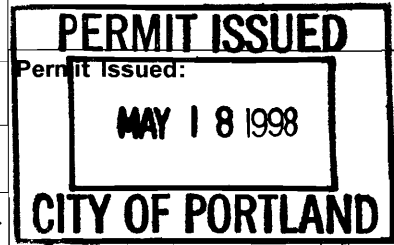


City of Portland, Maine – Building or Use Permit Application 339 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction:		Owner: <i>Terrie</i>		Phone: <i>773-5661</i>	
Owner Address:		Lessee/Buyer's Name:		Phone:	
Contractor Name:		Address:		Phone:	
Past Use:		Proposed Use:		COST OF WORK: \$	
Proposed Project Description: <i>Dormatory</i>		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		PERMIT FEE: \$	
		Signature: <i>[Signature]</i>		INSPECTION: Use Group: <i>B</i> Type: <i>2C</i>	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By:		Date Applied For: <i>03/15/98</i>			

Permit No: **980498**



Zone: CBL:

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

CEO DISTRICT

COMMENTS

5/19/98 - Darryl, project mgr, spoken to on phone. He will call me for walk thru next week or so. AR

3 June 98 - Closing - 17 - Inspection 4th Floor #

Fire Escape Railing ^(Done 9/25) 9-23-98

Bathrooms traps Not Insulated 9/25

2 Rear corner Storage closet

will need Cit. f.

cover plates missing

Elevator Shaft Not Finished

Entry Ramp ^(9/25) wine shop Railings ^(9/25)

Temp. Elevator cit f E, L, 35529 60 day Temp with permit to be followed
TR issued CofC 9/25

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 24 Franklin St. #37-40-01

Issued to David Day

Date of Issue 15 September 1990

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. 880708, 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

APPROVED OCCUPANCY

1st Floor
1st Floor/2nd Floor Area
2nd Floor

Office

Limiting Conditions:

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 owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

BUILDING PERMIT REPORT

DATE: 5/13/98 ADDRESS: 24 Probli V (037-F-007)

REASON FOR PERMIT: renovation

BUILDING OWNER: Scott Down

CONTRACTOR: Meyers Construction

PERMIT APPLICANT: _____

USE GROUP B BOCA 1996 CONSTRUCTION TYPE 2C

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *0, *0, *14, *12, *20, *24, *26, *27, *29, *30, *31

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24-hour notice is required prior to inspection)
3. Precaution must be taken to protect concrete from freezing.
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of ½ inch gypsum board or the equivalent applied to the garage means of ½ inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom in habitable space is a minimum of 7'6".
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.)
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment.
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the

provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.

17. The Fire Alarm System shall be maintained to NFPA #72 Standard.

18. The Sprinkler System shall maintained to NFPA #13 Standard.

19. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)

20. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

21. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

22. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.

23. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.

24. All requirements must be met before a final Certificate of Occupancy is issued.

25. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).

26. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

27. Please read and implement the attached Land Use-Zoning report requirements.

28. additional Pull Station required at fourth floor rear exit

29. Stamped Ele. Plans must be submitted for approval before work begins - (Ele. Engineer)

30. No Communication (Traffic) between occupied and unoccupied areas -

31.

P. Samuel Hoffses, Code Enforcement

M. S. Hoffses
cc: Lt. McDougall, PFD
Marge Schmuckal

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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>24 Praeble Street 4TH Floor + Lobby</u>		
Total Square Footage of Proposed Structure <u>4000 Sq.Ft.</u>	Square Footage of Lot <u>4000 Sq.Ft.</u>	
Tax Assessor's Chart, Block & Lot Number Chart# <u>39</u> Block# <u>F</u> Lot# <u>7</u>	Owner: <u>Scott Dow</u>	Telephone#: <u>775-0583</u>
Owner's Address: <u>465 CONGRESS ST PORTLAND, ME Suite 300</u>	Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Cost Of Work: <u>\$ 179,000.00</u>
Proposed Project Description:(Please be as specific as possible) <u>Construction of office space in existing structure - 4TH Floor + 1st Lobby 4000 Sq.Ft.</u>		
Contractor's Name, Address & Telephone <u>MAGUIRE CONSTRUCTION 634 NORTH RD ARMOUTH 846-5105</u>		
Current Use: <u>EDUCATIONAL</u>	Proposed Use: <u>OFFICE</u>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

*Call for
P/LC
fee: \$915*

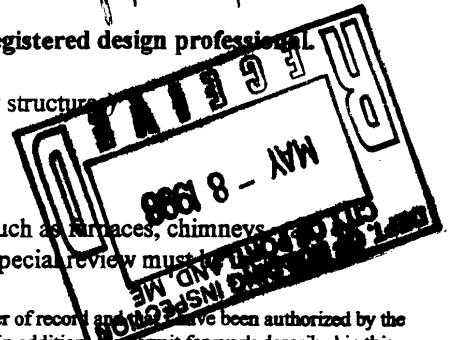
Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, equipment, HVAC equipment (air handling) or other types of work that may require special review must be submitted.



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 I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: <u>[Signature]</u>	Date: <u>May 8 1998</u>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

CONTRACT FOR SALE OF REAL ESTATE

Contract No. 842-00000000000000000000

Received of Scott Dow, or its assigns, hereinafter called the Purchaser, the sum of Five thousand Dollars (\$5,000.00) as earnest money and in part payment on account of the purchase price of the following described real estate, situated in County of Cumberland, State of Maine, to wit:

A 4,000 ± square foot parcel of land and a four story 19,800 SF brick building thereon located at 24 Preble Street, Portland, Maine. The property is further depicted as

shown on plan

The total purchase price being Five Hundred Ninety thousand Dollars (\$596,000) payable by the Purchaser

the earnest money deposit shall be applied to the purchase price with the balance in cash or certified check at closing.

Said deposit is received and held by the Broker, subject to the following conditions:

1. That The Dunham Group, shall hold said earnest money or deposit and act as escrow agent until transfer of title; that until August 20, 1997 at 12:00 p.m. will be given for obtaining the Owner's acceptance; and in the event of the Owner's non-acceptance, this deposit shall be promptly returned to the purchaser. Deposit will be held in a non-interest-bearing account. If interest-bearing account, earnest money or deposit is held in an interest-bearing account, said interest will accrue to the credit of the acceptor, not of definer.

2. That a good and sufficient fee simple and good and merchantable title shall be shown to the Purchaser, and it is agreed that this transaction shall be closed and the Purchaser shall pay the purchase price as provided herein and execute all papers necessary for the completion of this transaction within seventy five (75) days from the receipt of title of this contract. (However, should the title prove defective, then the Seller shall have a reasonable time, not to exceed sixty (60) days, after the parties otherwise agree in writing; after due notice of such defect or defects, to remedy the title, and hereby agrees to use diligent efforts to cure any such defect or defects. If, after such time, any of the 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. The property shall be conveyed by a warranty deed, and shall be free and clear of all encumbrances except easements and restrictive covenants of record, use of the property shall be in accordance with the zoning ordinance and existing laws.

4. The full possession be given to the Purchaser upon transfer of title, unless otherwise provided in writing by both purchaser and seller, the covenants section 1.

5. The following items shall be paid for as of transfer of title.

Real estate taxes by the Seller, to be paid on Portland Maine. Seller is responsible for any and all taxes and charges.

Electricity Yes No Sewer Yes No

Water Yes No Gas Yes No

Association Fees Yes No Other Fees Yes No

6. Purchaser and Seller will each pay its own taxes as required by the State of Maine.

12. All covenants and agreements herein contained will extend to and be obligatory upon the heirs, personal representatives, successors, and assigns of each respective party.

13. The Purchaser acknowledges that the title or title insurance warranties of any kind regarding the condition, permitted use, or value of the Seller's real or personal property.

14. All representations, statements and agreements heretofore made between the parties are merged into this agreement. No other oral or written expressions by or on behalf of either party, and this agreement is entered into by each party after opportunity for investigation, and no party relying on any statements or representations, conditions and warranties herebefore made by the other party.

15. Purchaser will be responsible for the maintenance and repair of the property. The Seller will occupy the second and third floors of the said building. At a minimum, 3,000 SF must be provided for prospective tenants with their own power taking place on or around February 1, 1998. The lease of the prospective tenants will be an at-risk lease of 10% of the modified gross volume of sales and the Seller will be responsible for the cost of such taxes.

16. Seller, Maine Schools, Inc. will lease the ground floor and the basement for a term of two (2) years. If during that time the land is leased to another tenant suitable for the business of Maine Schools, Inc. will be removed from their lease obligations and will be given a reasonable amount of time, not to exceed 60 days, to relocate their operations. Their lease rate will be payable on the 1st floor (3,700 SF) and 9400 SF for the basement space (100 SF). The lease will be on a modified gross basis where the Seller is responsible for the maintenance and repair of the building, including roof, and the tenant will be responsible for the cost of such taxes.

17. All parties to this contract agree to provide full copies of this document and their signatures.

When signed by all parties, this is a binding contract. If not fully understood, consult an attorney. A copy of the Contract is to be received by all parties and receipt of a copy is hereby acknowledged.

18. We hereby agree to purchase the above-described property at the price and upon the terms stated.

Witness: *[Signature]* 5/8/98 *[Signature]* 5/8/98
Witness: *[Signature]* Seller *[Signature]* Purchaser

Witness: *[Signature]* Seller *[Signature]* Purchaser *[Signature]* Secretary, Northwestern Mutual Life



CASSIUS M. V. (1988)

5000 Pine Street, Suite 100
Hingham, MA 02043
Cassius M. V. (1988)
1000 Main Street, Suite 100
Hingham, MA 02043

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PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering

037-F-007

PROPERTY ADDRESS

Town Or Plantation: PORTLAND
Street Subdivision Lot #: 21 PREBLE ST.

PROPERTY OWNERS NAME

Last: DOW First: SCOTT
Applicant Name: SOUTHERN MAINE PLBG & HTG INC.
Mailing Address of Owner/Applicant (If Different): RD. BOX 492 SO. FREEPORT, ME 04078

PORTLAND Date Permit Issued: 5, 14, 98 PERMIT # 6479 STATE COPY FEE \$ 24 Double Fee Charged
L.P.I. # 0129
Local Plumbing Inspector Signature: _____ Date Approved: _____

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 5/14/98

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: _____

PERMIT INFORMATION

This Application is for 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type Of Structure To Be Served: 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input checked="" type="checkbox"/> OTHER — SPECIFY <u>Commercial</u>	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D. HOUSING DEALER / MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>02288</u>
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Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2		Column 1	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.		Hosebibb / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
OR		Urinal	0, 1	Sink <u>2" Min</u>
		Drinking Fountain	0, 2	Wash Basin <u>1/2"</u>
HOOK-UP: to an existing subsurface wastewater disposal system.		Indirect Waste	0, 2	Water Closet (Toilet) <u>3"</u>
PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease / Oil Separator		Dish Washer
OR		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
TRANSFER FEE [\$6.00]		Other: _____	0, 1	Water Heater
		Fixtures (Subtotal) Column 2	0, 6	Fixtures (Subtotal) Column 1
			0, 0	Fixtures (Subtotal) Column 2
			0, 6	Total Fixtures
			\$	Fixture Fee
			\$	Transfer Fee
			\$	Hook-Up & Relocation Fee
			\$ <u>24</u>	Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE