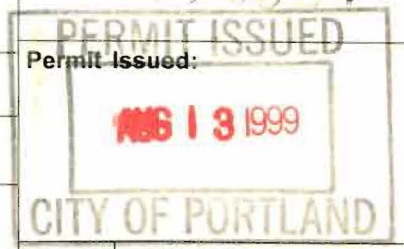


City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 135 Brackett Street 04102		Owner: Francis N. Cloutier		Phone: 774-5358 Fax 828-8670		Permit No: 990854	
Owner Address: 112 Park St. Portland, ME 04102		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Frank Cloutier		Address: 112 Park Street Portland, ME 04102		Phone: 774-5358		Permit Issued: MAY 13 1999 CITY OF PORTLAND	
Past Use: 3-Family Apartments		Proposed Use: 3 Residential Condominium Units		COST OF WORK: \$ 5,000		PERMIT FEE: \$ 45.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature: <i>[Signature]</i>		Signature:	
Proposed Project Description: Existing Legal 3 Family converted to 3 residential condominium units.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>			
Permit Taken By: SP		Date Applied For: 5-18-99		Signature:		Date:	



Zone: *46* CBL: 045-E-026
 Zoning Approval: *3 Family*
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

5-18-99

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT 3



CITY OF PORTLAND

Inspection Services

389 Congress Street, Room 315

Portland, ME 04101

(207)874-8300

Fax: (207)874-8716

Fax Transmission Cover Sheet

Date: 9-21-99

To: Frank Cloutier

Fax #:

Re: conditions of approval + zoning Report

From: Tom Reinsborough

Phone#: 874 8709

You should receive 4 page(s), including this cover sheet. If you do not receive all the pages, please call (207)874-8693.

Thank you!

LAND USE - ZONING REPORT

ADDRESS: 135 Brackett St DATE: 8/12/99

REASON FOR PERMIT: change of use from 3 apts to 3 condos

BUILDING OWNER: Frank Cloutier C-B-L: 45-E-26

PERMIT APPLICANT: Frank Cloutier

APPROVED: with conditions DENIED: _____

#1 #7 #11

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will **not** be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of Three ^{sim to be condos} units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. Other requirements of condition you must follow thru with your notifications and inspections as outlined and repair any of the violations from those required inspection prior to completing to condolization.
Marge Schmuckal Marge Schmuckal, Zoning Administrator

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

**Building or Use Permit Pre-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 (include Portion of Building): 135 BRACKETT ST Portland 04102			
Total Square Footage of Proposed Structure 4941 #		Square Footage of Lot 3515 #	
Tax Assessor's Chart, Block & Lot Number Chart# 45 Block# E Lot# 26		Owner: FRANCIS R. CLOUTIER	Telephone#: 774-5358
Owner's Address: 112 PARK ST. Portland 04102		Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ 5,000 Fee \$ 45.00 <i>conversion (Legal)</i>
Proposed Project Description: (Please be as specific as possible) Existing legal 3 family converted to 3 residential Condominium units.			
Contractor's Name, Address & Telephone Frank Cloutier 112 PARK ST Portland 7745358			
Current Use: 3 residential apts		Proposed Use: 3 residential condos.	

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

owner contractor.

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, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

NOT actual changes.



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

Signature of applicant: <i>Francis R. Cloutier</i>	Date: 4-18-99
--	----------------------

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

DEED OF SALE BY PERSONAL REPRESENTATIVE

KNOW ALL MEN BY THESE PRESENTS

THAT, **ANITA H. PRICE** of Scarborough, County of Cumberland, State of Maine, duly appointed and acting personal representative of the Estate of Harriette B. Bourne, deceased (testate), as shown by the probate records of the County of Cumberland, Maine, Docket No. 98-1539, 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 **FRANCIS R. CLOUTIER** of Portland, County of Cumberland, State of Maine, whose mailing address is P. O. Box 4271, Station A, Portland, ME 04101, the real property in Portland, County of Cumberland, State of Maine, described below:

A certain lot or parcel of land, with the buildings thereon, situated in said City of Portland, bounded and described as follows:

Beginning at a stake standing on the northeasterly side of Brackett Street at the northwesterly corner of a lot formerly owned by Hiram Winchester, and running northwesterly on the line of said street forty (40) feet, more or less to the continued line of Brackett's fence, as it formerly stood; thence northeasterly to the line of land now or formerly owned by Matthew Gerrish; thence southeasterly on said Gerrish line forty (40) feet, more or less, to the corner of land formerly belonging to William Hoit; thence southwesterly adjoining said Hoit's land and land formerly owned by said Winchester and keeping the same width all the way to the point of departure.

Being the same premises conveyed to Harriette B. Bourne by deed of Barbara H. Huey, dated July 5, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4258, Page 205.

WITNESS Anita H. Prices's hand and sale this 15th day of
April, 1999.

Signed, Sealed and Delivered
in presence of

Gary D. Vogel

ESTATE OF HARRIETTE B. BOURNE

BY: Anita H. Price

Anita H. Price
Personal Representative

STATE OF MAINE
CUMBERLAND, SS.

April 15, 1999

Then personally appeared the above-named Anita H. Price in her
said capacity and acknowledged the foregoing instrument to be her
free act and deed.

