

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:	Issue Date:	CBL:
		02-0979		038 E012001

Location of Construction: 52 Center St	Owner Name: Picture Island, Inc.	Owner Address: PO box 15148	Phone: 207-671-8584
Business Name: n/a	Contractor Name: no contractor / self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial / Office	Proposed Use: Commercial / Change of Use; Convert top fourth floor to 788 sq. ft. Apartment.	Permit Fee: \$93.00	Cost of Work: \$10,000.00	CEO District: 2
---	---	-------------------------------	-------------------------------------	---------------------------

Proposed Project Description: Change of Use; convert fourth floor to 788 sq. ft. Apartment. (1 DU. total in Bldg when Approved)	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: 3A 9/11/02
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

Permit Taken By: gg	Date Applied For: 09/03/2002	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>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>Applied for site plan except 9/13/02</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/16/02</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 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:
--	---	---	--

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 020979

This is to certify that Picture Island, Inc./no contractor / self

has permission to Change of Use; convert four floor to 7 sq. ft. apartment.

AT 52 Center St 038 E012001

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 altered 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

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.

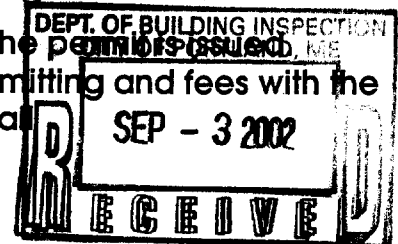
Location/Address of Construction: <u>52 Center Street, Portland, Me. 04101</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot <u>1,742 S.F.</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>38</u> Block# <u>E</u> Lot# <u>12</u>	Owner: <u>Picture Island, Inc.</u> <u>Daniel L. Steele, owner/principal</u>	Telephone: <u>207-671-8584</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Daniel L. Steele</u> <u>POB 15148, Portland, Me.</u> <u>04112</u> <u>Tele: 207-671-8584</u>	Cost Of Work: \$ <u>10,000.⁰⁰</u> Fee: \$ <u>93.00</u>
Current use: <u>Office</u>		
If the location is currently vacant, what was prior use: <u>currently vacant</u>		
Approximately how long has it been vacant: <u>1-3 ave office</u>		
Proposed use: <u>Change of use. Convert top floor (4) to residential</u> Project description: <u>apartment unit of 788 square feet net floor area.</u>		
Contractor's name, address & telephone: <u>OWNER. Dan Steele</u> <u>207-671-8584</u> <u>President, Picture Island Inc.</u>		
Who should we contact when the permit is ready: _____ Mailing address: <u>POB 15148</u> <u>Portland, Maine 04112</u>		
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: 207-671-8584		

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: <u>Daniel L. Steele, Pres.</u>	Date: <u>Aug 30, 2002</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.



Buell Heminway
ARCHITECTS

P.O. Box 17733 DTS
Portland, Maine 04112-8733

Telephone: (207) 772-8892
FAX: (207) 772-2870
Email: bheminwa@gwi.net

August 14, 2002

City of Portland
Housing and Neighborhood Services Division
389 Congress Street
Portland, ME 04101

Attention: Michael Nugent, Inspection Services Manager

Subject: 52 Center Street

Dear Mike,

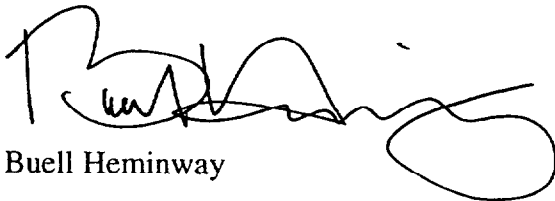
Thanks for taking the time with me on July 17th to discuss the subject building and the partial change of use occupancy we propose vis a vis BOCA National Building Code 1999 requirements limiting height, story, and area by construction type and occupancy.

At your suggestion, I reviewed BOCA '99 Table 602 to determine that construction classification is Type 3A. I consulted Table 503 applicable to business and single family residential occupancies, and determined that the proposed residential use of the 4th floor is within the required story, height and area limitations for Type 3A construction..

After making the above determinations from BOCA '99, and at your suggestion, I discussed my findings later on 7/17 with Lt. McDougal who had visited the property with me the day before. Lt. McDougal concurred with my findings.

I have today received direction from the Owner to proceed with design for the proposed change of use, and will be making application for a Building Permit in the near future.

Sincerely,



Buell Heminway

Copy to: Lt. McDougal
Dan Steele ✓

Warranty Deed

(Maine Statutory Short Form)

BGEA Center Street Associates, a Maine general partnership, with a place of business at Portland, Maine, for valuable consideration, grants to **Picture Island, Inc.** a Maine corporation with a mailing address of P.O. Box 15148, Portland, Maine 04112 with **WARRANTY COVENANTS**, the following described real property situated at **52 Center Street, Portland, Cumberland County, Maine**

A certain lot or parcel of land with the buildings thereon, situated in said Portland, and being more particularly described on Exhibit A attached hereto and made a part hereof.

Meaning and intending to convey the same premises described in a deed from 52 Center Street Limited Partnership, dated November 29, 1988, and recorded in the Cumberland County Registry of Deeds in Book 8572, Page 123.

