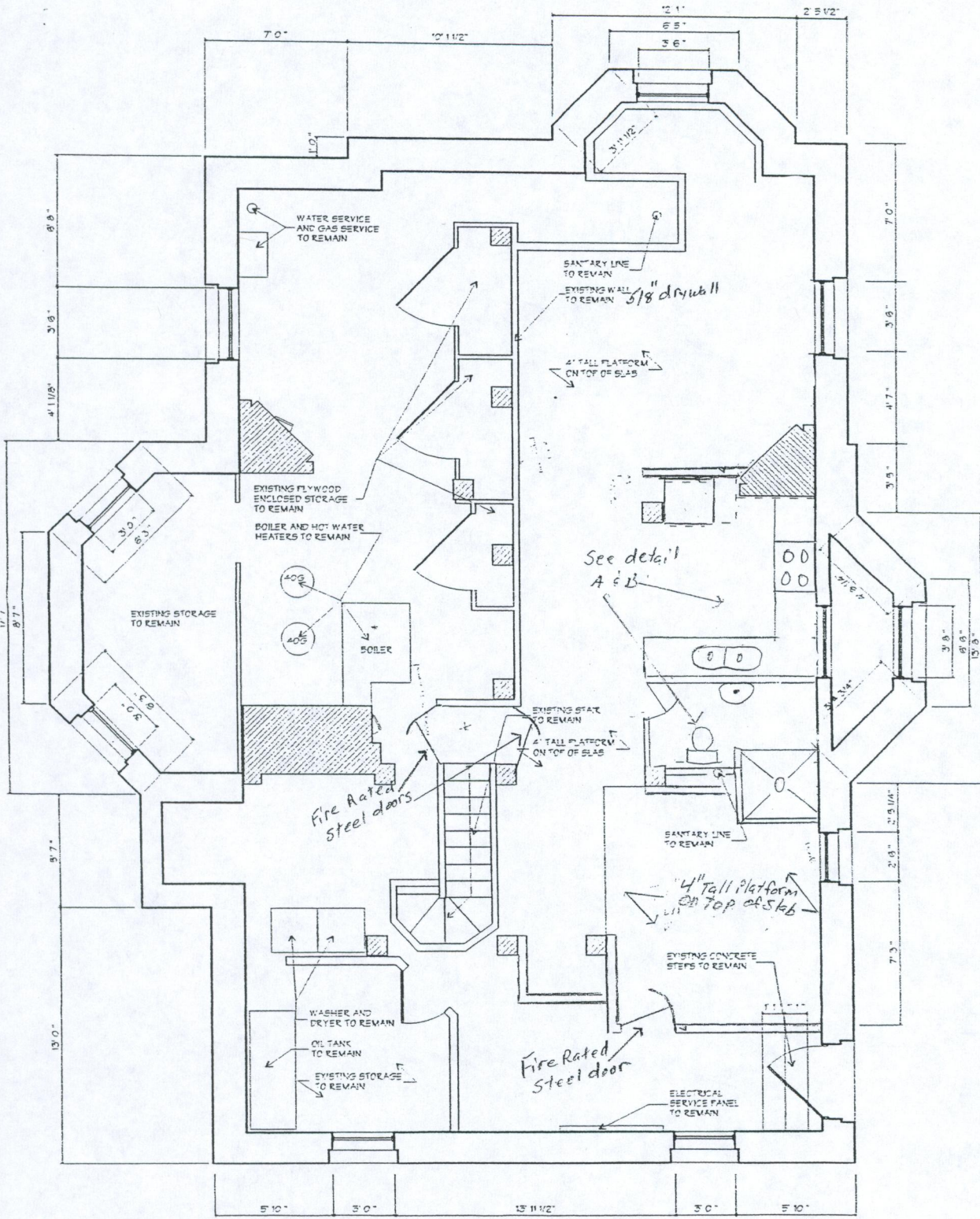


1 BASEMENT PLAN  
A1 1/4" = 1"



# Plan II

## Revised Footprint



1 BASEMENT PLAN  
A1  
1/4" = 1"





# PORTLAND MAINE

Planning Division

Barbara Barhydt, Development Review Services Manager

## State Street Landscape

3 - Clethra - shrubs  
2-3' or (18"-24")  
- Front near sidewalk.

5 - Arbutus 4-5'  
'Teckney' or  
'Dark American'