Before me,

Gary D. Vogel

Notary Public/Attorney-at-Law

GARY D. VOGEL

FLOOD HAZARD INFORMATION

FILE NUMBER: 18307
ATTORNEY: THOMAS F. JEWELL, ESQ.
TITLE COMPANY: NOT APPLICABLE
LENDER: BATH SAVINGS INSTITUTION
OWNER: BATH SAVINGS INSTITUTION
APPLICANT: FRANCIS CLOUTIER

FLOOD MAP COMMUNITY NO.: 230051 ZONE: C
PANEL: 0013 B DATED: 07/15/92

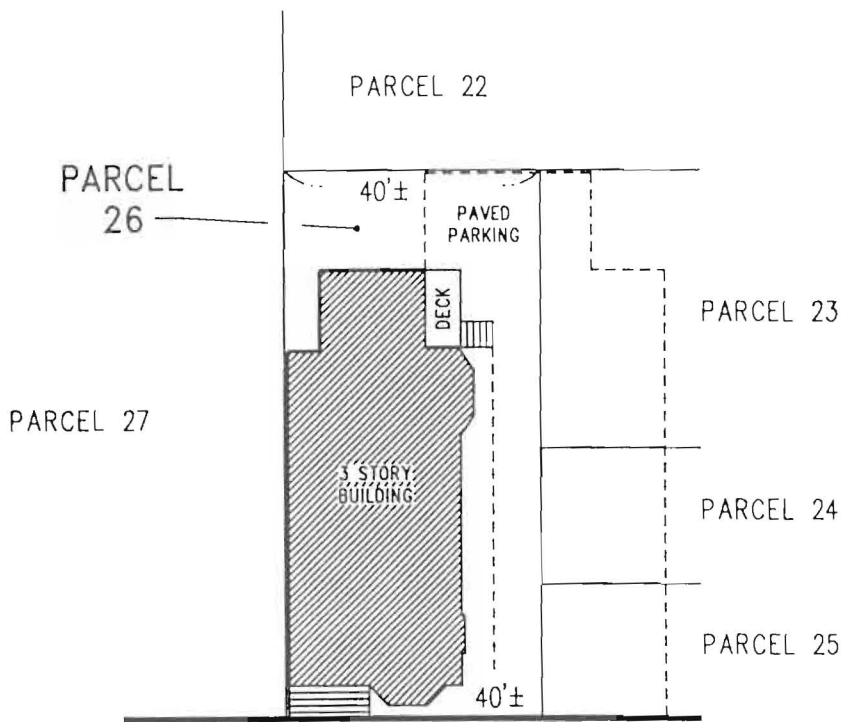
TITLE REFERENCE

DEED BOOK: 4258 PAGE: 205
PLAN BOOK: N/A PAGE: N/A LOT(S): N/A
PLAN NUMBER: N/A OF N/A

ASSESSORS MAP

DATE: 04/12/99 SCALE: 1"=30' MAP: 45 BLOCK: E PARCEL: 26

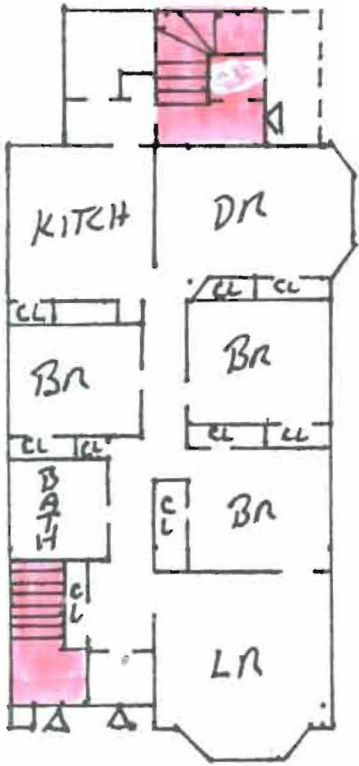
MORTGAGE INSPECTION PLAN
135 BRACKETT STREET, PORTLAND, ME



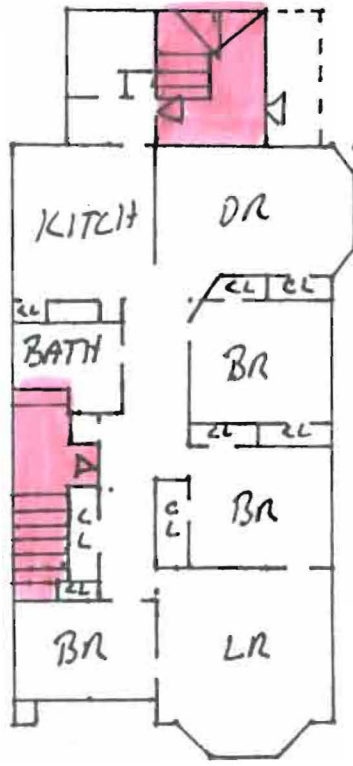
BRACKETT STREET

NOTE:
THE PAVED PARKING APPEARS TO ENCROACH
ONTO A PORTION OF PARCELS 23, 24 & 25.