IN WITNESS WHEREOF BGEA Center Street Associates has caused this instrument to be signed by its duly authorized general partners this 29th day of August, 2002.

[Signature]
Witness to all

BGEA Center Street Associates
[Signature]
By: Arthur B. Gingold, General Partner

[Signature]
By: Elizabeth W. Swain, General Partner

[Signature]
By: Constance Gemmer, General Partner

State of Maine
County of Cumberland, ss

August 29, 2002

Personally appeared the above named Arthur B. Gingold, Elizabeth W. Swain and Constance Gemmer, general partners of BGEA Center Street Associates, and acknowledged the foregoing instrument to be their free act and deed in said capacity, and the free act and deed of said partnership.

Before me,

[Signature]
Notary Public/Attorney at Law

Printed Name:

Comm. Exp:

**KENNETH E. SWITZER
MAINE ATTORNEY AT LAW**

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, located at 52 Center Street, and situated on the southwesterly side of Center Street in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

BEGINNING at a point on the said southwesterly sideline of Center Street at the most easterly corner of the first parcel of land conveyed to Center Parking Corporation by Portland Fraternity, Inc. by deed dated September 13, 1967 and recorded in the Cumberland County Registry of Deeds in Book 3011, Page 802; thence running northwesterly by the said southwesterly sideline of Center Street approximately 38 feet to the northerly corner of the brick building now standing on the within described lot, known as 52 Center Street; thence running southwesterly along the northwesterly side of said brick building approximately 45 feet to the westerly corner of said brick building; thence running southeasterly along the rear line of said brick building to the southerly corner of said brick building and in a prolongation of said rear line beyond said southerly corner to the southeasterly sideline of said first parcel of land conveyed by Portland Fraternity, Inc. to Center Parking Corporation by deed referred to hereinabove; thence running northeasterly along said sideline on a course of N 62° 55' E (magnetic as of May, 1957) to the said southwesterly sideline of Center Street to the point of beginning.

The above premises are hereby conveyed together with the following two easements:

First Easement:

A easement and right to use, maintain, repair and replace the metal fire escape situated on and affixed to the westerly face of the brick building located on the above described property, which fire escape currently protrudes approximately four feet from said westerly face of the building on said property. The within easement and right is hereby conveyed together with such reasonable rights of access across the land of Casco Northern Bank, N.A. as may be necessary for said use, operation, maintenance, repair and replacement of said fire escape.

Second Easement:

An easement and right to use, maintain, repair and replace the exterior stairway attached to and forming a part of the building situated on the above described land, which exterior stairway encroaches approximately 1.5 feet on to the land of Cinamon Realty Trust herein as described in a deed recorded in Book 6659, Page 201. The area affected by this easement is shown on a survey entitled "Standard Boundary Survey, Plan of Property, 52 Center Street, Portland, Maine, made for Milestone Properties: by R. P. Titcomb Associates, Inc. dated August 11, 1987.

SURVEYOR'S NOTES

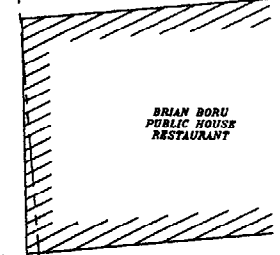
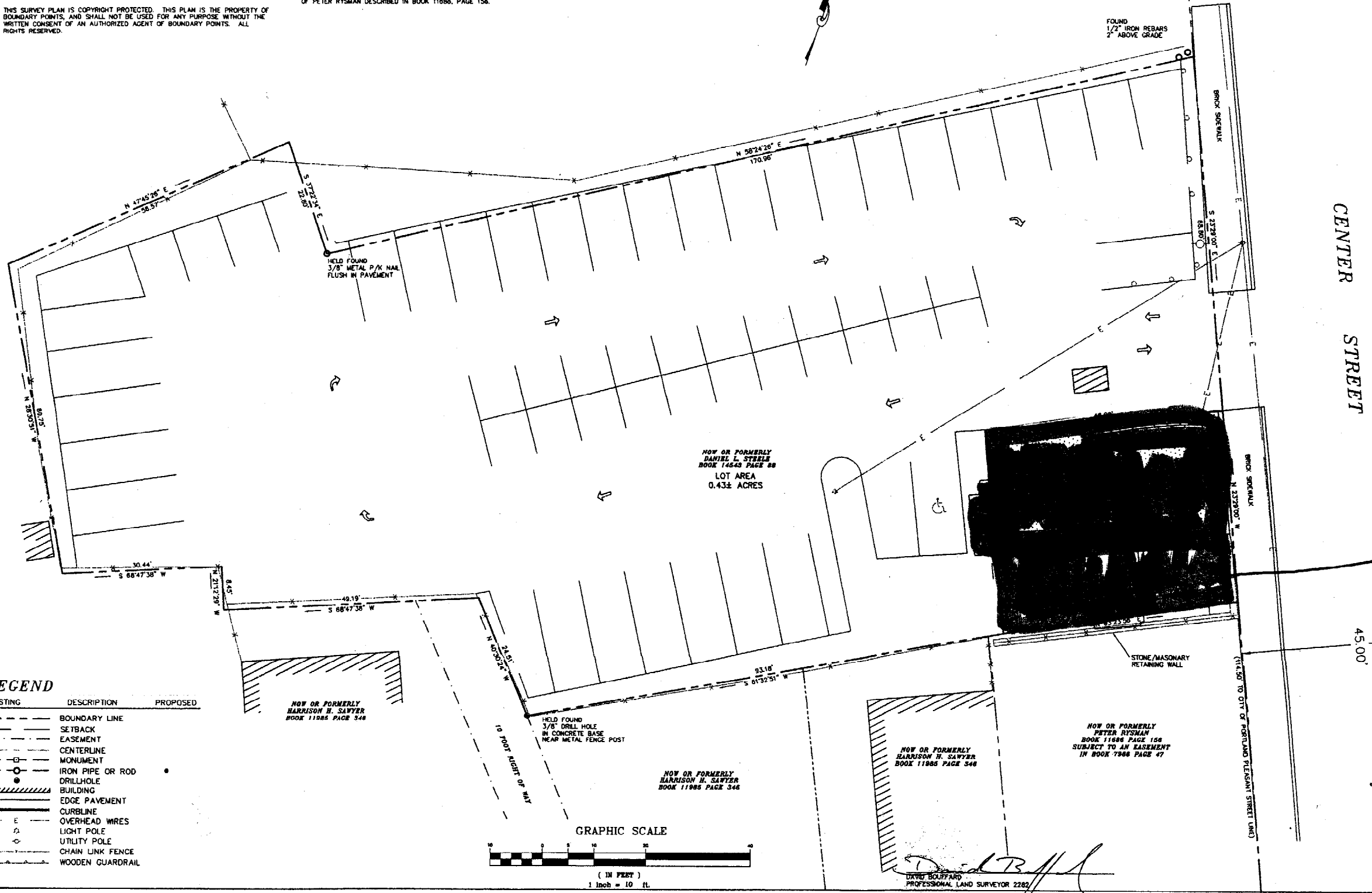
- 1 THE SOURCE OF BEARINGS FOR THIS LAND SURVEY WAS THE DECEMBER 1988 MAGNETIC MERIDIAN.
- 2 THE RECORD OWNER OF THE 0.43 ACRE LOT IS DANIEL L. STEELE BY DEED DATED 3-11-99 AND RECORDED IN BOOK 14543, PAGE 58. RECORD OWNER OF THE 0.04 ACRE LOT IS B.G.E.A. CENTER STREET ASSOCIATES BY DEED DATED 11-29-88 AND RECORDED IN BOOK 8572, PAGE 123.
- 3 THE PROPERTY IS DEPICTED ON THE CITY OF PORTLAND ASSESSOR'S MAP 38, BLOCK E, LOTS 30 AND 12.
- 4 THIS SURVEY IS ONLY VALID IF AUTHENTIC EMBOSSED SEAL AND SIGNATURE OF CERTIFYING PROFESSIONAL APPEAR ON THE FACE OF THIS SURVEY PLAN.
- 5 ON THE BASIS OF MY KNOWLEDGE, INFORMATION AND BELIEF I CERTIFY EXCLUSIVELY TO THE CLIENT THAT THIS SURVEY PLAN, MADE TO THE NORMAL STANDARD OF CARE, SUBSTANTIALLY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR LAND SURVEYOR STANDARDS.
- 6 THE PROPERTY IS NOT IN A SPECIAL FLOOD HAZARD ZONE AS DEFINED BY F.E.M.A. PANEL 230051-138 DATED 7-17-86.
- 7 INFORMATION IN PARENTHESES IS ON FILE AT A PUBLIC REPOSITORY.
- 8 REFERENCE IS MADE TO THE CONTRACTUAL AGREEMENT BETWEEN THE PROFESSIONAL LAND SURVEYOR AND THE CLIENT.
- 9 NO CERTIFICATION IS MADE TO THE EXISTANCE OR NONEXISTENCE OF HAZARDOUS SUBSTANCES, ENVIRONMENTALLY SENSITIVE AREAS, UNDERGROUND UTILITIES, UNDERGROUND STRUCTURES, OR REAL ESTATE TITLE.
- 10 THIS SURVEY PLAN IS SUBJECT TO POSSIBLE REVISION UPON RECEIPT OF A CERTIFIED TITLE OPINION.
- 11 THIS SURVEY PLAN IS COPYRIGHT PROTECTED. THIS PLAN IS THE PROPERTY OF BOUNDARY POINTS, AND SHALL NOT BE USED FOR ANY PURPOSE WITHOUT THE WRITTEN CONSENT OF AN AUTHORIZED AGENT OF BOUNDARY POINTS. ALL RIGHTS RESERVED.