---

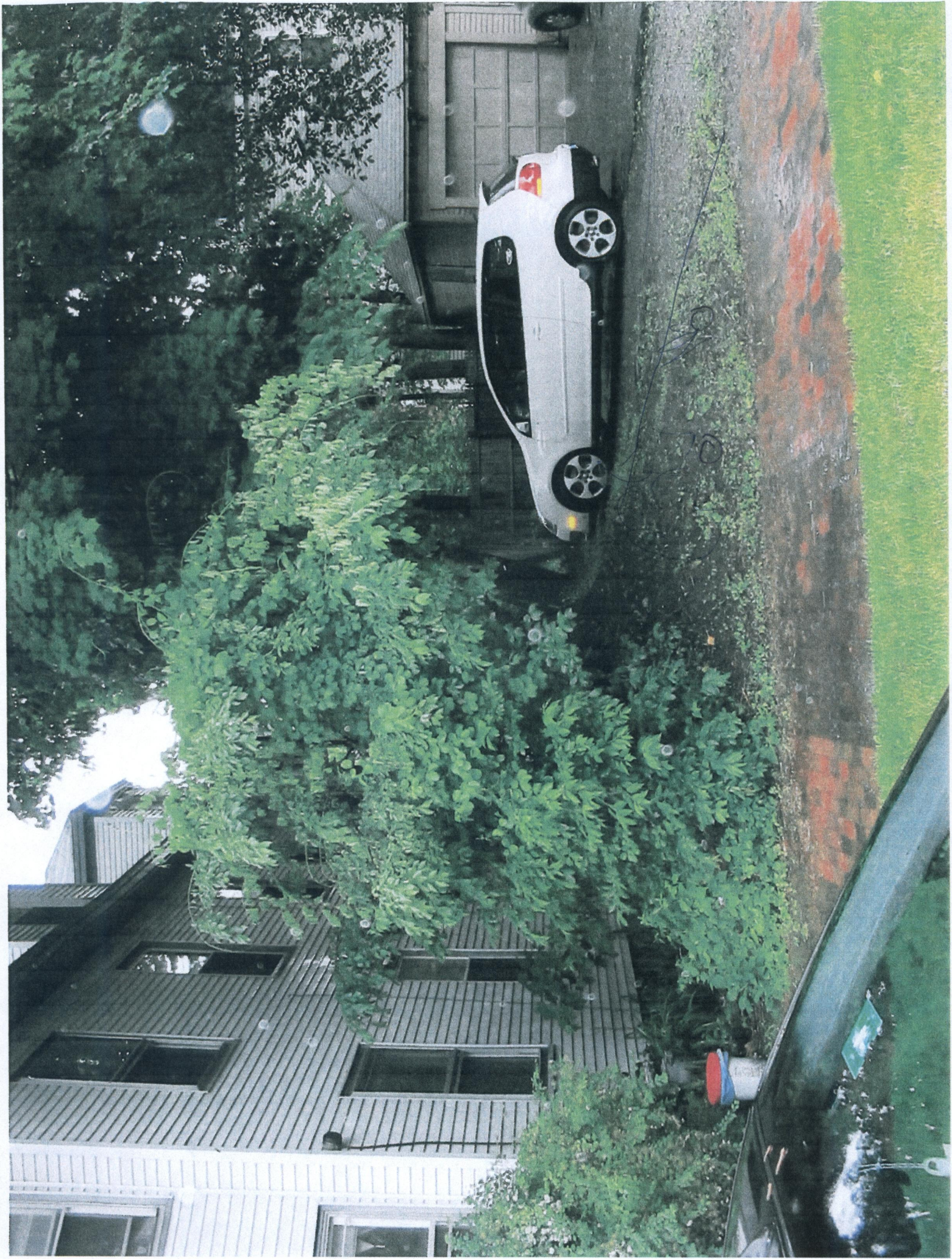
3 - ~~along~~ front sidewalk

arbutus - 4-5 ft off  
asphalt















Tom Williams  
Renovations & Building Maintenance  
28 Mallison Street  
Gorham, ME 04038  
(207) 239-8722 Email tomw63@juno.com

June 3, 2009

Property Location: 279 State Street

RE: Proposed changes to Plot Plan

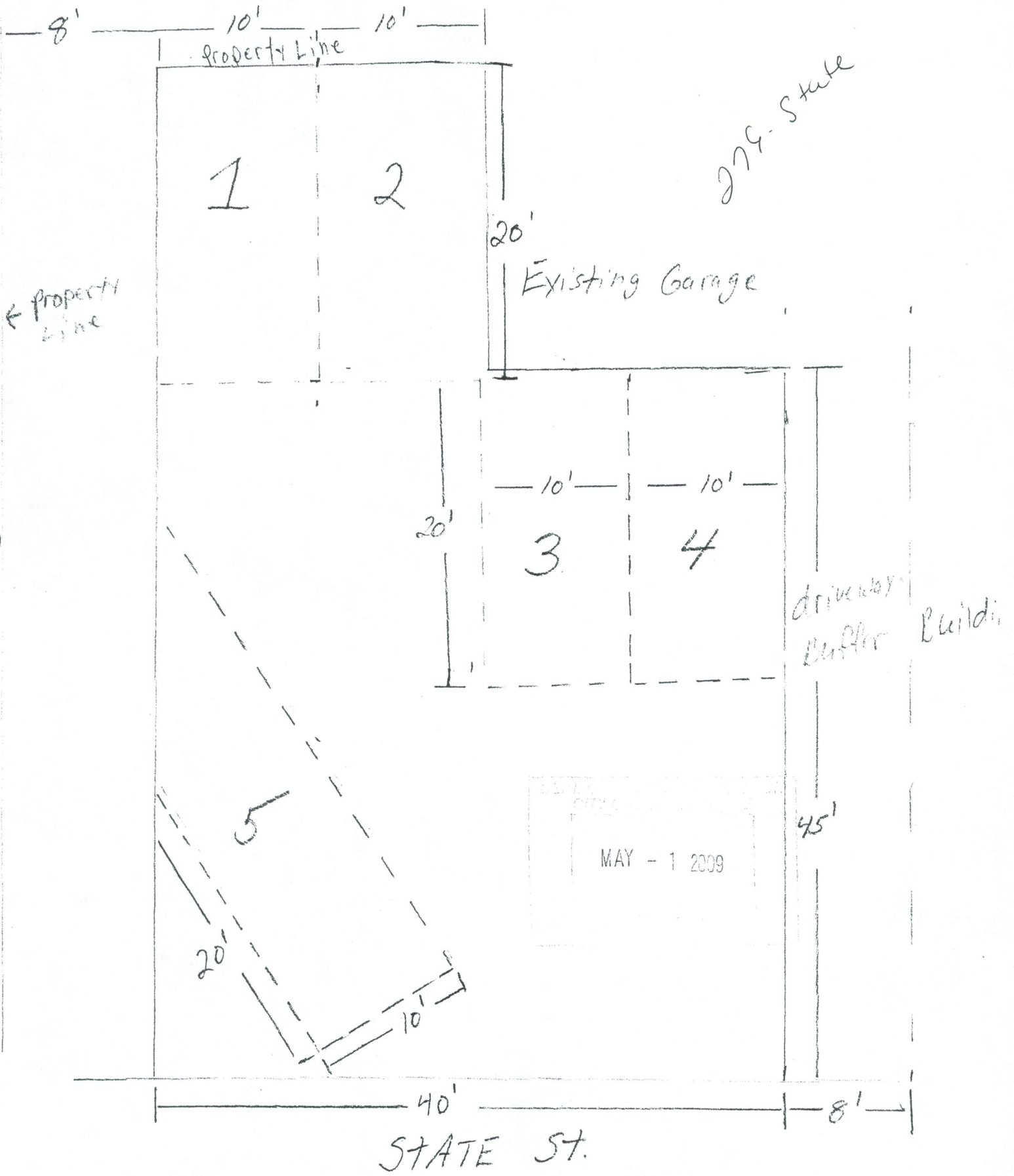
Changes to the parking area at 279 State St are proposed as follows:

1. Existing asphalt drive to be extended northerly toward the property line an additional 10 ft for a total width of 36 ft., thereby allowing for 4 parking spaces across front of existing garage and ample turning room for vehicles to turn and drive onto State St.
2. Existing tree line on northern property line will be augmented with new plantings to provide a green buffer between parking and neighboring building.
3. New fencing will be installed along eastern property line, turning in a northerly direction and terminating at corner of first parking space

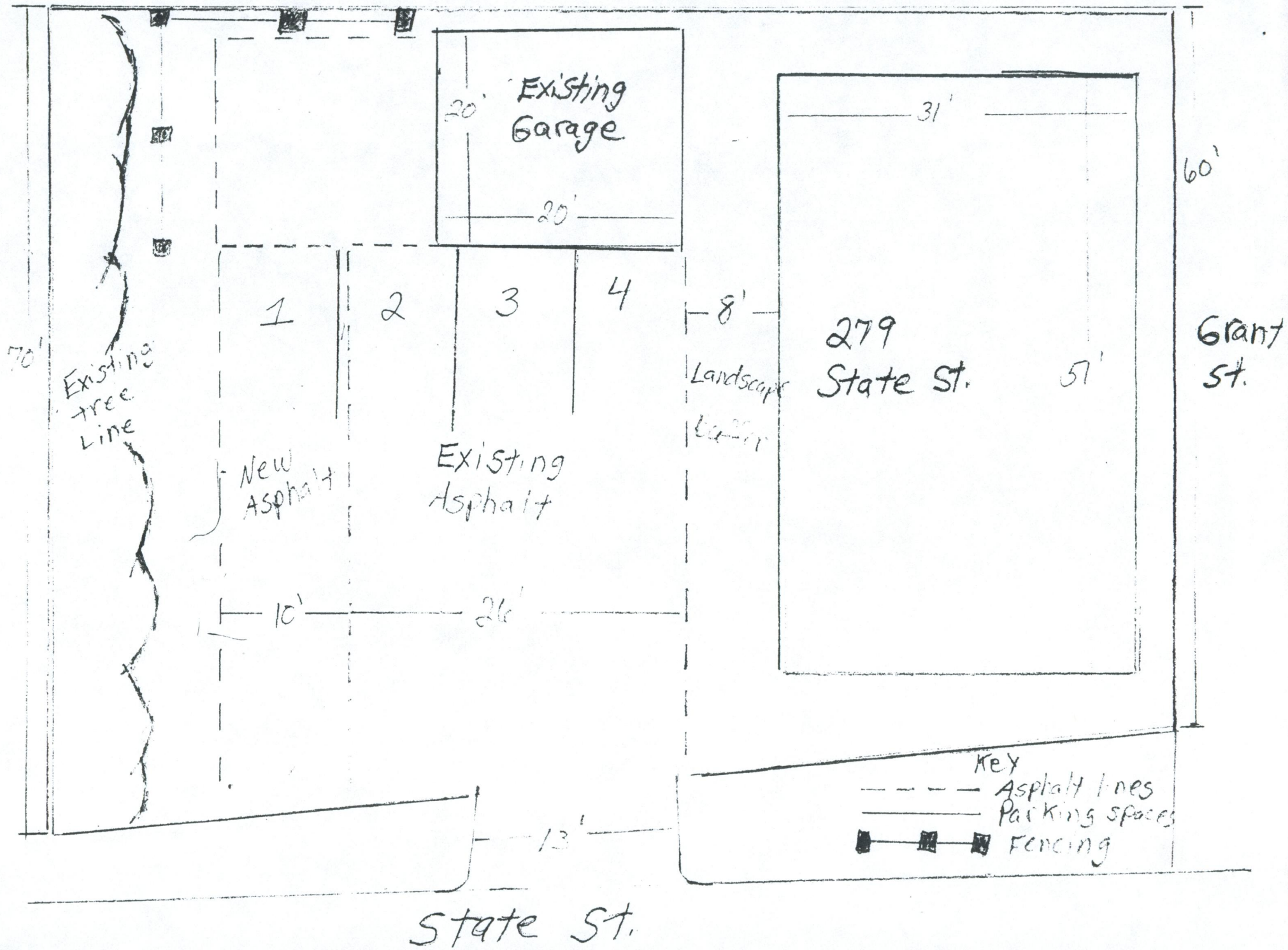
The proposed changes will provide adequate parking and turning radius along with green buffers on either side of parking area.



PARKING PLAN  
279 STATE ST.









Tom Williams  
Renovations & Building Maintenance  
28 Mallison Street  
Gorham, ME 04038  
(207) 239-8722 Email tomw63@juno.com

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July 20, 2009

JUL 29 2009

Property Location: 279 State Street

City of Portland  
Planning Division

RE: Proposed landscaping for Plot Plan

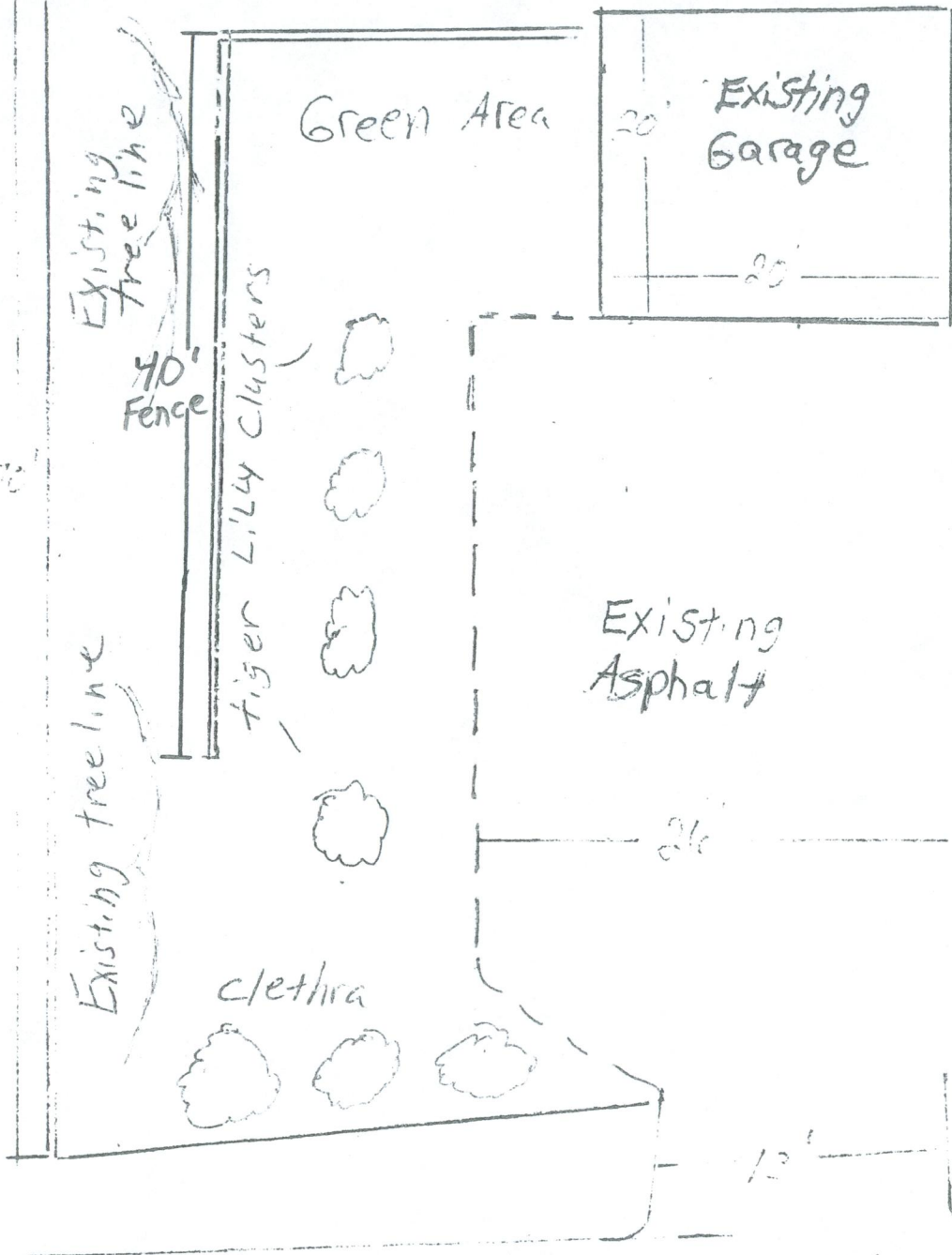
Changes to Plot Plan at 279 State St are proposed as follows:

1. Existing asphalt drive will remain as is
2. Existing stockade fence on NE corner of lot will be replaced with similar style fencing with a decorative top added and be positioned just in front of existing tree line. Fence will run from corner of existing garage approx. 18 ft to northern corner of lot and proceed in a westerly direction for approx 40 ft. Fence height will be 6 ft from garage to northerly corner and westerly run for first 20 ft and then reduce in height to 4 ft for remaining 20 ft.
3. Clusters of Tiger Lilly will serve as a landscape buffer between edge of existing asphalt and fence.
4. 3 Clethra will be planted along westerly property line between existing tree line and curb cut, parallel with State St.

This proposal will provide and aesthetically pleasing buffer between the drive and the building adjacent to the northern property line and between the edge of the asphalt to the fence.

CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 7/29/09





31'

279  
State St 51'

CITY OF PORTLAND  
APPROVED SITE PLAN  
Subject to Dept. Conditions  
Date of Approval: 7/29/09

RECEIVED

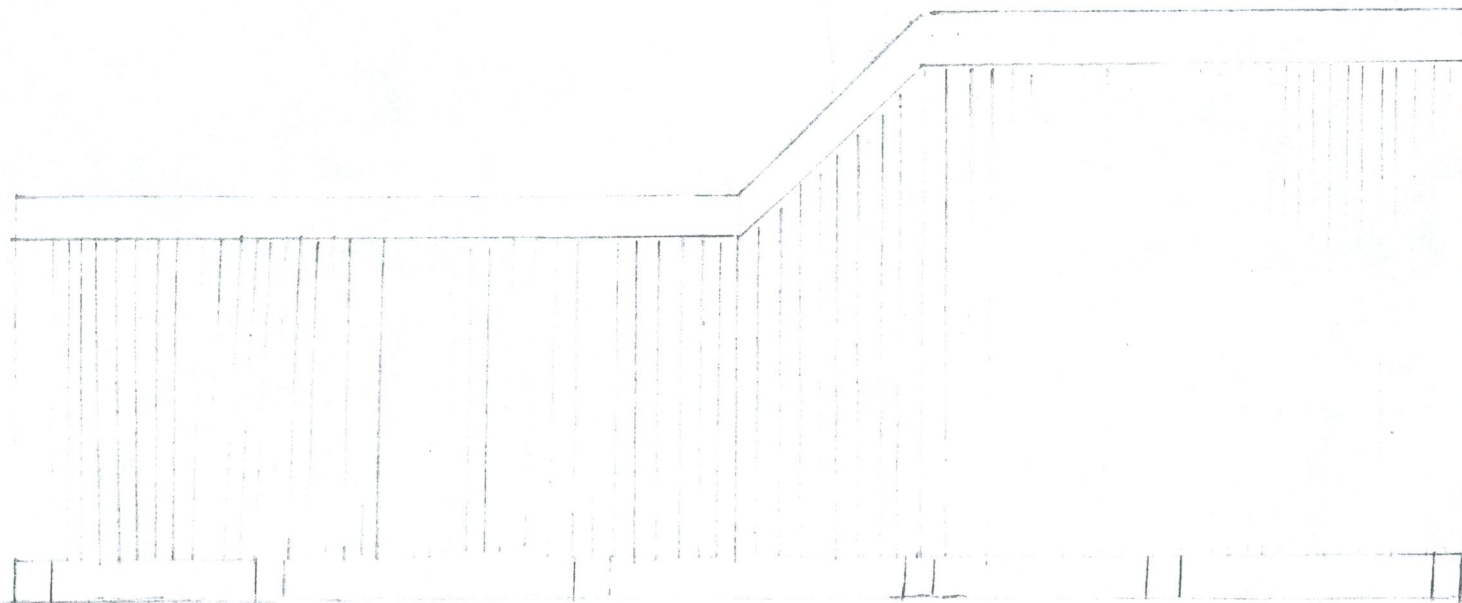
JUL 29 2009

City of Portland  
Planning Division

State St.



CITY OF PORTLAND  
APPROVED  
Subject to Dept. Comm.  
Date of Approval: 7-29-09



*Handwritten notes and arrows pointing to the base of the building drawing.*

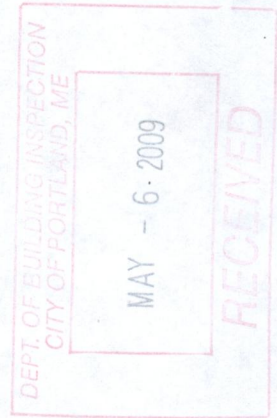
*Existing structure*

**RECEIVED**

**JUL 29 2009**

City of Portland  
Planning Division





**DEED OF SALE BY PERSONAL REPRESENTATIVE**  
(Testate)  
Maine Statutory Short Form

MAINE REAL ESTATE TAX PAID

**KNOW ALL BY THESE PRESENTS**, that **JAMES R. MANSFIELD, II** of Salvisa, County of Mercer, and State of Kentucky, duly appointed and acting personal representative of the **ESTATE OF LINDA R. MANSFIELD**, deceased, testate, whose Will was duly admitted to probate in the Probate Court for the County of Cumberland, Maine, and not having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, such notice not being required under the terms of the decedent's will, by the power conferred by the Probate Code, and every other power, for consideration paid **grants to 279 STATE STREET, LLC**, a Maine limited liability company organized and existing under the laws of the State of Maine, whose mailing address is 39 Doris Avenue, Northport, NY 11768, a certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Beginning at a point on the easterly side line of State Street at its intersection with the northerly side line of Grant Street; thence running northerly along the easterly side of State Street, a distance of ninety-five (95) feet, more or less; thence easterly in a straight line along the property now or formerly owned by John J. Casey, a distance of seventy (70) feet, more or less; to the northwesterly corner of the lot of land now or formerly owned by Louis Melconian, formerly owned by Royal S. Webster et al. and described in deed dated March 14, 1893 from John Howard Hill and recorded in the Cumberland County Registry of Deeds in Book 601, Page 92; thence southerly along the westerly line of said land now or formerly of Louis Melconian, a distance of ninety-five (95) feet, more or less, to Grant Street; thence westerly along the northerly side of Grant Street, a distance of sixty (60) feet, more or less, to the point of beginning.

The premises are conveyed together with and subject to any and all easements or appurtenances of record, insofar as the same are in force and applicable.

Meaning and intending to convey and hereby conveying the same premises conveyed to Linda R. Mansfield by deed of Antony D. Decaneas and Nancy Decaneas dated August 30, 2004 and recorded in the Cumberland County Registry of Deeds in Book 21766, Page 69.

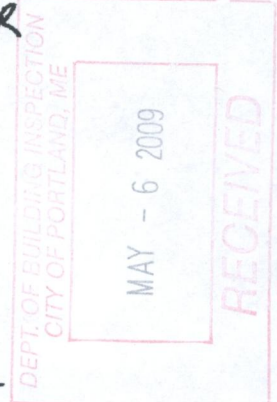


Witness my hand and seal this 19<sup>th</sup> day of the month of March, 2009.

SIGNED, SEALED AND DELIVERED  
IN PRESENCE OF

*Amherst R. Verkaul*

*James R. Mansfield, II, PR*  
James R. Mansfield, II  
Personal Representative  
Estate of Linda R. Mansfield



STATE OF MAINE  
COUNTY OF CUMBERLAND

March 19, 2009

Then personally appeared the above named James R. Mansfield, II in his said capacity and acknowledged the foregoing instrument to be his free act and deed.

Before me,

*James B. Burns*  
Notary Public

Printed name: \_\_\_\_\_

My commission expires: \_\_\_\_\_

James B. Burns  
Notary Public, Maine  
My Commission Expires October 25, 2015

SEAL

Received  
Recorded Register of Deeds  
Mar 20, 2009 03:20:48P  
Cumberland County  
Pamela E. Lovley



Tom Williams  
Renovations & Building Maintenance  
28 Mallison Street  
Gorham, ME 04038  
(207) 239-8722 – tomw63@juno.com

Property location: 279 State Street

Request to replace 638 sq. ft. basement apartment that was removed by previous owner.

Building owner: 272 & 279 State Street LLC                      Tel. 631-754-9126  
Doug Baumgarth  
39 Doris Ave.  
Northport, NY 11768-2014

Plan I – details original footprint of unit

Plan II – details layout of proposed unit

Detail A & B – shows proposed changes to original footprint of unit

Plan III – details ceiling height, material composition, insulation

The lot size allows for sufficient off street parking for one vehicle per unit.

All walls adjacent to common areas and boiler room will be covered with 5/8" fire rated drywall.

Fire rated steel doors will be installed at bottom of common stair well for apartment and entrance to laundry room as well as alternate exit from bedroom.

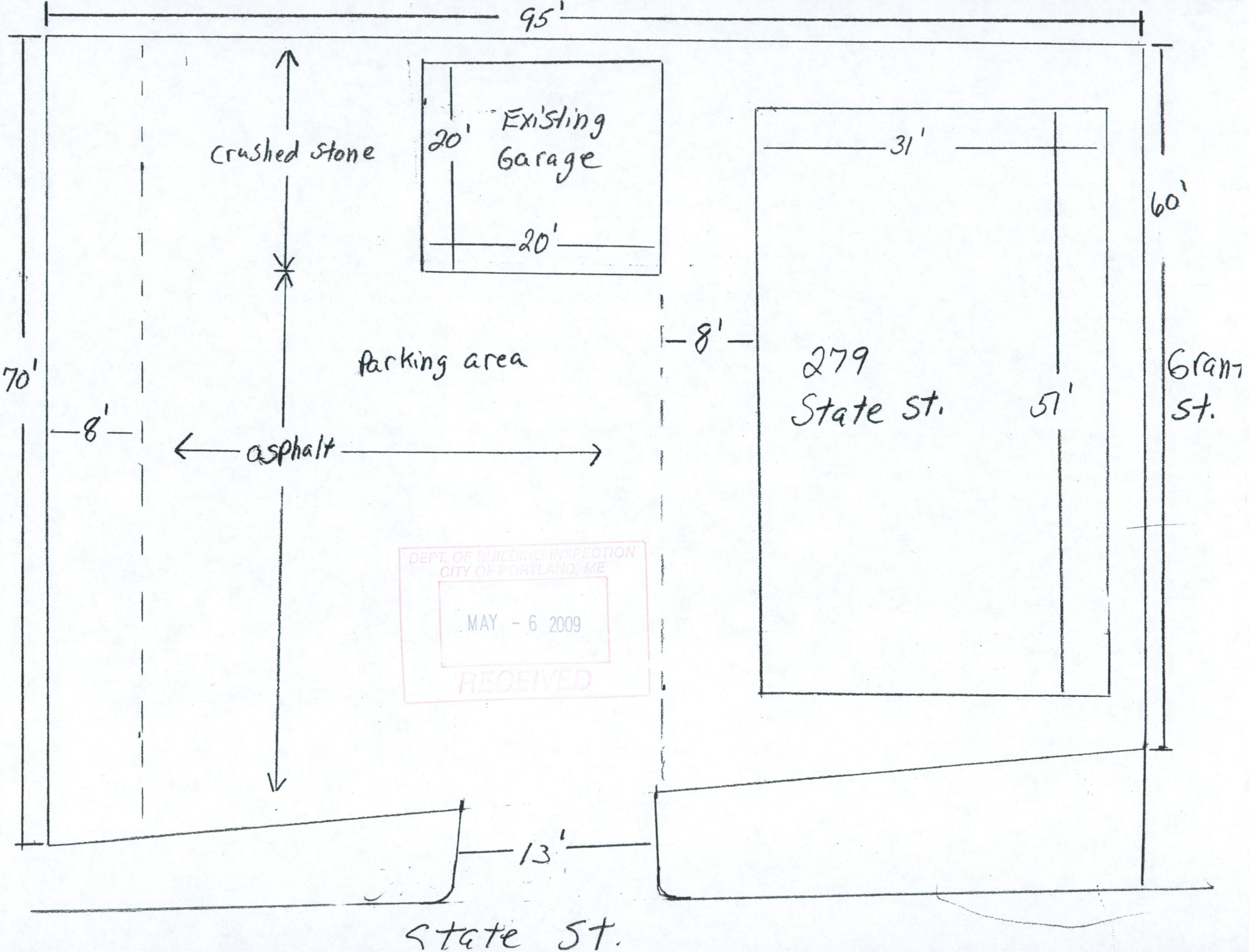
Additional egress directly to the outside of building located in sleeping quarters.

Hardwired smoke detectors to be installed in sleeping quarters and main living area.

C02 detector to be installed over boiler in boiler room.

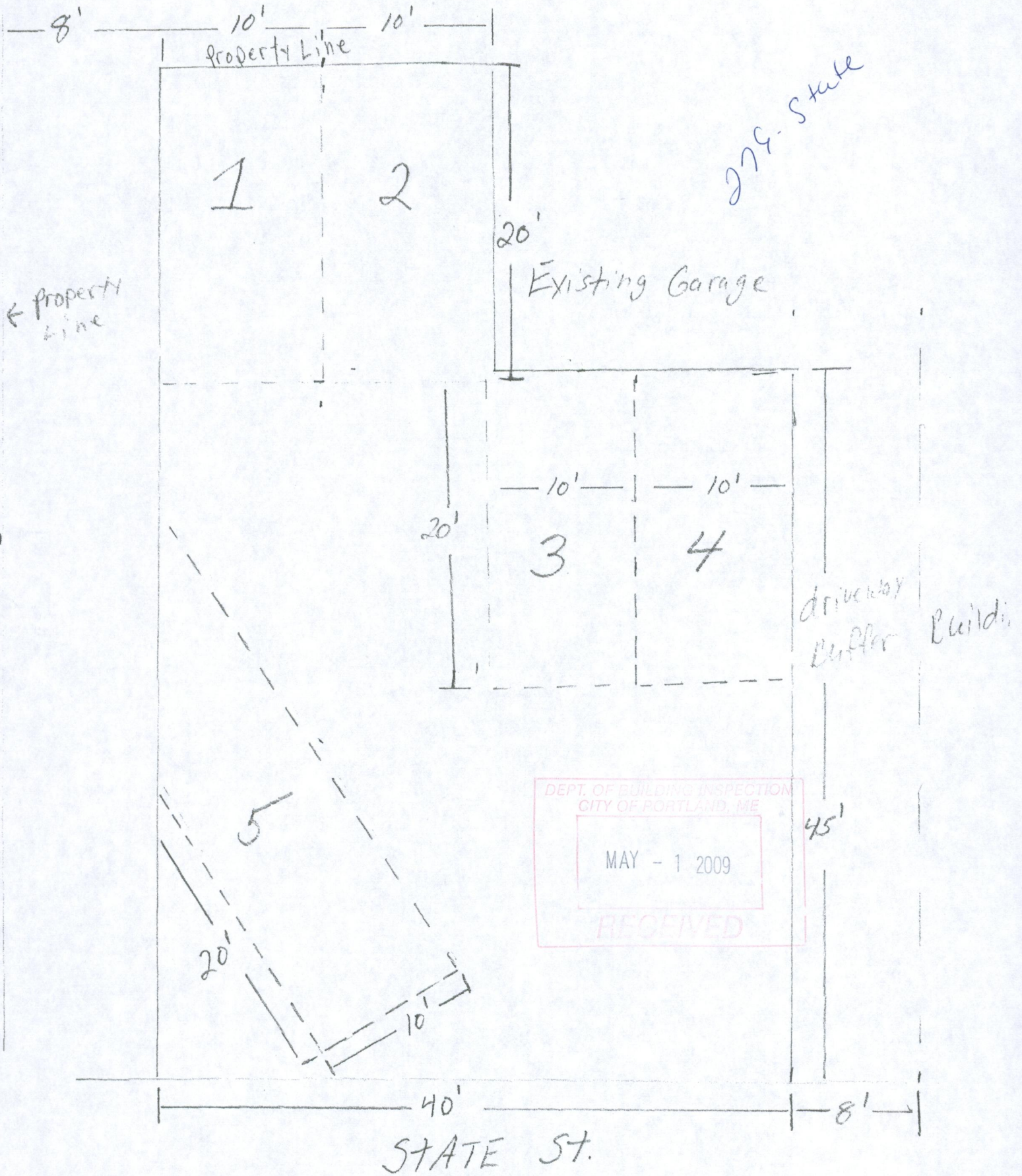
Sprinkler head over boiler existing.







PARKING PLAN  
279 STATE ST.



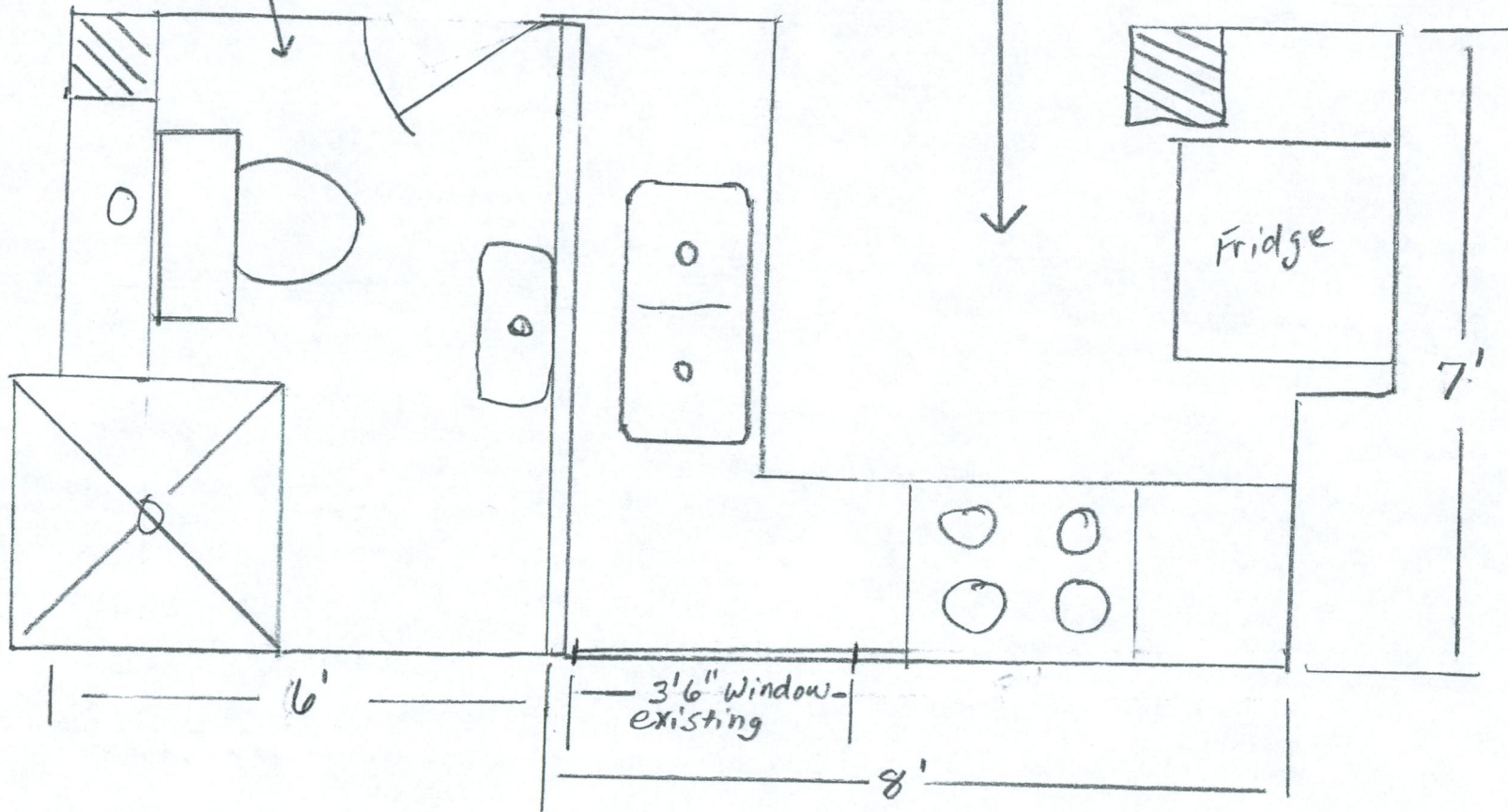
DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
MAY - 1 2009  
RECEIVED



Detail A

28" door  
Pedestal Sink  
36" shower

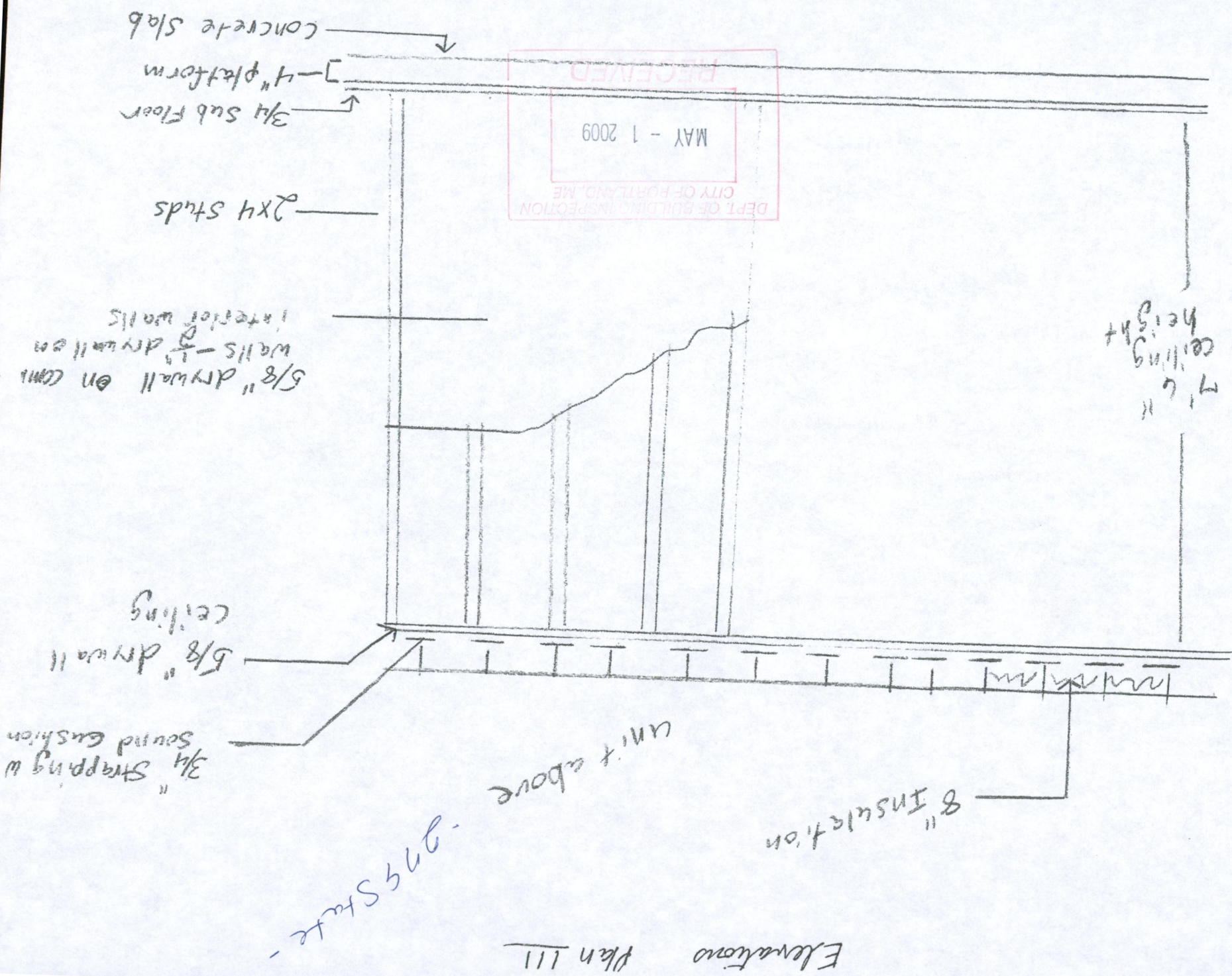
Detail B



$\frac{1}{2}'' = 1'$



DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME  
MAY - 1 2009  
RECEIVED

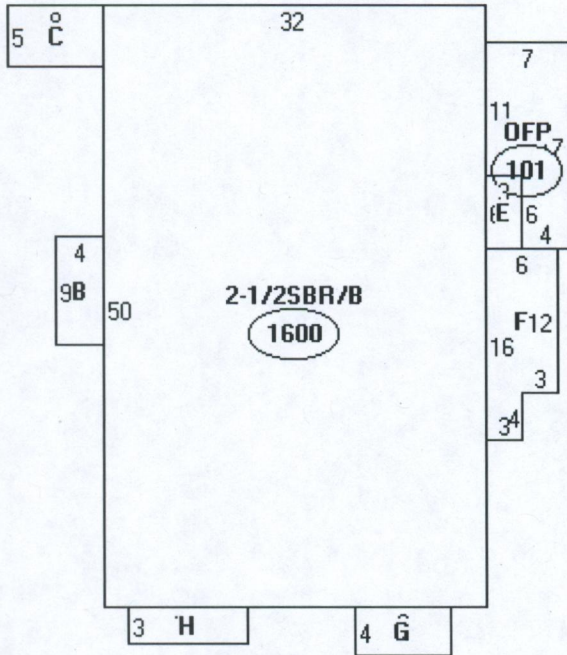


Elevation Plan III

unit above  
8" insulation  
3/4" strapping w/ sound cushion  
5/8" drywall ceiling  
5/8" drywall interior walls  
2x4 studs  
3/4" sub floor  
1/4" platform  
concrete slab

7' 6" ceiling height





Describe

- A: 2-1/2SBR  
1600 sqft
- B: 2SBRBA  
36 sqft
- C: OFP  
40 sqft
- D: OFP  
101 sqft
- E: EFP  
18 sqft
- F: 2.5SBR/  
84 sqft
- G: OFP  
32 sqft
- H: 2SBRBA  
30 sqft





CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 279 State St

CBL 036 D010001

Issued to Mansfield Linda R /self

Date of Issue 01/13/2005

**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. 04-1786 , 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

entire

APPROVED OCCUPANCY

4-unit/ Multi-Family  
R-2 Type3B

Limiting Conditions:

This C of O does not certify Building Code Compliance.

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 m e r when property changes hands Copy will be furnished to owner or lessee for one dollar



12-30-04

Did inspection and verified  
Basement unit removed  
making it a 4 unit APT Building  
MW

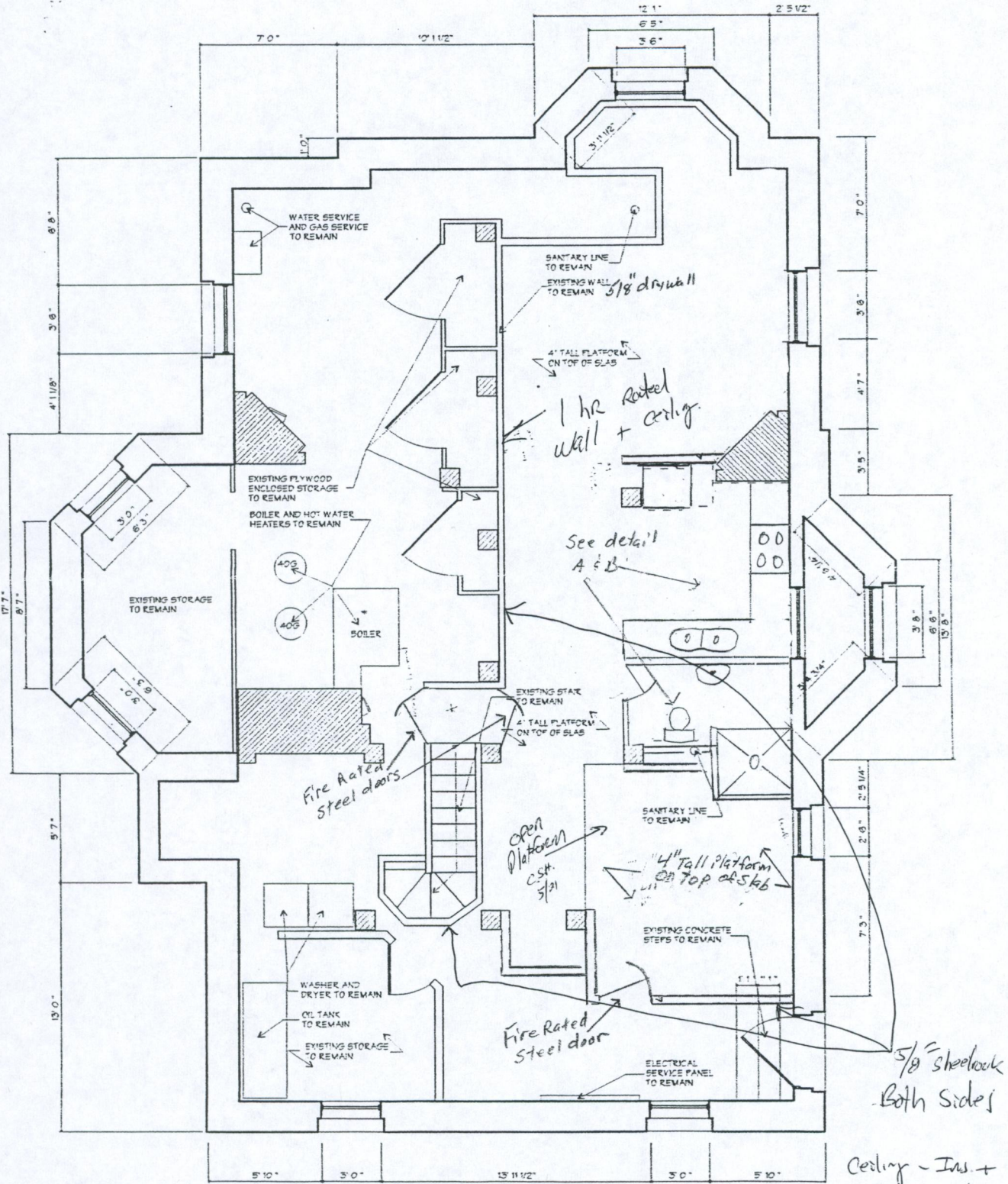


# Plan II

## Revised Footprint

14.5x37.3

540.



1 BASEMENT PLAN  
A' 1/4" = 1"

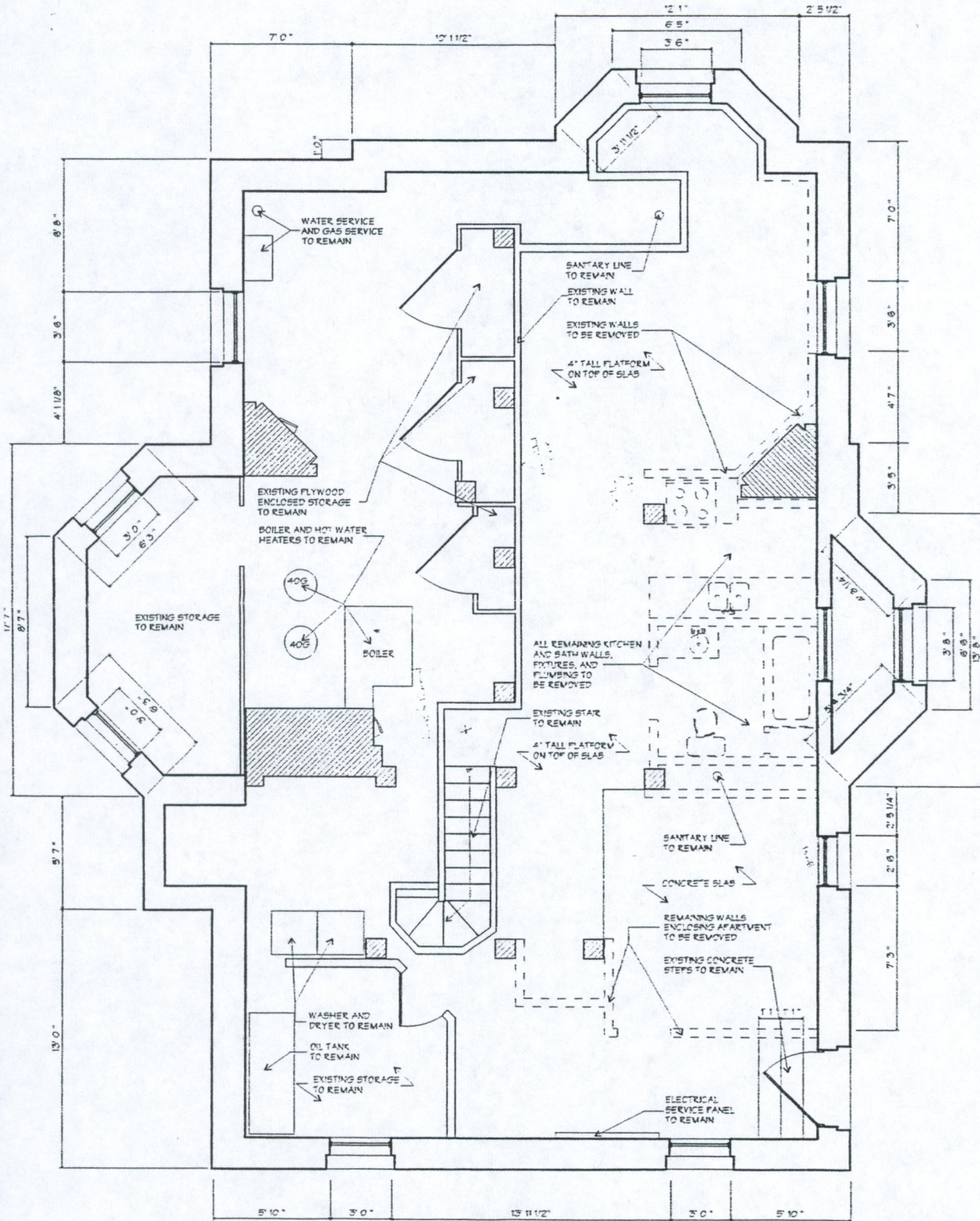
5/8" steelwork  
Both Sides  
Ceiling - Ins. +  
Sound Channel +  
2 Layers  
5/8" steelwork  
CS.H. 5/21



original footprint

--- walls removed  
— walls remaining

Plan I



1 BASEMENT PLAN  
A1 1/4" = 1'