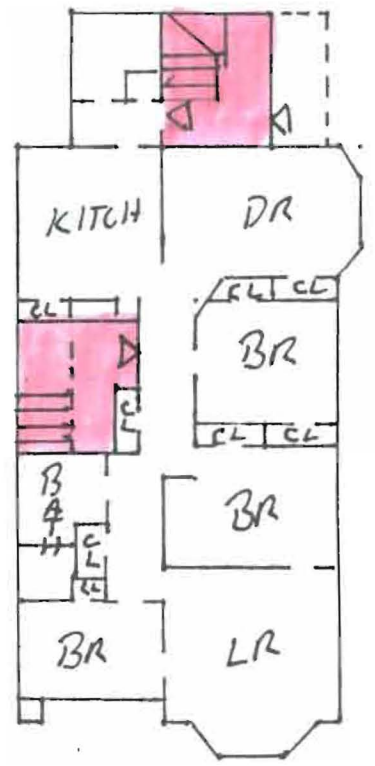
BUILDING SKETCH



1ST FLOOR
UNIT 1



2ND FLOOR
UNIT 2



3RD FLOOR
UNIT 3

NOT TO SCALE

SCHEDULE B

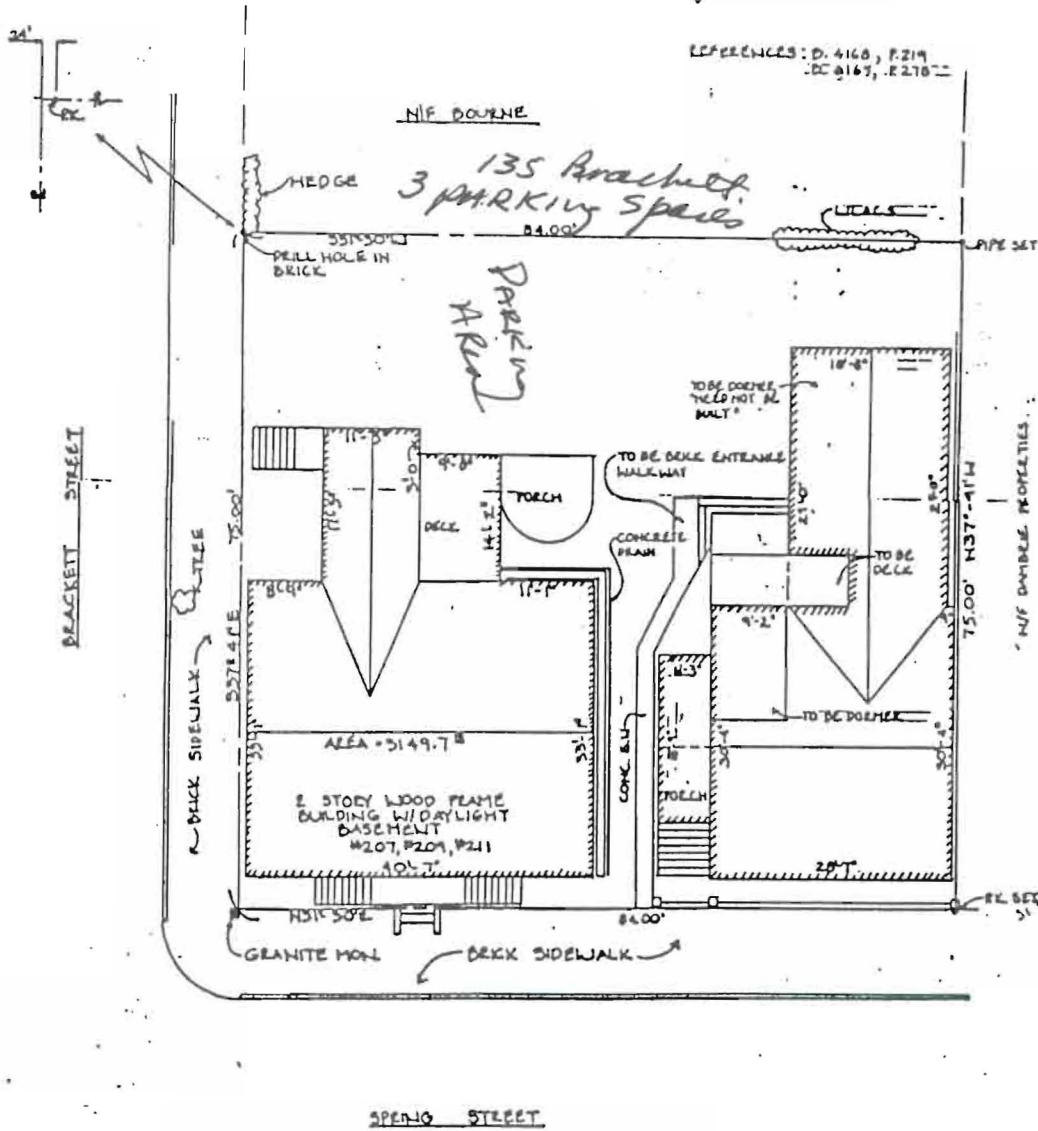
REFERENCE IS MADE TO DECLARATION OF SKYE CONDOMINIUM ASSOCIATES, DATED CUMBERLAND COUNTY REGISTRY OF DEEDS IN BOOK _____ PAGE _____. I HEREBY CERTIFY THAT THE BOUNDARIES SHOWN HEREON WERE DETERMINED BY AN ACTUAL FIELD SURVEY AND THAT THEY ARE CORRECT TO THE BEST OF MY KNOWLEDGE.



DATE 6-19-86

George H. Wells
LICENSED LAND SURVEYOR

REFERENCES: D. 4168, P. 214
DC 8167, R. 270



135 Brackett will become part of Skye condo Association - 3 parking spaces in the combined lots (135 Brackett - presently Skye condo) will be designated with 135 Brackett

WELLS ENGINEERING, INC.
 CIVIL ENGINEERING
 182 CONGRESS STREET, PORTLAND, ME. 774-0056
 SKYE CONDOMINIUM ASSOCIATES
 205-207-209-211 SPRING STREET
 PORTLAND, MAINE

0027732

BK14697PG148

DEED OF SALE BY PERSONAL REPRESENTATIVE

KNOW ALL MEN BY THESE PRESENTS

THAT, ANITA H. PRICE of Scarborough, County of Cumberland, State of Maine, duly appointed and acting personal representative of the Estate of Harriette B. Bourne, deceased (testate), as shown by the probate records of the County of Cumberland, Maine, Docket No. 98-1539, 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 FRANCIS R. CLOUTIER of Portland, County of Cumberland, State of Maine, whose mailing address is P. O. Box 4271, Station A, Portland, ME 04101, the real property in Portland, County of Cumberland, State of Maine, described below:

MAINE REAL ESTATE TAX PAID

A certain lot or parcel of land, with the buildings thereon, situated in said City of Portland, bounded and described as follows:

Beginning at a stake standing on the northeasterly side of Brackett Street at the northwesterly corner of a lot formerly owned by Hiram Winchester, and running northwesterly on the line of said street forty (40) feet, more or less to the continued line of Brackett's fence, as it formerly stood; thence northeasterly to the line of land now or formerly owned by Matthew Gerrish; thence southeasterly on said Gerrish line forty (40) feet, more or less, to the corner of land formerly belonging to William Hoyt; thence southwesterly adjoining said Hoyt's land and land formerly owned by said Winchester and keeping the same width all the way to the point of departure.

Being the same premises conveyed to Harriette B. Bourne by deed of Barbara H. Huey, dated July 5, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4258, Page 205.

*faxed condo
concession form
waiting for its
return.*

*of
5/26/99*

*Sherry - There
are Condo
forms that
need to be filled
out with this Appellate
entendants HAVE rights*

BK 14697PG 149

WITNESS Anita H. Prices's hand and sale this 15th day of April, 1999.

Signed, Sealed and Delivered
in presence of

Gary D. Vogel

ESTATE OF HARRIETTE B. BOURNE

BY: *Anita H. Price*
Anita H. Price
Personal Representative

STATE OF MAINE
CUMBERLAND, SS.

April 15, 1999

Then personally appeared the above-named Anita H. Price in her said capacity and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Gary D. Vogel
Notary Public/Attorney-at-Law
GARY D. VOGEL

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 APR 21 PM 2:52

CUMBERLAND COUNTY

John B. Abbin

**CITY OF PORTLAND**

Inspection Services
389 Congress Street, Room 315
Portland, ME 04101
(207)874-8300
Fax: (207)874-8716

Fax Transmission Cover Sheet

Date: 5/26/99

To: Francis Cloutier

Fax #: 828-8670

Re: Condo Conversion

From: Joey

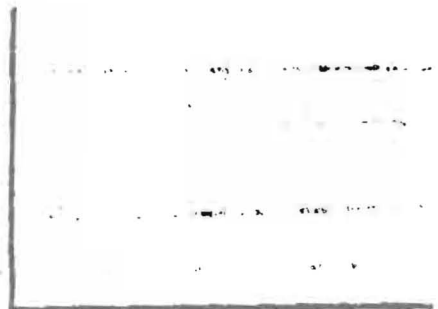
Phone#: 874-8693

Per Marge
this firm needs
to go w/ permit
application. You
can mail it, fax it,
or bring it in

You should receive 5 page(s), including this cover sheet. If you do not receive all the pages, please call (207)874-8693.
Thank you!

045-E-026

CONDOMINIUM CONVERSION PERMIT
CITY OF PORTLAND, MAINE
PART I



To the Chief of Building and Inspection Services, Portland, Maine, the undersigned hereby applies for a Condominium Conversion Permit.

Location of Project:

135 Broadway St

Assessor's chart:

45

Block:

E

Lot:

26

Name of Owner:

Francis R Cloutier

Address:

112 Park St, Portland, ME 04101

Condominium Conversion Permit Application, continued

PART III

PROJECT DATA

- 1. Assessor's reference, Chart, Block, Lot: 45-E-26
- 2. Number of units before conversion:
 - _____ units with 1 bedroom;
 - _____ units with 2 bedrooms;
 - 3 units with 3 or more bedrooms;
- 3. Monthly rent (range)
(specify with or without util.)
_____ \$775 - 495
- 4. Number of units after conversion:
 - _____ units with 1 bedroom;
 - _____ units with 2 bedrooms;
 - 3 units with 3 or more bedrooms;
- 5. Purchase Price (range)
_____ \$120,000 - \$130,000
- 6. Length of time building owned by applicant? 4 mos.
- 7. Are any building improvements, renovations, or modifications being made associated with this conversion that require a Building, Plumbing, Electrical, or Heating Permit
Yes _____ No (Please circle applicable permit type.)
- 8. Type and cost of building improvements associated with this conversion that do not require permits:
 - \$ exterior walls, windows, doors, roof
 - \$ _____ insulation
 - \$ 5000 interior cosmetic (wall/floor refinishing, etc.) painting
 - \$ _____ other (specify) _____
 - _____ none

Telephone No.: 207-7745358

Name of Project: Skip CredAss Annexation

No of Units to be Converted: 3

No. of Units applying for: 3

No. of Units in structure 3

Date on which Declaration of Condominiums was filed in Cumberland County Registry of Deeds _____

Approved by: _____

ZONING: _____ Date: _____

No. of units approved (circle)

Fire Dept:	1	3	3	4	5	6	7	8	9	10	Date: _____
	others										
Plumbing:	1	2	3	4	5	6	7	8	9	10	Date: _____
	others										
Elec:	1	2	3	4	5	6	7	8	9	10	Date: _____
	others										
Bldg. & Housing:	1	2	3	4	5	6	7	8	9	10	Date: _____

Comments:

9. For each converted rental unit supply the following information on last tenants prior to conversion:

Unit Number:

① ~~②~~ ③ 4 5 6 7 8 9 10

a) Length of occupancy-

b) Age of head of household-

30 - 50

c) Number of children-

0 - 0

d) Number of persons ages 60 or over-

0 - 0

e) Will tenant purchase unit?

No

f) If not, was (or will) relocation payment (be) made?

g) If moving, check destination below:

- i) Same Neighborhood-
- ii) Elsewhere in Portland-
- iii) Out of Portland-
- iv) Unknown-

will not move at this time.

CONDOMINIUM CONVERSION APPLICATION
PART II

CODE COMPLIANCE:

1. Please attach copy of Notice of Intent to this application. —
2. Attach also a list of names of tenants or occupants to whom letters were sent. ✓ below
3. Please include addresses of those receiving notices of intent and dates such notice was received. (Please give apt. number wherever possible) ✓
4. Have notices of intent been given to tenants in accordance with Chapter 608.4 of the Municipal Code entitled "Condominium Conversion Ordinance"?
yes no
5. Have relocation payments been made to eligible tenants in accordance with Chapter 608.5 of the Municipal Code? yes no
6. Have relocation referrals and assistance been provided to tenants on demand?
yes no

Not relocating at this time

Tenants

Apt # 1	MARK McShane # 1
Apt # 2	Vacant
Apt # 3	Frederica Chapman # 3

2/21

FRANK CLOUTIER
P.O.BOX 4271
PORTLAND, MAINE 04101

Frederica Chapman
135 Brackett Street
Portland, Maine 04101

Dear Frederica,


As a tenant of 135 Brackett Street, I am required to give you in writing a Notice of Intent to convert your building from an apartment building to residential condominiums. Your tenancy at 135 Brackett Street will not be affected at this time and you may continue your leasehold. With this notice, I am also required to give you first option to purchase the unit you are living in. You have sixty days to exercise this option.

If you do wish to consider purchasing your unit, please contact me at 774-5358.