- 12 SURVEY REPORT:
- RIGHT OF WAY INFORMATION FOR CENTER STREET, PLEASANT STREET, SOUTH STREET AND SPRING STREET ARTERIAL WAS BASED ON THE FOLLOWING PLANS:
- "RIGHT OF WAY PLAN OF SPRING-MIDDLE ARTERIAL FOR THE CITY OF PORTLAND" BY OWEN HASKELL, INC.
- CITY OF PORTLAND STREET PLANS-SHEET NUMBERS 11, 103, 112, 118 AND FIELD NOTES DATED 1928 ON RECORD AT THE CITY OF PORTLAND'S ENGINEERING DEPARTMENT.
- REFERENCE IS MADE TO PLAN "SEVENTY CENTER STREET, A CONDOMINIUM" DATED 12-15-83 BY LARRY SLAUGHTER AND RECORDED IN THE LOCAL REGISTRY IN PLAN BOOK 140 PAGE 32.
- REFERENCE IS MADE TO PLAN "SOUTH STREET CONDOMINIUM 17 SOUTH STREET, PORTLAND, MAINE" DATED 5-1-84 BY WELLS ENGINEERING, INC. AND RECORDED IN THE LOCAL REGISTRY IN PLAN BOOK 142 PAGE 20.
- REFERENCE IS MADE TO PLAN OF PROPERTY FOR GENDRON COMMERCIAL BROKERS DATED 3-8-84 BY R.P. TITCOMB ASSOCIATES INC.
- AN EASEMENT IS MENTIONED FOR THE FIRE ESCAPE PROTRUDING FROM THE REAR OF THE BRICK BUILDING AT #52 CENTER STREET ONTO THE 0.43 ACRE LOT SURVEYED. NO EASEMENT WAS FOUND FOR THE BRICK CHIMNEY WHICH ALSO PROTRUDES FROM THE REAR OF THE BRICK BUILDING AT #52 CENTER STREET. REFERENCE THE FIRST EASEMENT AS MENTIONED IN THE DEED RECORDED IN BOOK 8572 PAGE 123. THE 0.04 ACRE LOT IS BENEFITTED BY AN EASEMENT FOR THE EXISTING STAIRWAY ONTO THE ADJOINING LOT DEPICTED HEREON AS THE PROPERTY OF PETER RYSMAN DESCRIBED IN BOOK 11886, PAGE 158.

#70
NOW OR FORMERLY
THE STAPLES SCHOOL CONDOMINIUM
PLAN BOOK 140 PAGE 32
FORMERLY
SEVENTY CENTER STREET CONDOMINIUM
BOOK 6287 PAGE 318



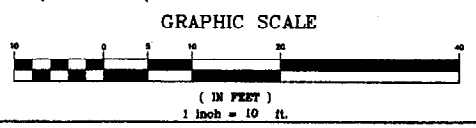
LOCATION MAP N.T.S.



highlighted area is entire property & building

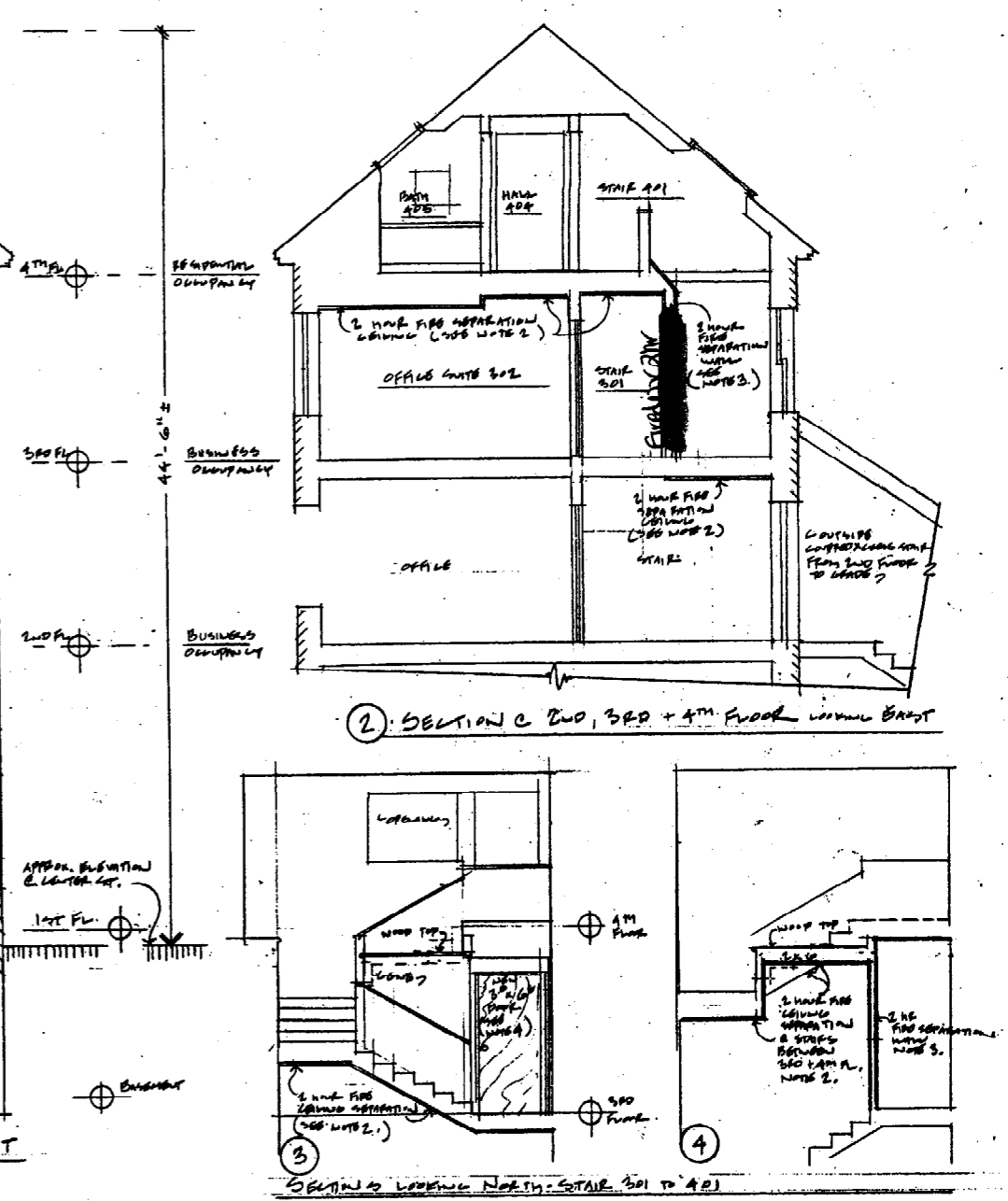
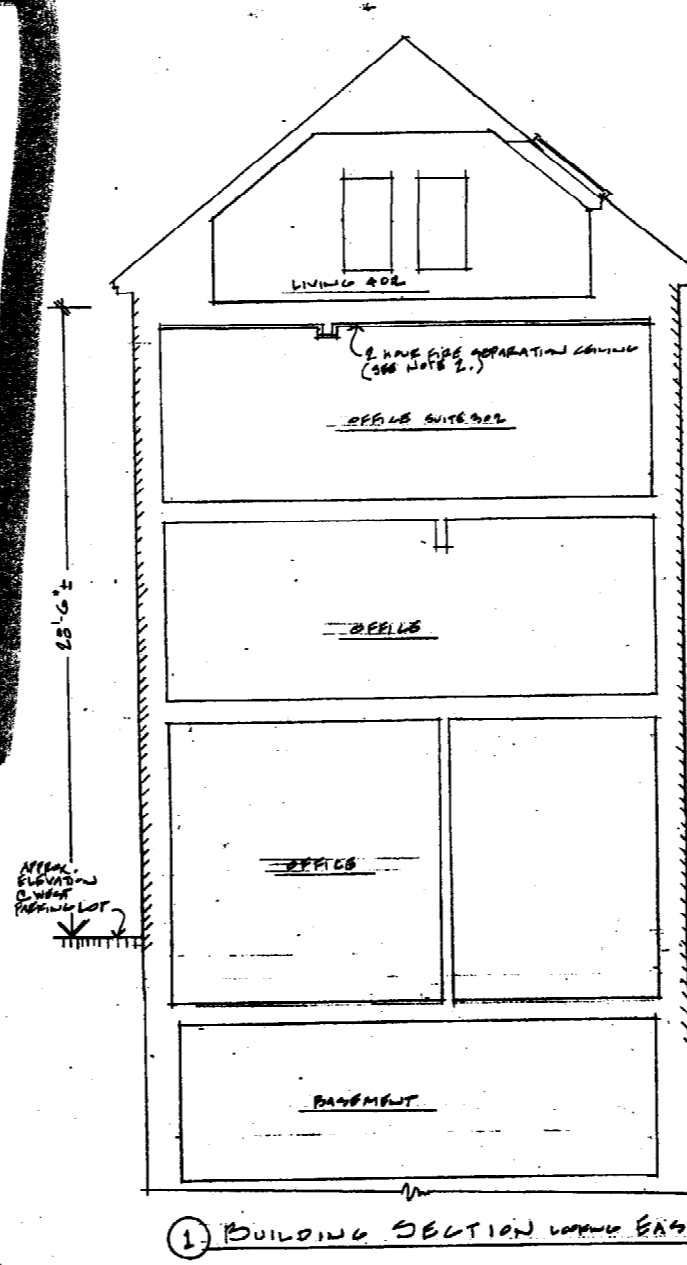