With this Notice of Intent, I must also include the following statement:

“If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Dept. Of Planning and Urban Development, City of Portland 389 Congress Street, Portland, Maine 04101 (telephone 874-8693).”

Sincerely,

 7-18-99

Frank Cloutier

copy

FRANK CLOUTIER
P.O.BOX 4271
PORTLAND, MAINE 04101

Mark McShane
135 Brackett Street
Portland, Maine 04101

Dear Mark,

As a tenant of 135 Brackett Street, I am required to give you in writing a Notice of Intent to convert your building from an apartment building to residential condominiums. Your tenancy at 135 Brackett Street will not be affected at this time and you may continue your leasehold. With this notice, I am also required to give you first option to purchase the unit you are living in. You have sixty days to exercise this option.

If you do wish to consider purchasing your unit, please contact me at 774-5358.

With this Notice of Intent, I must also include the following statement:

“If you do not buy your apartment, the developer of this project is required by law to assist you in finding another place to live and in determining your eligibility for relocation payments. If you have questions about your rights under the law or complaints about the way you have been treated by the developer, you may contact the Building Inspection Division, Dept. Of Planning and Urban Development, City of Portland 389 Congress Street, Portland, Maine 04101 (telephone 874-8693).”

Sincerely,

 7-18-99

Frank Cloutier



ClOUTIER TOOTHAKER ASSOCIATES, INC
PO BOX 4271
PORTLAND, MAINE 04101
207-774-5358
FAX 207-828-8670

874.8716

FAX COVER SHEET

DATE: 9-22-99

TO: Tom Reinsborough number of pages including cover 6

FROM: Tom, These are

all the papers I have on

The STAIRCASE alterations

and permit. Thanks

F Cloutier

Building Permit Inspection Procedures

Your Inspection team is: (3) Marland Wing 874-8696

Their telephone numbers are: Tom Reinsborough 874-8709

Please call them upon receipt of this permit!!

Please read and be prepared to discuss the conditions of approval that are attached to this permit!

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

The Owner or their designee are required to notify the inspections office for the following inspections and provide adequate notice. 24 Hours is marginally acceptable while 48 to 72 hours is preferred:

Preconstruction Meeting: Must be scheduled with your inspection team upon receipt of this permit.

Footing/Building Location Inspection: (prior to pouring concrete)

Re-Bar Schedule Inspection: (prior to pouring concrete)

Foundation Inspection: (prior to placing ANY backfill)

Framing/Rough Plumbing: (prior to any insulating and lathing)

Electrical Inspection: *72 hours notice is the minimum required* prior to any insulating and lathing.

Final/ Certificate of Occupancy** : (PRIOR TO ANY OCCUPANCY OF THE STRUCTURE OR USE)

** Certificates of Occupancy are not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects required 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.

0\ANS\PCORRESP\MNU\GENT\PER\INSPI\WPD

City of Portland, Maine -- Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Sep-23-99 12:25 Cloutier Toothaker Assoc

Location of Construction: 103 Grackale Street	Owner: Frank Cloutier	Phone: 474-774-5358	Permit No: 390749
Owner Address: 103 Park Street Portland	Lessee/Buyer's Name:	Phone:	Business Name:
Contractor Name:	Address:	Phone:	Permit Issued: JUL 15 1999
Past Use: Adult Family	Proposed Use: same	COST OF WORK: \$ 1,500	PERMIT FEE: \$ 30.00
		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
Proposed Project Description: amendment to permit # 990065		Signature:	Signature: <i>dk S</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	CITY OF PORTLAND
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied	Zone: <i>R-6</i> CBL: <i>045-R-018</i>
Permit Taken By: <i>KA</i>	Date Applied For: <i>July 9, 1999</i>	Signature:	Date:

- 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.

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.

July 9, 1999

SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE: _____ PHONE: _____

PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action: *[Signature]*

Approved
 Approved with Conditions
 Denied

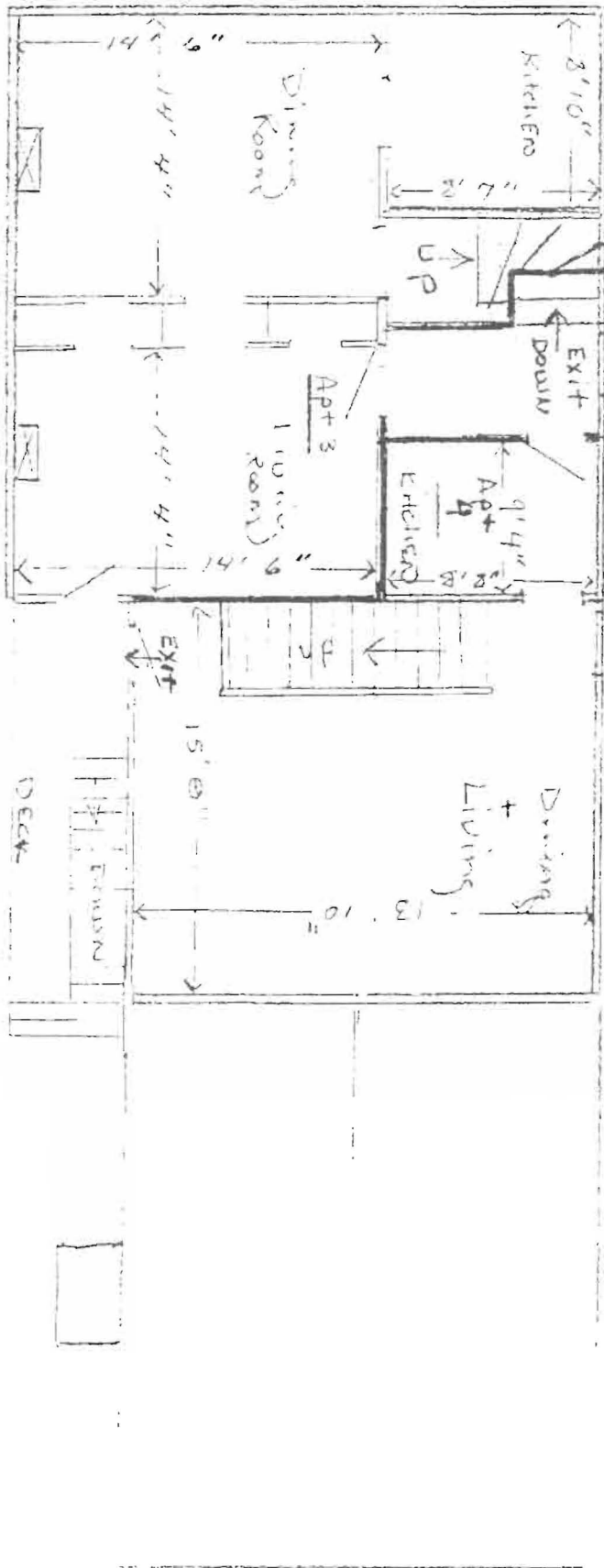
Date: *[Signature]*

CEO DISTRICT **3**

103 Street West St.

103 Street West St.

Proposed Alterations to existing staircase, Apt # 4 from existing living Room to upper Bedroom and Bath.



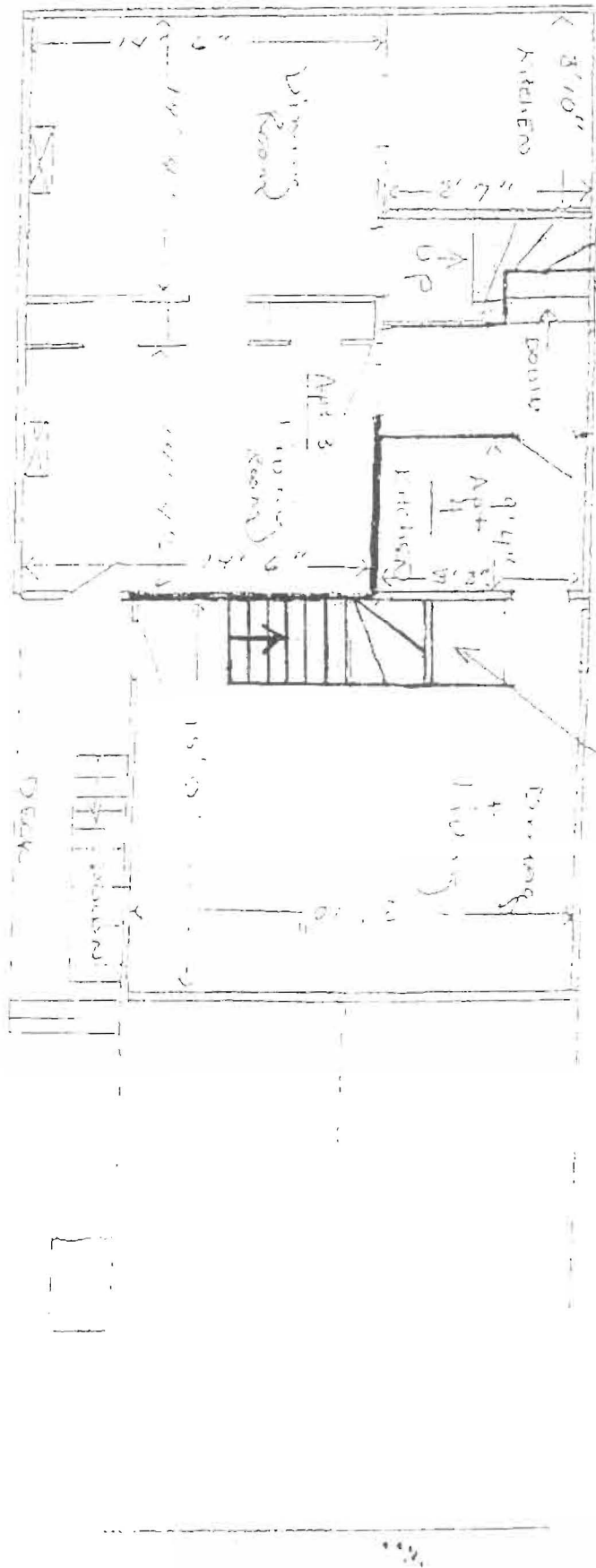
To MAXIMIZE STAIRWELL DIMENSIONS changing the direction of stairs gives additional room for increasing the treads to 10 3/4" and a Riser to 8" This is the MAXIMUM amount allowed with an upper landing of 32" and a lower landing of 32"

Sheet 2

108

Original staircase in Apt # 4 from existing living room to upper bedroom and bath

UPPER CABLE Slopes (Limited Head Room)



Existing threads were 8" wide
Risers were 9"

Form # P.01

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND 990749

BUILDING INSPECTION PERMIT

Please Read Application And Notes. If Any Attached

PERMIT
JUL 15 1999
CITY OF PORTLAND

This is to certify that Frank Cloutier

has permission to Amend permit # 990065

AT 103 Brackett Street Portland

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 produced before this building or part thereof is opened or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____
Department Name

P. Samuel Hoffses
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

JOINER AGREEMENT AND SUBMISSION OF LAND
TO DECLARATION OF SKYE CONDOMINIUM

KNOW ALL MEN BY THESE PRESENTS, that FRANCIS R. CLOUTIER of Portland, Maine, (the "Declarant") hereby joins in the Second Amendment of Declaration of Skye Condominium and submits the land and easements with all buildings and improvements thereon located at 135 Brackett Street, within the City of Portland, County of Cumberland and State of Maine, described in Exhibit A attached hereto and made a part hereof by reference (the "Premises"), to the provisions of Maine Condominium Act, Title 33 M.R.S.A. Sec. 1601-101, et. seq., and to the Declaration of Skye Condominium, as amended, and further described below.

This Joinder is to the Second Amendment to Declaration of Skye Condominium dated October 8, 1999 to be recorded herewith, wherein the Premises is being added to the existing Skye Condominium thereby creating Units #6, #7, and #8, each with a 12.5% interest in the Association.

The Premises are submitted, conveyed and declared pursuant and subject to:

(i) the DECLARATION OF CONDOMINIUM FOR SKYE CONDOMINIUM, dated June 9, 1986, and recorded in the Cumberland County Registry of Deeds in Book 7228, Page 146, and as shown on the survey and plans encaptioned SKYE CONDOMINIUM ASSOCIATION, dated June 19, 1986 and January 8, 1987, and recorded in the Cumberland County Registry of Deeds, Plan Book 156, Page 7, and Plan Book 161, Page 48, respectively, as amended by First Amendment to Declaration of Skye Condominium, dated March 14, 1987 and recorded in said Registry of Deeds in Book 7702, Page 153, and Second Amendment to Declaration of Skye Condominium, dated October 8, 1999, to be recorded herewith, and the condominium plat prepared by William E. Nemmers, Registered Architect, dated December 22, 1999 entitled Skye Condominium Units #6, #7, & #8, 135 Bracket Street, Portland, Maine, recorded in Cumberland County Registry of Deeds Plan Book 199, Page 598.

(ii) The Mortgage, Security Agreement, Assignment of Rights and Financing Statement of Declarant to Bath Savings Institution dated April 15, 1999 and recorded in said Registry Book 14697, Page 150, and Assignment of Leases and Rents recorded in Book 14697, Page 166.

IN WITNESS WHEREOF, the said Francis R. Cloutier has set his hand this 22 day of December, 1999.


Witness


Francis R. Cloutier

CERTIFICATE OF COMPLIANCE WITH
CONDITIONS SET FORTH IN SECOND AMENDMENT TO DECLARATION
OF SKYE CONDOMINIUM

NOW COMES Dawn P. Hardy, ^{Secretary DA} ~~Treasurer~~ of SKYE CONDOMINIUM
ASSOCIATION and states the following:

1. On October 8, 1999 the owners of Skye Condominium executed the Second Amendment to Declaration of Skye Condominium approving the proposal to add the premises at 135 Brackett Street, Portland Maine, owned by FRANCIS R. CLOUTIER to Skye Condominium. The Second Amendment set forth various terms conditions of approval.

2. This document is executed on behalf of the Association in order to confirm that conditions of approval 2, 4, 5, 6, 7 & 8 have been meet by Mr. Cloutier. Items 1 and 3 remain in effect but are not preconditions to finalizing the Second Amendment.

Skye Condominium Association

Dated: 12/22/99

Dawn P. Hardy
Dawn P. Hardy
Its: Secretary

STATE OF MAINE
COUNTY OF CUMBERLAND

Personally appeared the above-named Dawn P. Hardy, secretary of Skye Condominium Association, and made oath that the statements contained in the within Affidavit are based on her personal knowledge and belief and she believes them to be true.

Before me,

Angela Hagan
Notary Public/Attorney at Law
ANGELA HAGAN
Notary Public, Maine
My Commission Expires April 6, 2004

Typed or printed name of
person taking acknowledgment

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 DEC 22 PM 12:44

CUMBERLAND COUNTY

John B O'Brien

STATE OF MAINE
COUNTY OF CUMBERLAND

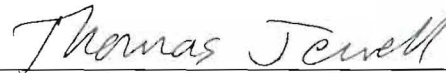
December 22, 1999

Then personally appeared before me Francis R. Cloutier and acknowledged the foregoing instrument to be his free act and deed.

Before me,



Notary Public/Attorney at Law



Typed or printed name of person
taking acknowledgment

Exhibit A

Improvements being done by Francis R. Cloutier
(presently) for conversion

Common Area Improvements

1. Interior painting of rear and front halls.
2. Installing carpet runners in front and rear halls.
3. Improvements to exterior trim, all woodwork.

EXHIBIT A



153 U.S. Route 1
Scarborough, Maine 04074
(800) 882-2227 / (207) 883-1000
Fax: (207) 883-1001

December 21, 1999

Francis Cloutier
P.O. Box 4271
Portland, ME 04101

RE: 135 Brackett Street, Portland, Maine

Dear Frank:

The following is a legal description of 135 Brackett Street, Portland, Maine.

SCHEDULE A

A certain lot or parcel of land located on the northeasterly side of Brackett Street in the City of Portland, County of Cumberland, State of Maine, being more particularly bounded and described as follows:

BEGINNING at a stake on the northeasterly right-of-way line of Brackett Street, said point being the northwesterly corner of a lot formerly owned by Hiram Winchester, now occupied by Skye Condominium, and the southerly corner of the parcel herein described;

THENCE N 37°41'W along the northeasterly right-of-way line of Brackett Street 40' feet more or less to the continued line of Brackett's fence, as it formerly stood, said point also being the southerly corner of Gregory Frangoulis;

THENCE N 51°30'E along lands of said Frangoulis 84' feet more or less to a point, said point being the westerly corner of lands of Performing Arts Center Associates;

THENCE S 37°41'E along lands of said Arts 40' feet more or less to a point, said point being the northerly corner of said Skye Condominium;

THENCE S 51°30'W along lands of said Skye Condominium 84' more or less to the POINT OF BEGINNING.

Meaning and intending to describe lands conveyed from Anita H. Price, personal representative of the Estate of Harriette B. Bourne, to Francis R. Cloutier as recorded in deed book 14697, page 148, Cumberland County Registry of Deeds. This legal description is not based on a Standard Boundary Survey.

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 DEC 22 PM 12:44

CUMBERLAND COUNTY

John B O'Brien

SECOND AMENDMENT TO DECLARATION
OF SKYE CONDOMINIUM

Skye Condominium is an existing 5-unit condominium association, located at 205-211 Spring Street, Portland, Maine, in two buildings, as described in Declaration of Condominium recorded at the Cumberland County Registry of Deeds dated June 9, 1986 recorded in Book 7228, Page 146 with plat recorded in Plan Book 156, Page 7 as amended in Plan Book 161, Page 48.

Francis R. Cloutier owns an adjoining three unit property located at 135 Brackett Street as found in deed dated April 15, 1999, recorded in Book 14697, Page 148.