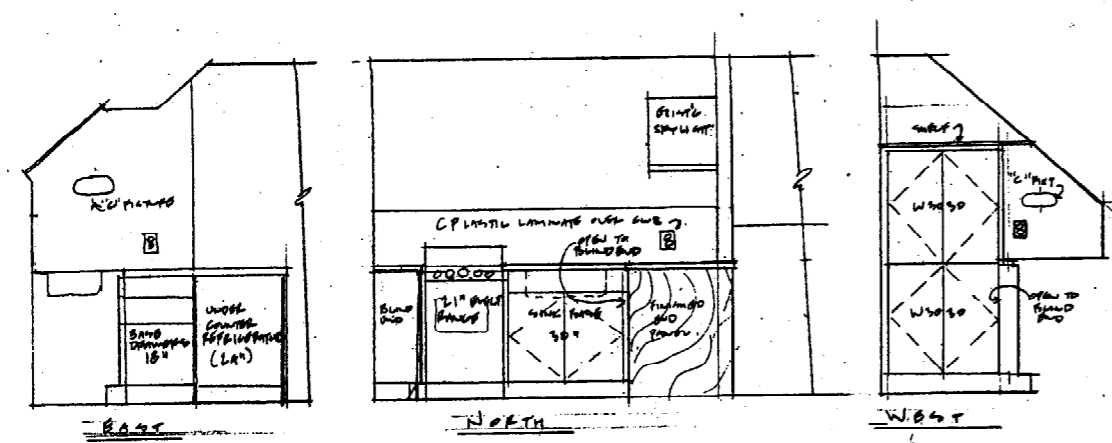
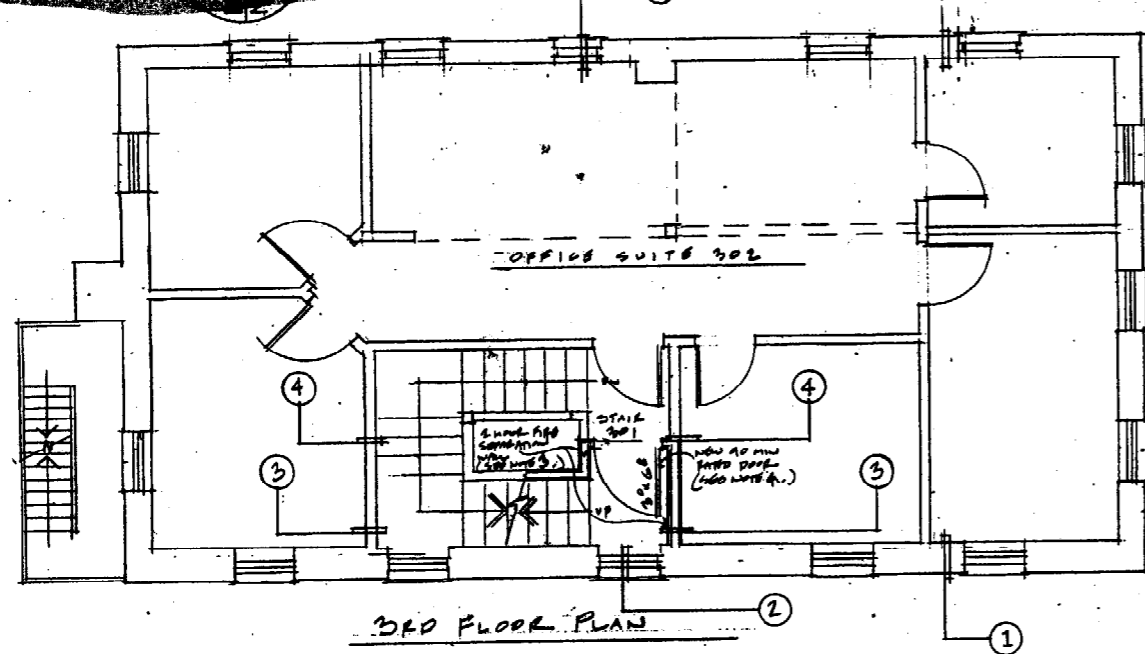
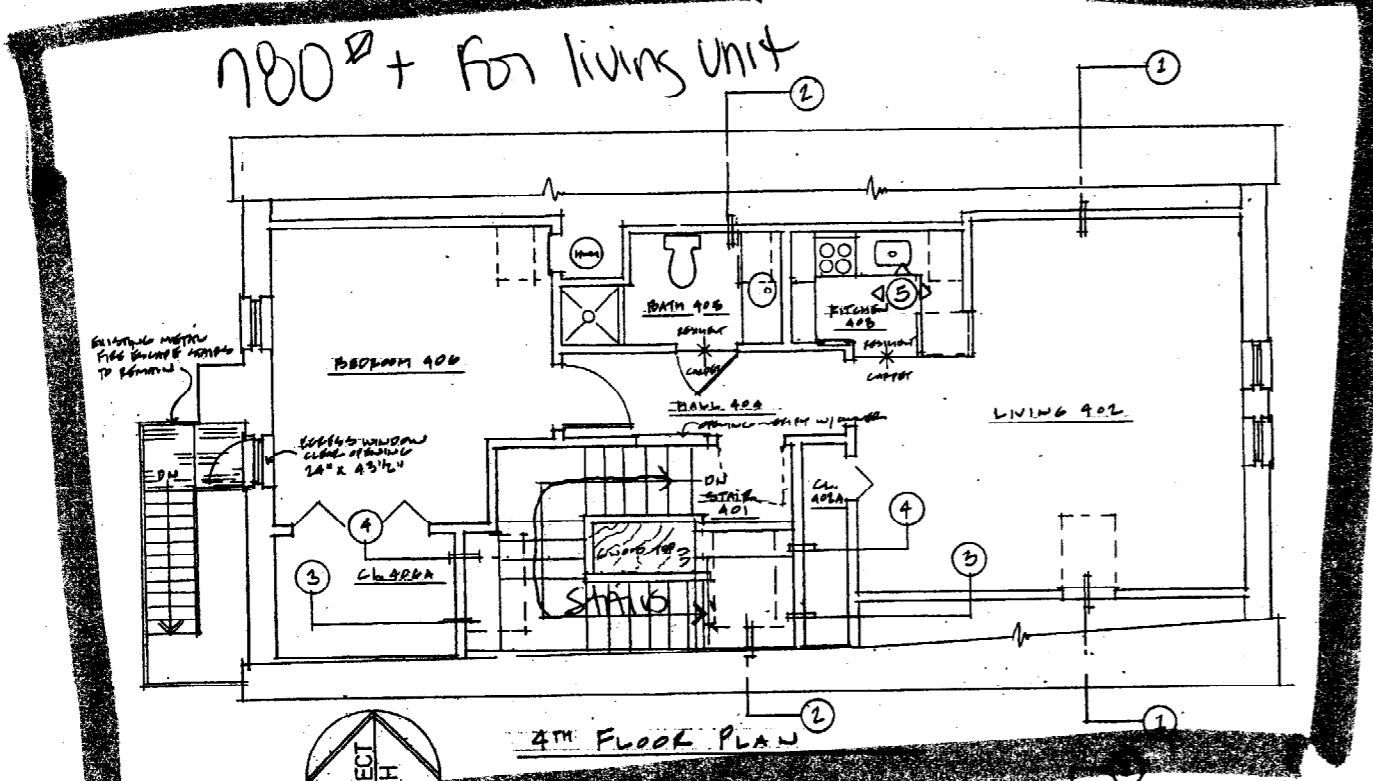
LEGEND

EXISTING	DESCRIPTION	PROPOSED
---	BOUNDARY LINE	---
---	SETBACK	---
---	EASEMENT	---
---	CENTERLINE	---
○	MONUMENT	○
○	IRON PIPE OR ROD	○
○	DRILLHOLE	○
▨	BUILDING	▨
▨	EDGE PAVEMENT	▨
---	CURBLINE	---
---	OVERHEAD WIRES	---
○	LIGHT POLE	○
○	UTILITY POLE	○
---	CHAIN LINK FENCE	---
---	WOODEN GUARDRAIL	---



STANDARD BOUNDARY SURVEY
FOR
DANIEL L. STEELE
OF 52 CENTER STREET
PORTLAND MAINE
JULY 17, 2002 SCALE 1" = 10'

Boundary Points
PROFESSIONAL LAND SURVEYING
P.O. BOX 1023
WESTBROOK MAINE 04098-1023
207-854-0182



Notes

1. Building structure is BOCA Type 3A; masonry exterior bearing walls support protected wood columns and floor structure.
2. 2 hour fire separation ceiling segregating 3rd floor Business and 4th floor Residential occupancies in conformance with UL design LS11; Base - 1 layer 5/8" fire-rated gypsum board screwed to structure over existing ceiling finish, 1/2" resilient channel @ 24" centers screwed to base layer, face - 1 layer 5/8" fire-rated gypsum board screwed to resilient channel @ 12" centers, 3 layers tape to finish. Verify any credit for existing finish in this assembly with CBO Portland.
3. 2 hour fire separation wall segregating 3rd floor Business and 4th floor Residential occupancies in conformance with UL design U301; 2 layers 5/8" fire-rated gypsum board screwed to wood studs each side, 3 layers tape to finish. When applied to existing finishes, verify any finish credit for the assembly with CBO Portland.
4. Fire Rated door in Stair 301 to 401; 90 minute rated wood veneer/mineral core door with like rated hollow metal frame, door closer, ball bearing hinges and entry function lockset.

PARTIAL LEGEND

- EXISTING TO REMAIN
- NEW 2 HR FIRE RATED PARTITION

Alterations to
52 Center Street
Portland, Maine

Designed by
Buell Hemingway
ARCHITECTS

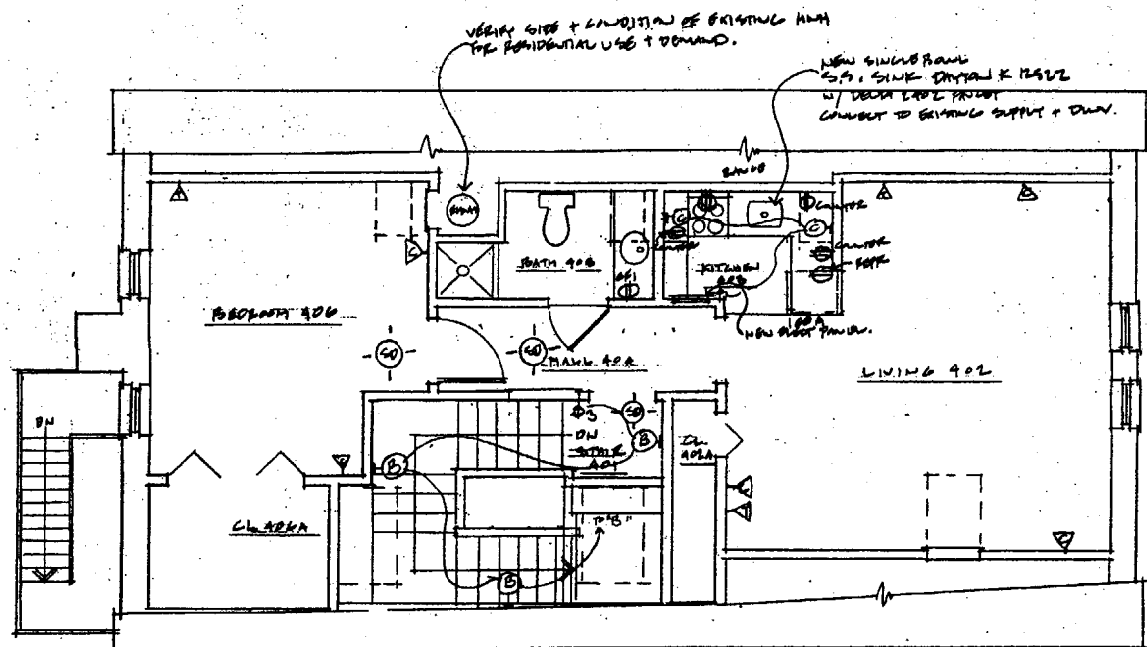
PO Box 17733 DTS - Portland, Me 04112
(207) 772-8892 - FAX 772-2870