The Skye Condominium buildings and the building owned by Mr. Cloutier are adjoining and have areas which currently share parking, landscaping, and access. It would be desirable to add this building to the Condominium Association making a total of eight units.

The current owners of Skye Condominium are as follows: Unit 1, Dawn Hardy pursuant to deed recorded in Book 13786, Page 346; Unit 2, Linda Bishop pursuant to deed recorded in Book 14847, Page 312; Unit 3, Thomas Ryan and William Roberts pursuant to deed recorded in Book 14829, Page 48; Unit 4, Geraldine Henderson pursuant to deed recorded in Book 13783, Page 205; Unit 5, Elizabeth Darling pursuant to deed recorded in Book 13707, Page 96.

The Paragraph 8(a) of the Declaration requires consent of all unit owners to increase the number of units. Paragraph 9 requires that no amendment to the Declaration may be made that changes the percentage interest of unit owners without the consent of all holders of first mortgages.

All members of the Unit Association agree to the amendment to the Declaration to add 135 Brackett Street to the Skye Condominium Association subject to the following conditions:

1. Each of the resulting eight units shall have a 12.5% interest in the association.
2. Mr. Cloutier is responsible for performing the improvements as identified in Exhibit A, attached hereto prior to the transfer. All work is to be performed in a good and workmanlike manner.
3. Mr. Cloutier will warranty all major structural components, and utility systems, located at 135 Brackett Street for a period of two years following the conveyance.

SKYE Reserves
69,281.89

10/11

(# 4,157.34)

(# 11,086.23)

4. Mr. Cloutier will contribute \$ ✓ to the Association, which will be placed in the reserve account of the Association.

5. Mr. Cloutier will pay cost for preparing all plans, plats, deeds, to formalize the transfer.

6. Mr. Cloutier will obtain all necessary City of Portland and State of Maine approvals and inspections, as required by ordinance and statute.

7. Pursuant to a letter of Vega Property Services dated May 20, 1999, Mr. Cloutier will repair the window lintels and trim, and will improve the floor drains in front of building. Upon completion of work the improvements will be reinspected and approved by Vega Property Services. Mr. Cloutier submitted a letter dated August 3, 1999 from R. Scott Harris Installations, Inc. regarding the roof of 135 Brackett Street, the Association has received that letter and no work is required to the roof.

8. The approval of the Unit Owners is subject to Approval of all mortgagees holding first mortgages on the units.

Dated: 10-8-99

Dawn Hardy
Dawn Hardy

Linda Bishop
Linda Bishop

Thomas Ryan
Thomas Ryan

William Roberts
William Roberts

Geraldine Henderson
Geraldine Henderson HUMMEL
HENDERSON

Elizabeth Darling
Elizabeth Darling

STATE OF MAINE
CUMBERLAND, SS.

October 8, 1999

Personally appeared the above-named Dawn P. Hardy and acknowledged the foregoing to be her free act and deed.

Before me,

Sandra A. Wells
Notary Public

SANDRA A. WELLS
NOTARY PUBLIC, MAINE
MY COMMISSION EXPIRES JANUARY 28, 2000

BUILDING PERMIT REPORT

DATE: 26 July 99 ADDRESS: 135 Brackett St. CBL: 045-E-026
 REASON FOR PERMIT: To Convert 3 APTS. To 3 Condominium Units
 BUILDING OWNER: Francis A. Cloutier
 PERMIT APPLICANT: Frank Cloutier
 USE GROUP R-2 BOCA 1996 CONSTRUCTION TYPE 5B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions:

- *1, *9, *11, *12, *13, *15, *16, *17, *18, *19, *27, *29, *30, *32, *33
 *34, *35 #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. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
 5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
 7. 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.
 8. 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 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
 - *9. 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). Chapter 12 & NFPA 211
 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
 - *11. 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 3e4" 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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
 - *12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
 - *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
 - *15. 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. (Section 1018.6)
 - *16. Each condominium 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. (Section 1010.1)
 - *17. 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.) (Section 710.0)
 - *18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
 - *19. 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 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be

COMMENTS

8-18-99 Frank and I spoke on the phone he had no plan to do any fire separation between units, so I sent him to Lt. Mac for a plan as per condition #35, and suggested that we have a joint meeting at the Building.

9-21-99 Frank called and is confused about what he has to do thinks that he did not need to change anything or to make turnouts.

9-23-99 Sam and I ⁹⁻²⁴⁻⁹⁹ went to check the stairs 2nd to 3rd the Framing is OK and Mike Nugent has given the OK to the 9" x 9" Tread & Riser waver per Boca provision Existing stair hole.

9-27-99 called Frank's office and left message that he will have to use 1 hour Rated Doors + Frames per Lt. Mac. (TR)

12-22-99 Did final with Frank Fire doors are in place

Per Lt. Mac Douglas with Stanley 90 min door + Steel Frames
OK to Issue c.o.o. (TR)

Frank gave me copies of condo Agreement also (TR)

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 135 Brackett St. CBL 045-E-026

Issued to Francis Cloutier

Date of Issue 12/22/99

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. 990854, 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 3 Unit Legal Apartment
3 Seperate Floors

APPROVED OCCUPANCY

3 Residential Condominium Units
BOCA 96'
Group R2 Type 5B

Limiting Conditions:

Amendment To Declaration Of Skye
Condominium To Include 135 Brackett St.
Has Been Filed In Cumberland County Registry 12/22/99 BK15240 P.76
And Submitted To File With Permit # 990854

This certificate supersedes
certificate issued

Approved:

12-22-99
(Date)

W. C. Richardson
Inspector

D. Samuel
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.

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) Section 920.3.2.

20. 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. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. 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 the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code, (Crawl spaces & attics).
- X 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
- X 29. 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).
- X 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements.
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- X 33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X 34. A minimum of two (2) hour fire rating shall be between each dwelling unit, unless an approved automatic sprinkler system is used - then the minimum fire rating would be 1 hour.
35. A new design shall be submitted to this office showing the required fire rating requirements

Samuel Hoffses, Building Inspector
cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

PSH 12-14-91

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.