Date: Aug 20, 2002
Scale: 1/4" = 1'-0" + 1/8" increments
By: BHM
Revisions:

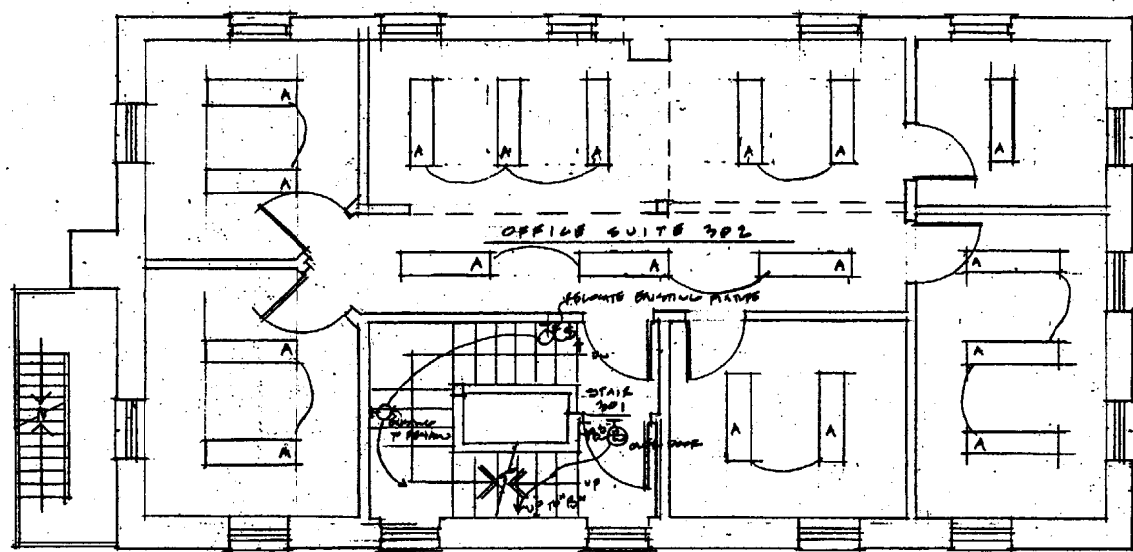
Drawing Title:
BUILDING PLANS -
SECTIONS

Sheet Number:
A.1

Project Number:



4TH FLOOR PLAN



3RD FLOOR PLAN

LIGHT FIXTURE SCHEDULE

TAG	MANUF. + PART #	LAMP	REMARKS
A	COLUMBIA SM142-52FS-P22 ES 8120	2-TB 32W FLUORESCENT GP 35	SUPPLY MOUNT ON NEW FIBERGLASS CEILING. CONVERT TO EXISTING MOUNTING.
B	LIGHTOLIER A0602N1WH	2-15W COMP FLUOR	WALL MOUNTED STAIR LIGHTING.
C	LIGHTOLIER G348	2-AM 60W	WALL MOUNT IN KITCHEN 402

NOTES

- EXISTING LIGHTING + RECEPTACLES ON 4TH FLOOR TO REMAIN. VERIFY CODE COMPLIANCE FOR RESIDENTIAL OCCUPANCY + MAKEUP IF REQUIRED. VERIFY NEED FOR ADDITIONAL RECEPTACLES WITH OWNER.
- FURNISH + INSTALL NEW 120V ELECTRICAL PANEL AND SERVICE AT DISCRETION OF OWNER.
- FURNISH + INSTALL SMOKE DETECTOR/ALARMS (-SD- ON PLAN) HARD WIRED INTERCONNECTED IN LOCATIONS AS REQUIRED BY CODE.
- FURNISH + INSTALL TELEPHONE (T) + CABLE TV (CT) JACKS + SERVICE IN LOCATIONS AS DIRECTED BY OWNER LAUGHABOUT TO ADJACENT RECEPTABLE.

- Applied for site plan exemption 9/3/02
- parking not required
- Stairs are existing w/ hand rails 16' headroom
- fourth floor headroom is 9'
- Bathroom is existing
- Adding kitchen
- particular walls are all existing
- New owner feels maybe it was a living unit once before

Alterations
to
52 Center Street
Portland, Maine
Designed by
Buell Hemingway
ARCHITECTS
PO Box 1773 DTS - Portland, Me 04112
(207) 772-8892 - FAX 772-2870

Date: August 10, 2002
Scale: 1/4" = 1'-0"
By: [Signature]
Revisions:

Drawing Title:
PLUMBING, ELECTRICAL
+ LIGHTING
Sheet Number:
ME-1
Project Number: