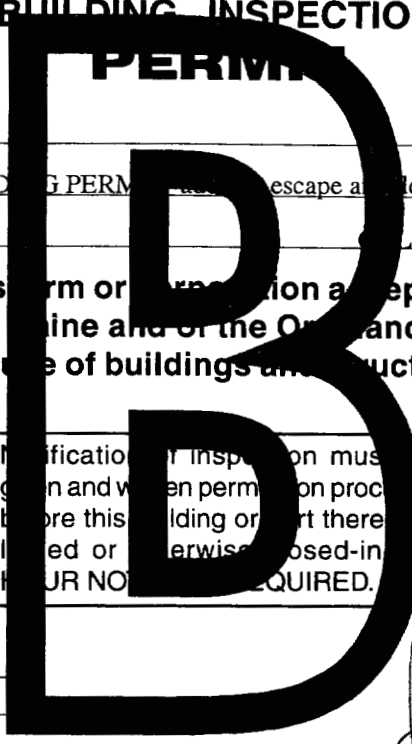


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT



Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 051301
 NOV 10 2005

CITY OF PORTLAND

This is to certify that Prk42 Llc
 has permission to AFTER THE FACT BUILDING PERMIT escape and egress to rear of building
 AT 235 State St 046 A006001

provided that the person or persons who apply for or accept this permit shall comply with all of the provisions of the Statutes of the State and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is occupied or otherwise closed-in. 4 HOUR NOTICE 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

Jeannie Bonke 11/9/05
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1301	Issue Date: NOV 10 2005	CBI: 046 A006001
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Location of Construction: 235 State St	Owner Name: Prk42 Llc	Owner Address: 503 Ocean House	Phone: CITY OF PORTLAND
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: R6

Past Use: Multi-Family	Proposed Use: Multi-Family/ AFTER THE FACT BUILDING PERMIT -add fire escape and decks to rear of building <i>Legal 8 Units</i>	Permit Fee: \$138.00	Cost of Work: \$12,900.00	CEO District: 2
Proposed Project Description: AFTER THE FACT BUILDING PERMIT -add fire escape and decks to rear of building		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>R3</i> Type: <i>5B</i> <i>IBC-2003</i> <i>IRC-2003</i> Signature: <i>JMS 11/9/05</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 09/07/2005	Zoning Approval		
-----------------------------	---------------------------------	------------------------	--	--

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>ok and on 14-440</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	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	Historic Preservation <i>yes</i> <input type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> Does Not Require Review <i>Not visible from street</i> <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Date: <i>VS 10/14/05</i>	Date: _____	Date: <i>D. Andrews 10/07/05</i>

CERTIFICATION

I hereby certify that I am the owner of record of the named property. or that the proposed work is authorized by the owner of record and that I have been authorized by the owner to make this application as his authorized agent and I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in the application is issued, I certify that the code official's authorized representative shall have the authority to enter all areas covered by such permit at any reasonable hour to enforce the provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1301	Date Applied For: 09/07/2005	CBL: 046 A006001
-----------------------	---------------------------------	---------------------

Location of Construction: 235 State St	Owner Name: Prk42 Llc	Owner Address: 503 Ocean House Rd	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Multi-Family/ AFTER THE FACT BUILDING PERMIT -add fire escape and decks to rear of building	Proposed Project Description: AFTER THE FACT BUILDING PERMIT -add fire escape and decks to rear of building
--------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------

Dept: Historical Status: Not Applicable Reviewer: Deborah Andrews Approval Date: 1010712005

Note: Ok to Issue:

- 1) * Not visible from the street -- not subject to HP review

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 1010412005

Note: using 14-440 for approvals - replacement of old egress upto today's standards. Ok to Issue:

- 1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 2) This property shall remain a eight (8) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 11/09/2005

Note: 10/17/05 MJN scheduled a meeting with the owners on site w/Cptn. Cass. Reviewed code compliance issues, Ok to Issue:

will locate submitted plans and check construction details.

10/25 Spoke w/Danika B. About structural & code issues, she gave details on # of units accessing egress. I

will talk w/MJN & call her.

10/26 spoke w/MJN about only 2 units using this egress and that the other units each have 2 means of egress.

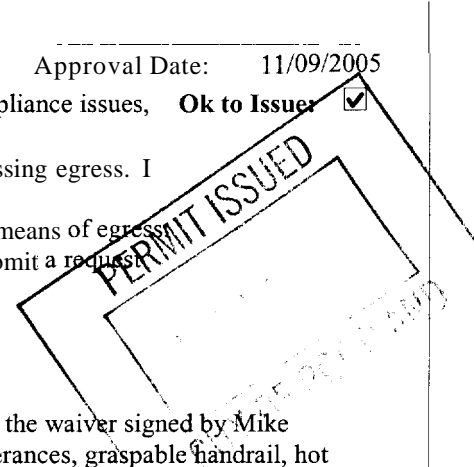
Suggested a waiver to be reviewed as an R-3 structure. Called Danika to inform, she will submit a request for a waiver and floor plans detailing the other units & egress.

11/2 Danika submitted floor plans & waiver request. Plans are not clear, she will revise.

11/3 Danika submitted revisions, reviewed w/MJN, will address waiver on 11/7.

11/9 waiver signed by MJN, ok to issue w/conditions

- 1) This approval allows the external egress started without benefit of approvals to continue based on the waiver signed by Mike Nugent. The structures shall be corrected to meet code ie. Consistency of stair risers, spacing tolerances, graspable handrail, hot dipped fasteners & connectors and spans of dimensional lumber. This is based on the inspection performed on 10/17/05 by myself and Cptn. Greg Cass. All requirements cited as a result of that meeting shall be corrected for code compliance.
- 2) It is required that a structural analysis of the internal framing needs to be performed and submitted as it pertains to the support of the new deck & stair structures, with specific design requirements as needed.
- 4) The windows located at the rear wall where the new egress stairs extends to grade level shall be fire rated as required by the IBC 2003 and NFPA codes



Location of Construction: 235 State St	Owner Name: Prk42 Llc	Owner Address: 503 Ocean House Rd	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Comments:

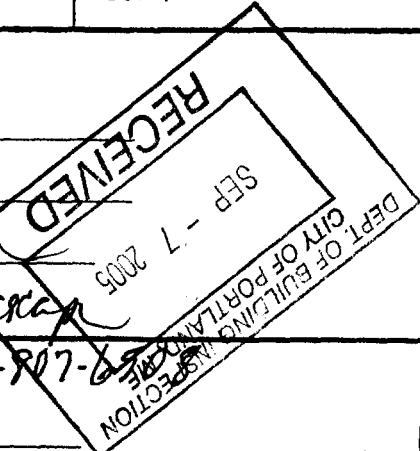
10/13/2005-mjn: The Stairs etc. Don't meet code. Jeannie B. And Capt. Cass are doing a punchlist on 10117105.

PERMIT ISSUED

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>235 State St.</u>		
Total Square Footage of Proposed Structure <u>25'6" x 13' 2" (Egress Stairs) replaced</u>		Square Footage of Lot <u>6800 sq. ft.</u>
Tax Assessor's Chart, Block & Lot <u>C105116</u> Block# <u>A</u> Lot# <u>6</u>	Owner: <u>PRK42, LLC</u>	Telephone: <u>207-329-2444</u>
Lessee/Buyer's Name (if Applicable) <u>n/a</u>	Applicant name, address & telephone: <u>Danika Babcock 207-329-2444</u> <u>703 Ocean House Rd.</u> <u>Cape Elizabeth, ME 04107</u>	Cost Of Work: <u>\$12,900</u> Fee: \$
Current use: <u>2nd egress for residential apartments</u>		
If the location is currently vacant, what was prior use: <u>n/a</u>		
Approximately how long has it been vacant: <u>n/a</u>		
Proposed use: <u>same as current use - 2nd egress replaced</u>		
Project description: <u>2nd egress from 2nd & 2nd floor areas - existing fire escape</u>		
Contractor's name, address & telephone: <u>Eric Michalovic, 764 Congress St. Portland, ME 04102 207-807-6905</u>		
Who should we contact when the permit is ready: <u>Danika Babcock</u>		
Mailing address: <u>503 Ocean House Rd.</u> <u>Cape Elizabeth, ME 04107</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: <u>207-329-2444</u>		



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: Danika Babcock | Date: 8.8.05

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Lee Urban- Director of Planning and Development
Michael J. Nugent- Inspections Division Director*

DEPARTMENT OF PLANNING AND DEVELOPMENT

November 9, 2005

Danika Babcock
503 Ocean Ave.
Cape Elizabeth, ME 04107

RE: 235-237 State St. (046 A006 Permit # 051301) Waiver request

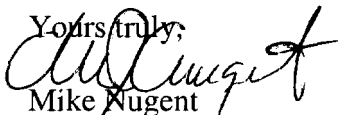
Dear Ms Babcock,

Thanks for you request for a waiver, received November 2nd, 2005. The following are the facts:

- 1) The Application is for the reconfiguration of elements of egress for two of the buildings 8 dwelling units.
- 2) The construction was done without a building permit
- 3) The construction constitutes an improvement in the overall exiting capability of the units served.
- 4) The exiting provides secondary egress for only two units.

The waiver requested is to allow the egress to comply with the allowances for an R3 structure, specifically a minimum 10 inch tread (with a $\frac{3}{4}$ inch to $1\frac{1}{4}$ inch nosing) and a maximum $7\frac{3}{4}$ inch riser and a continuous graspable railing on one side as allowed in One and Two Family homes. Based on the fact that the stairway improves the egress situation and is limited in use to two dwelling units this office grants the waiver pursuant to Section 121 of the City Building Code as amended.

Yours truly,


Mike Nugent
Inspections Division Director

October 31, 2005

Ms. Jeanie Bourke
Code Enforcement Officer
389 Congress St.
Portland, ME 04101

RE: 235-237 State Street, Portland, Maine

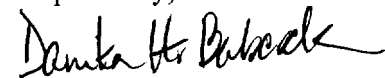
Dear Ms. Bourke,

This letter is in regards to obtaining a building permit for 235-237 State Street. As per our conversation on October 26, 2005, I am writing to request a waiver for the fire escape.

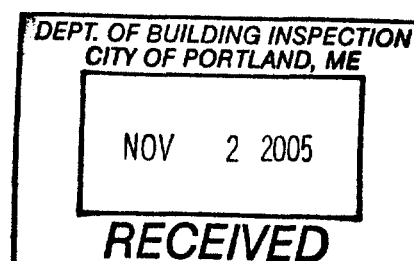
I request that the structure be viewed under R3 code. Although the building is a legal 8-unit, the fire escape services only two units in the building. All units have at least two, separate means of egress, as referenced by the attached floor plans.

I sincerely appreciate your thoughtfulness and attention to this matter. Please feel free to contact me at 207-329-2444 with anything further.

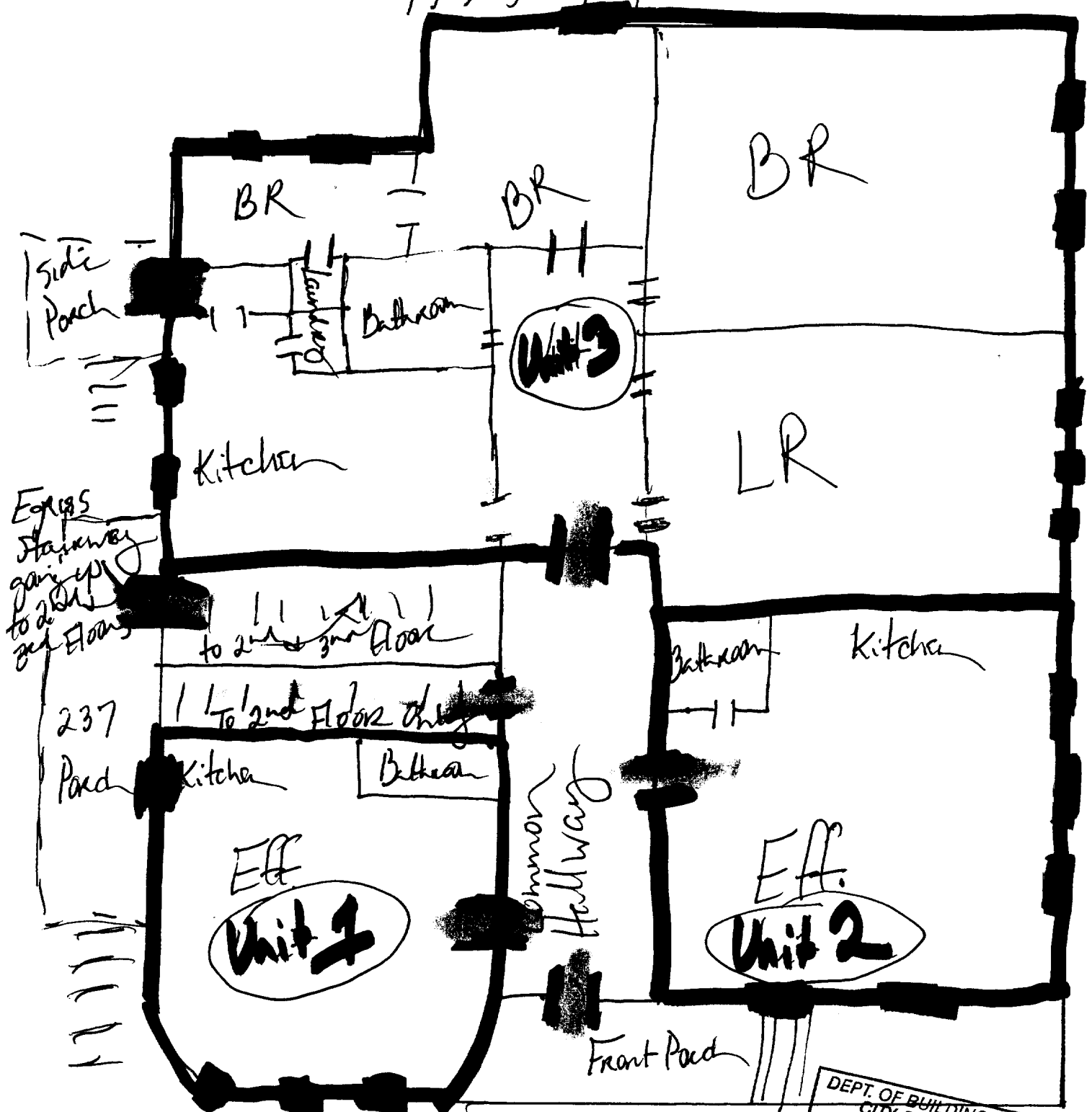
Respectfully,


Danika Hanson Babcock
PRK42, LLC

503 Ocean House Rd
Cape E, ME 04107



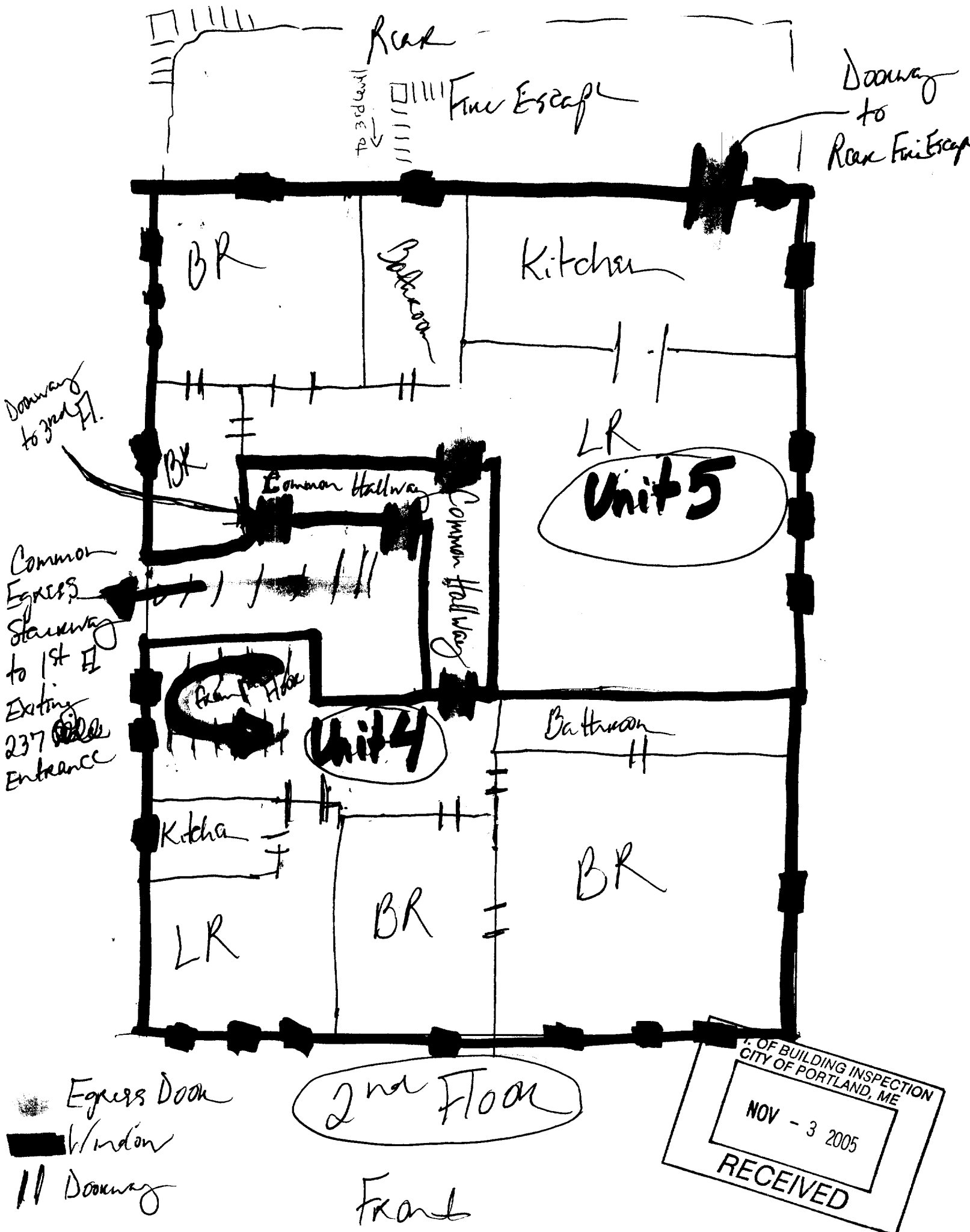
235 State St.
Rear
Fire escape



Egress Door
Window
Doorway

1st Floor
Front

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
NOV - 3 2005
RECEIVED

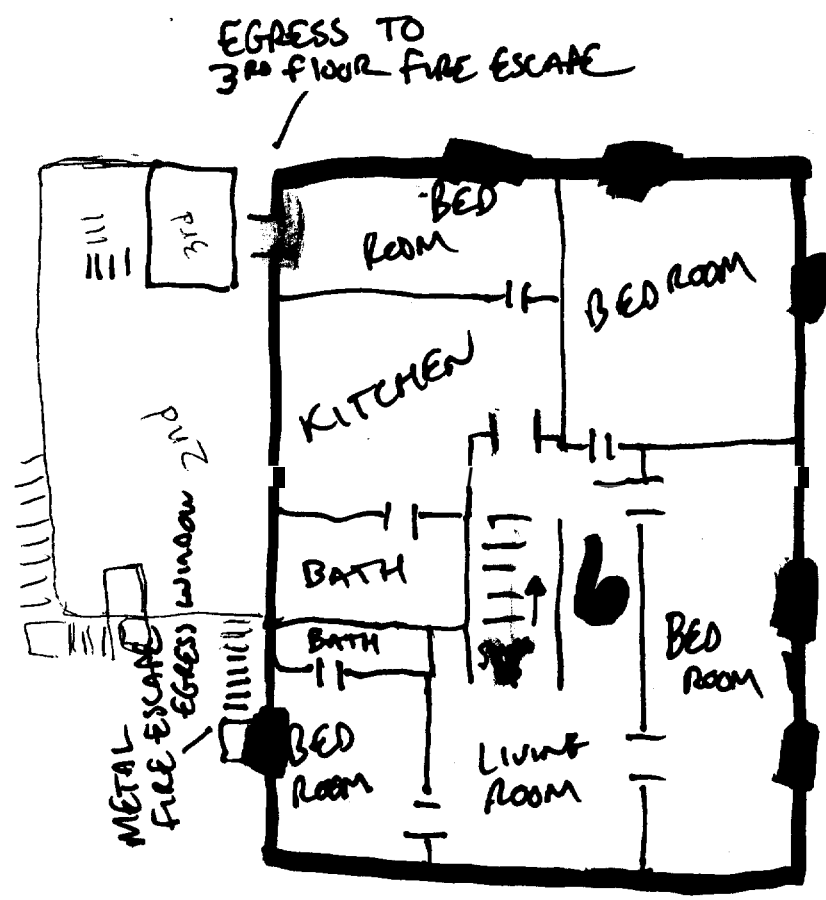


DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 NOV - 3 2005
 RECEIVED

Unit 6

Rear of Building

Front of building (State St. side)



3RD FLOOR

EGRESS DOORWAY



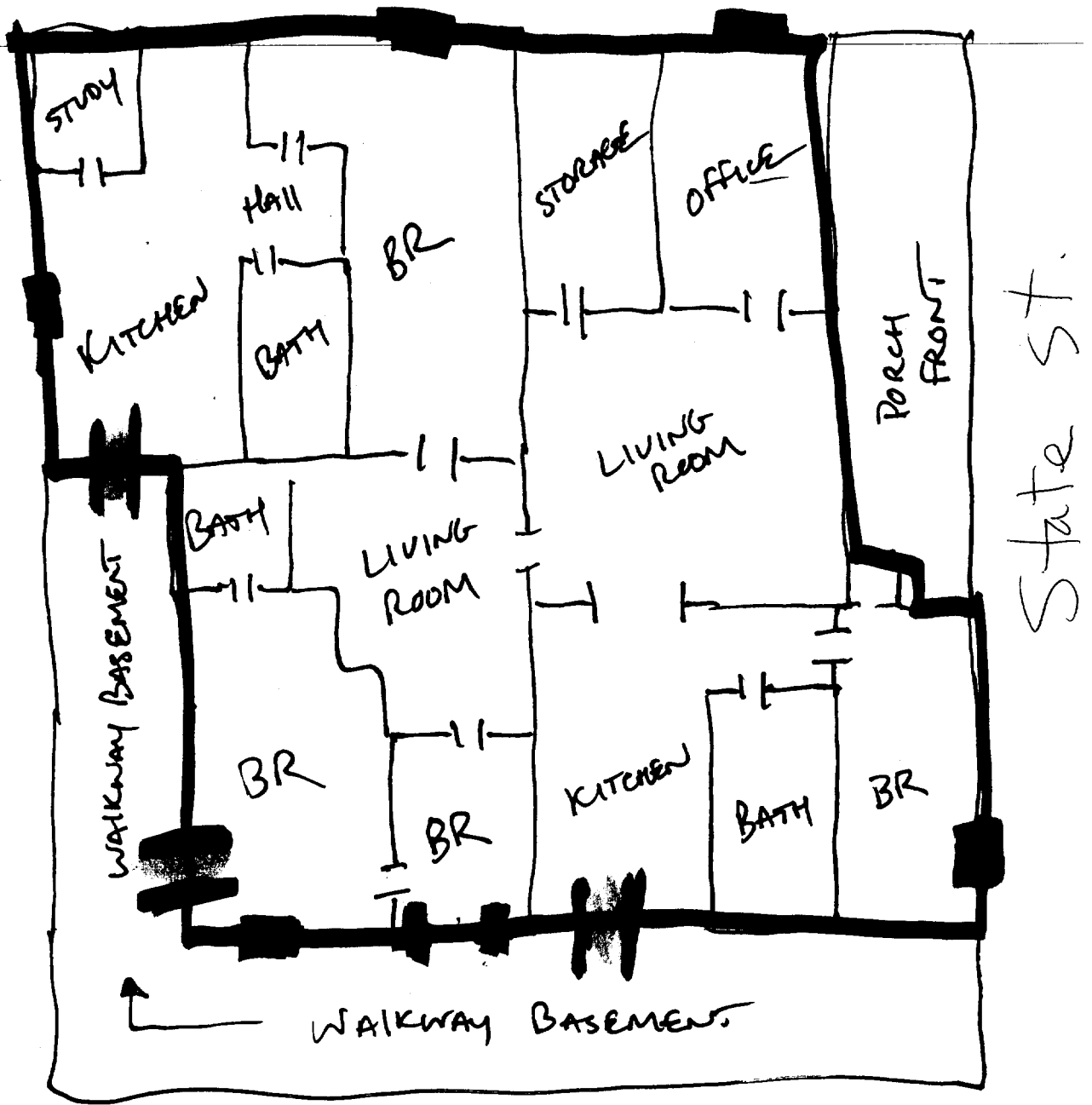
WINDOW



DOORWAY



Unit 7 Driveway



BASEMENT

EGRESS doorway



WINDOW



DOORWAY



10/25 called
Danika
1 unit 3rd FL
2 units 2nd-only one
used This egress.

~~2 units~~
~~3rd FL~~

10/17/05 met Danika + Eric + Greglass onsite

1st Open Rise $7\frac{1}{4} \times 10\frac{1}{2}$ cut

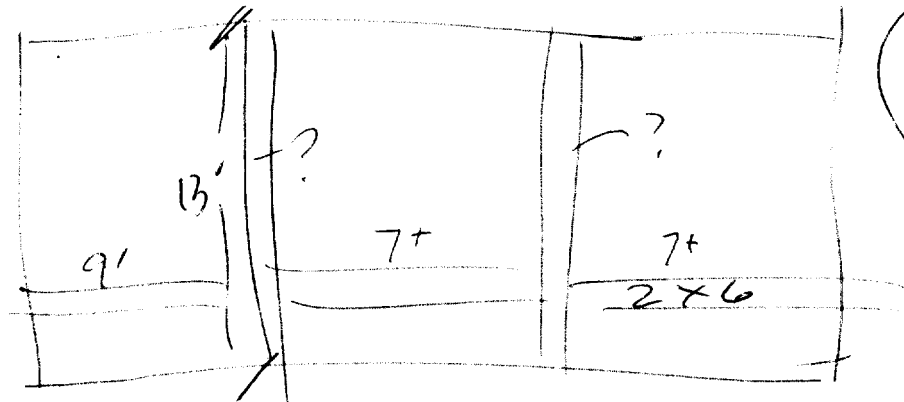
Deck Rail needs strength $< 4"$
except @ 3rd
level posts

2x6 @ 16" O.C

? what's on plan

31 1/2" = 1st
33" = 2nd
31" = 3rd

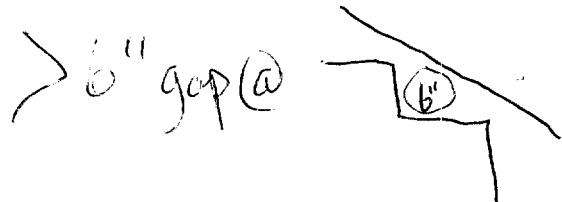
8 units



2 windows
Fire rated

2nd $7\frac{1}{4}$ - TOP is 8" $\times 10$ " cut (2nd stair resting on Deck Boards)
Open RISES

Cornering bldg
Guardrail $> 4"$ gap



Top step 3rd is $7\frac{3}{4}$

3rd FL Deck bearing ext on soffit
2-2x6 beam - 5'7" span

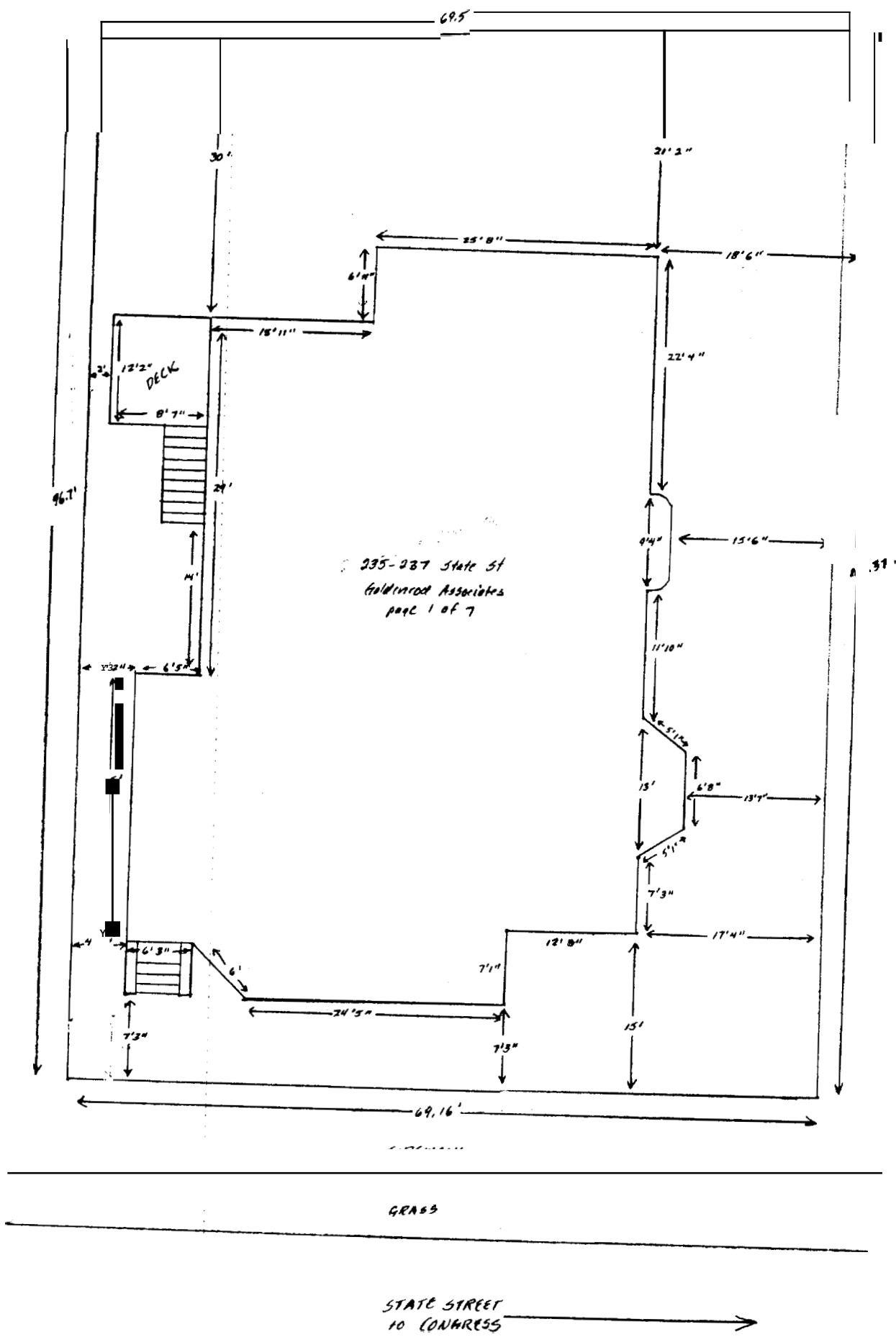
Graspable handrails both sides

Fasteners - not HD galv. - mostly nails



Restor side deck

Sept 2001



**WARRANTY DEED
Maine Statutory Short Form**

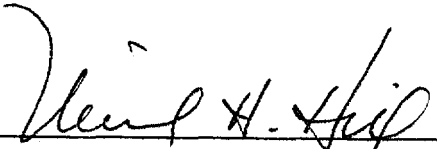
Know all Men by these presents,

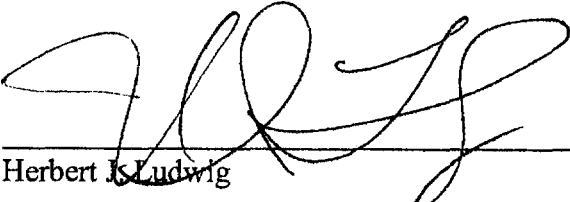
That Herbert J. Ludwig and Neil B. Martin of South Portland, County of Cumberland and State of Maine, for consideration **paid**, grants to PRK42, LLC of Cape Elizabeth, County of Cumberland and State of Maine, whose mailing address is 503 Ocean House **Road, Cape Elizabeth, Maine, 04107**, with Warranty Covenants, the land in the City of Portland, County of Cumberland and State of Maine, as more particularly described on the attached **Schedule A**.

Also hereby conveying all **rights**, easements, privileges, and appurtenances belonging to the premises hereinabove described.

Witness my hand this 29th day of **April, 2005**.

Signed and Delivered in
the presence of:





Herbert J. Ludwig

to both



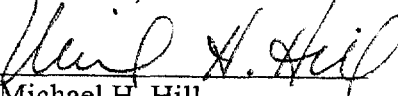
Neil B. Martin

**STATE OF MAINE
CUMBERLAND, SS.**

April 29, 2005

Then personally appeared the above named Herbert J. Ludwig and Neil B. Martin, and acknowledged the foregoing instrument to be their free act and deed.

Before me,



Michael H. Hill

Maine Attorney at Law

Schedule A

A certain lot or parcel of land with the buildings and improvements thereon, situated on the easterly side of State Street in the City of Portland, County of Cumberland and State of Maine and bounded and described as follows, to wit:

Beginning at a point on the easterly side of said State Street ninety-eight and eighty hundredths (98.80) feet southerly from the south line of Cumberland Street, and at the southwesterly corner of a lot of land conveyed by Helen C. Loring to **Aug. G. Schlotterbeck** by deed dated September 16, 1882 and recorded in said Cumberland County Registry of Deeds in Book 492, Page 92; thence Southerly by said State Street sixty-nine and sixteen hundredths (69.16) feet to the northwesterly corner of a lot of land conveyed by Warren R. Evans to Naomi H. Dewitt by deed dated September 16, 1882 and recorded in said Registry in Book 492, Page 98; thence easterly in a line at right angles to said State Street and by said DeWitt land ninety-six **and** seven tenths (96.7) feet to a fence; thence northerly by said fence sixty-nine **and** five tenths (69.5) feet, more or less, to the southeasterly corner of land conveyed by said Helen C. Loring to Charles C. Harmon by deed dated September 6, 1882 and recorded in said Registry in **Book 492**, Page 95; thence westerly one hundred and thirty seven one hundredths (100.37) feet to the point of beginning.

Being the same premises conveyed to Herbert J Ludwig and Neil B. Martin by Yana D. Farrally-Plourde and Holly S. Farrally-Plourde in a deed dated April 1, 1981 and recorded in the Cumberland County Registry of Deeds in Book 4772, Page 292.

← State St. →

1 square = 3 ft +/-

← 69' 10" →

235-237 State St.

Driveway

← 96' 9" →

↑ 100' 9" ↓

2nd story

2nd story

2nd story
EXISTS STAIRS

2nd EXISTS STAIRS

Existing wrought iron fire escape

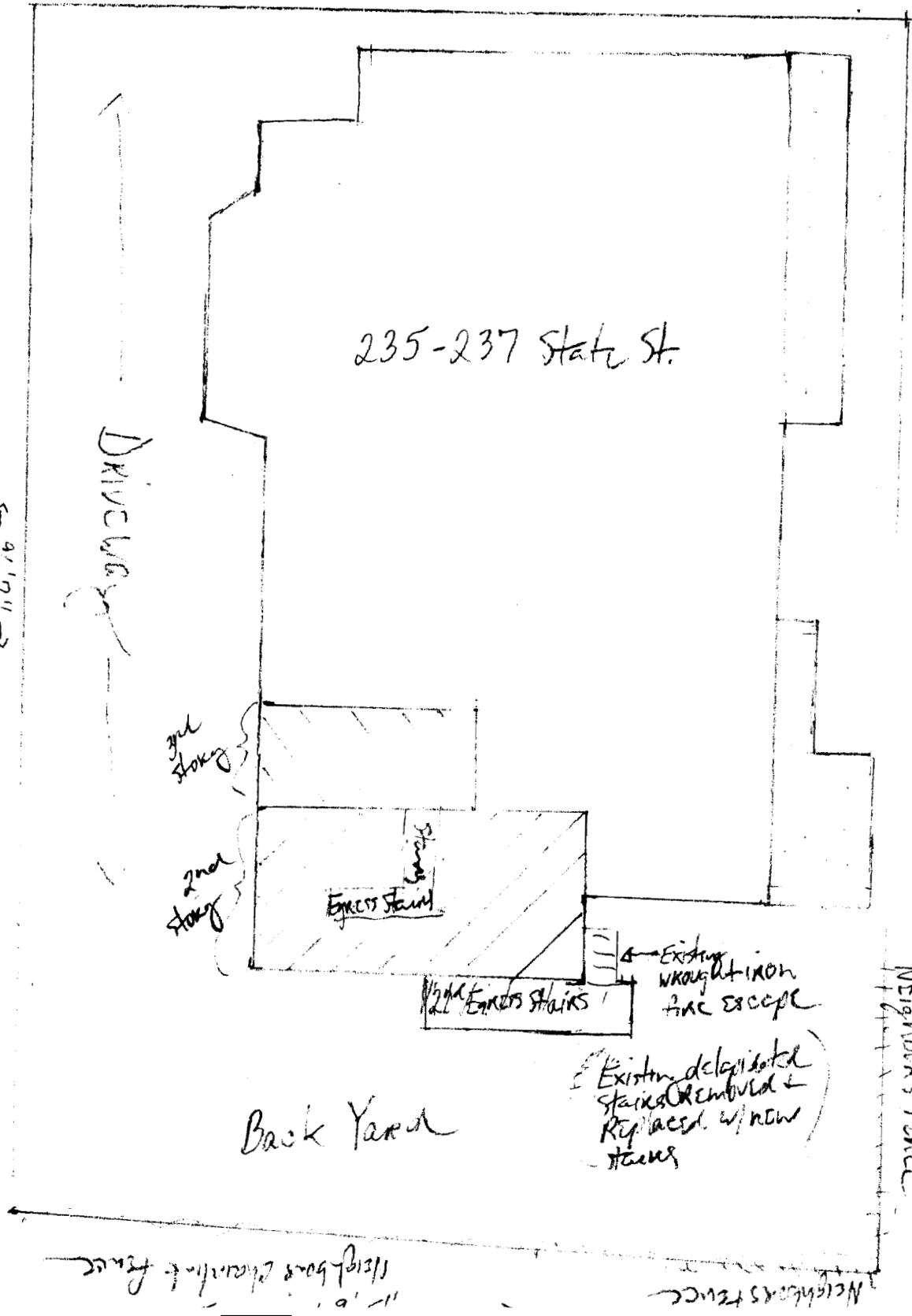
Back Yard

Existing deteriorated stairs removed & replaced w/ new stairs

Neighbor's Fence

Neighbor's chain link fence

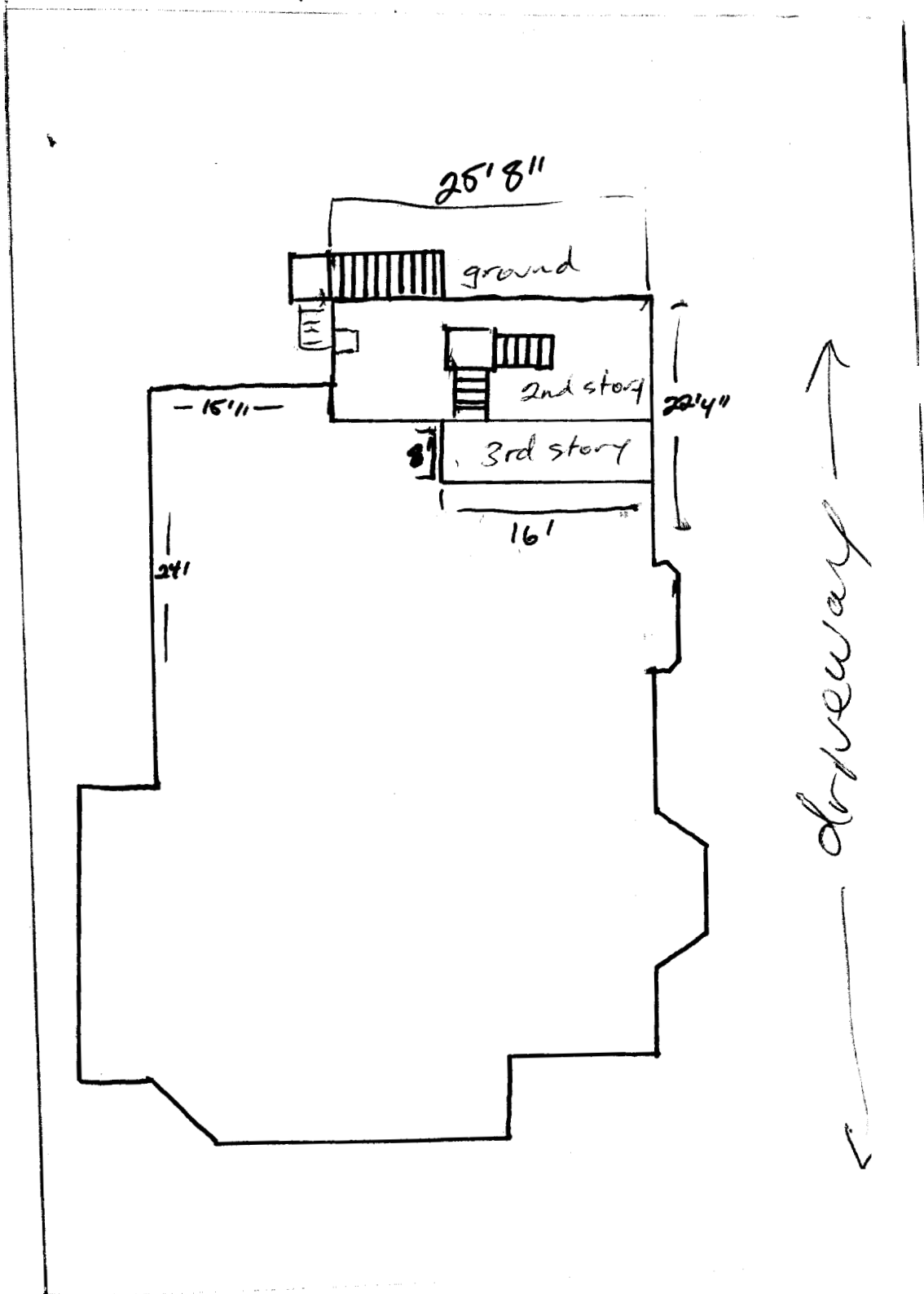
Neighbor's fence



Materials & USE

- 2x10 pressure treated — Rim Joist + Carrying Beams
- 2x8 pressure treated — Joists
- 2x6 pressure treated — Joists
- 5/4 PT Decking — Railing cap, Decking, 7 LF
- Simpson Strong tie Joist hangers — Tie joists
- Galv. Lags 5" & 6" — Anchor to existing structure
Anchor Railing Post
- 12D Galv Framing nails — Fasten framing
- 2x2 pt Spindals — Railing
- 2x4 pt — Railing
- 4x4 pt — Posts, Railing
- 2x12 pt — Stair Stringers
- 8" Sonotubes — Footings
- Concrete curb — Footings, Ground Landing Pad.

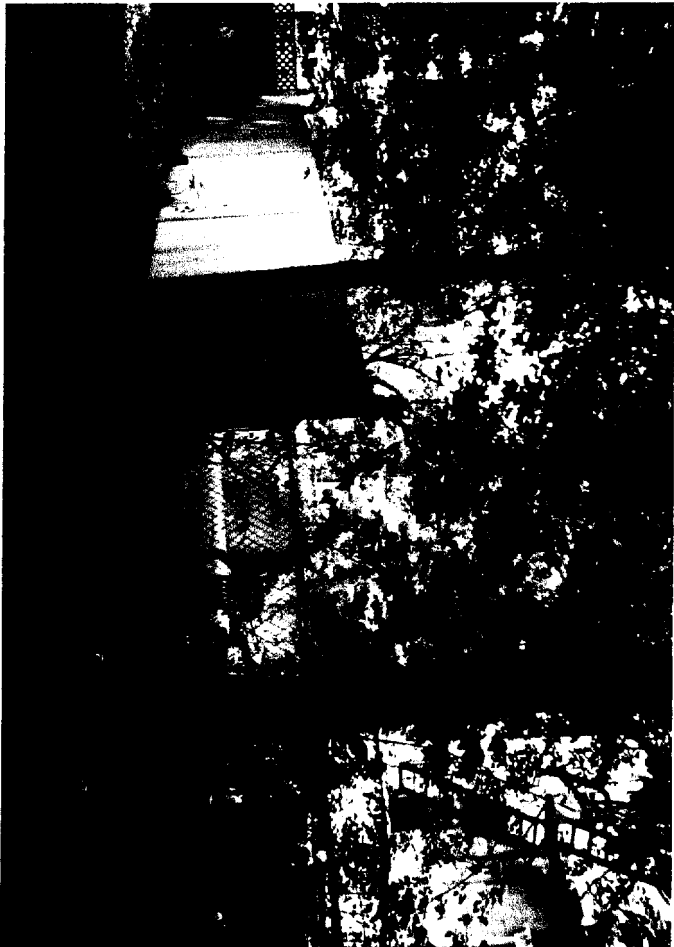
Property line

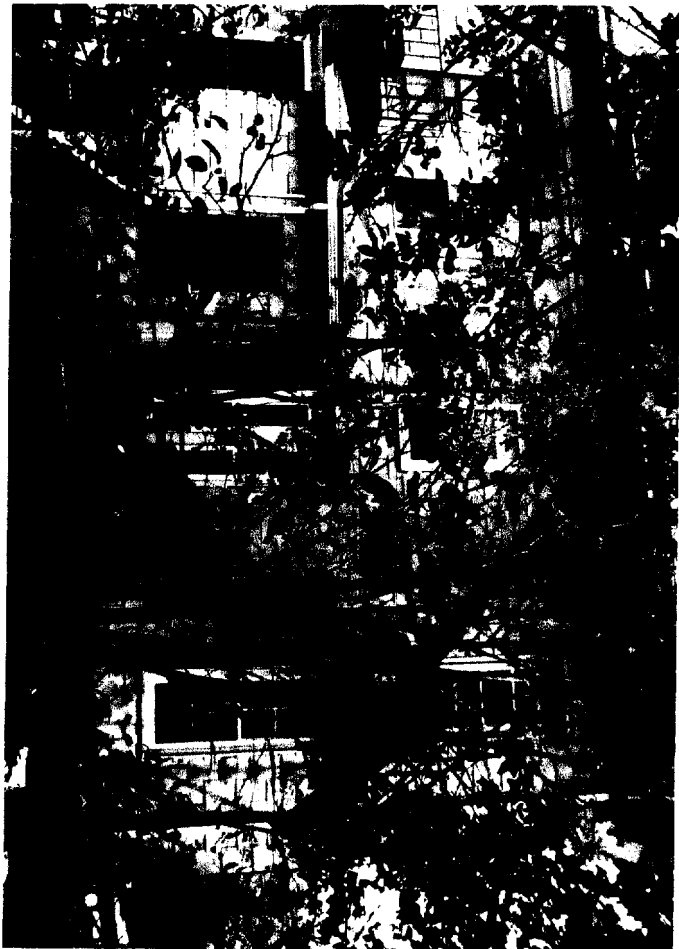
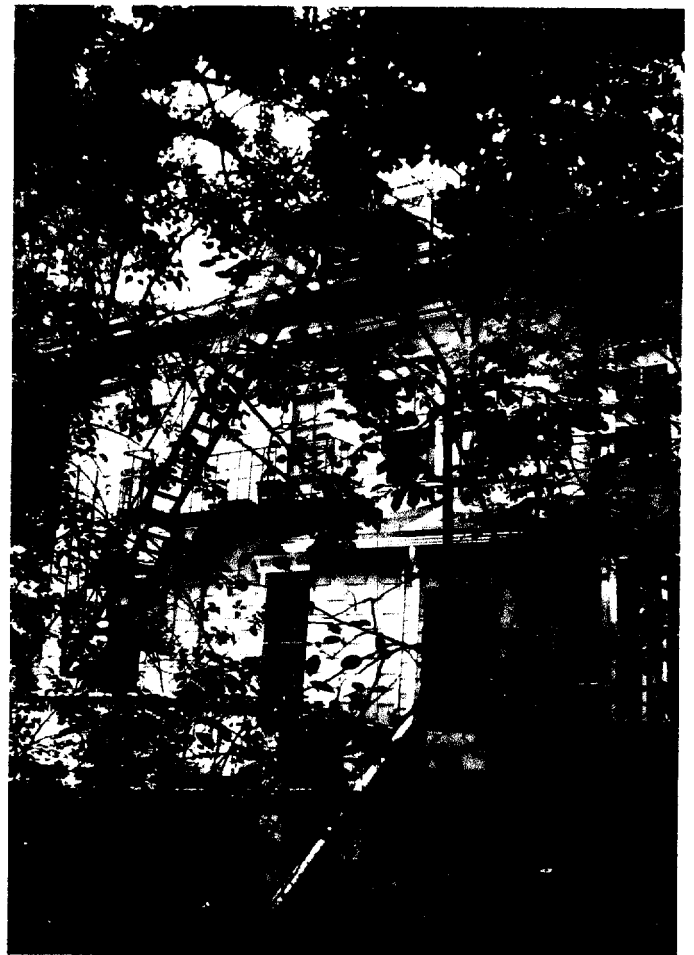


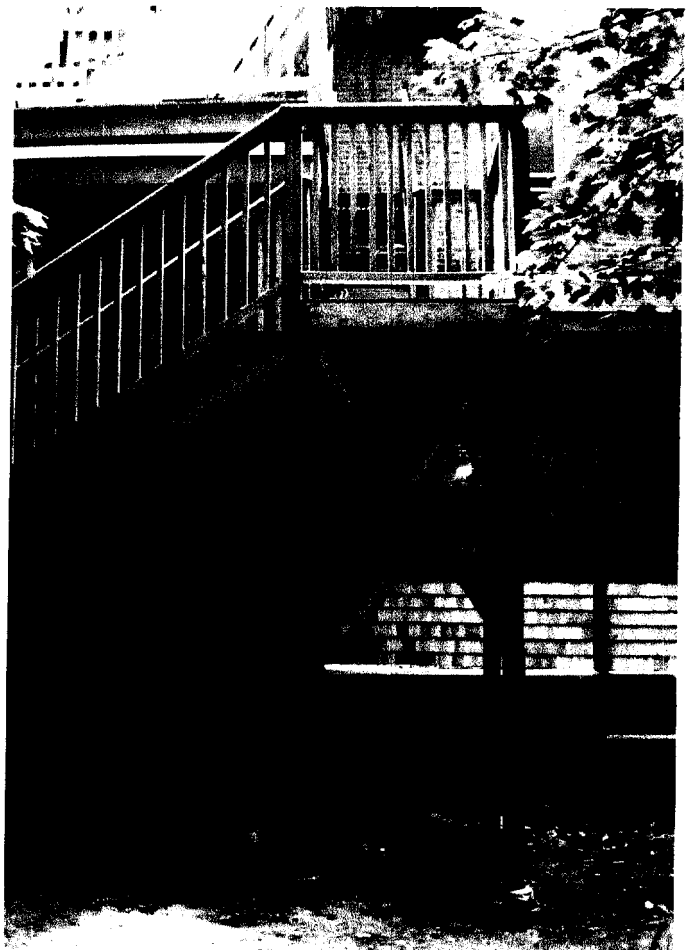
Property line

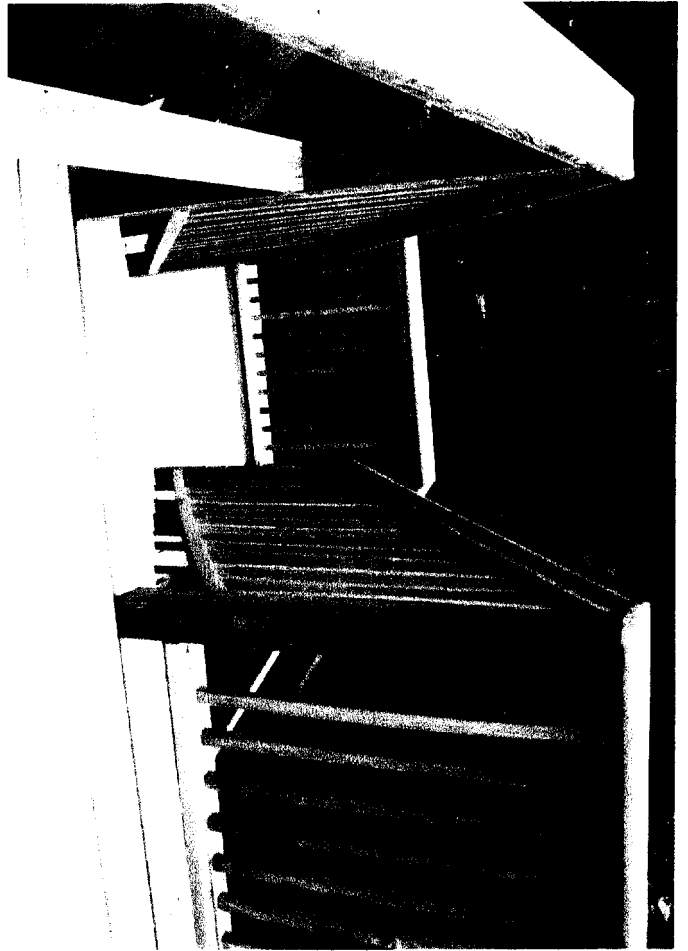
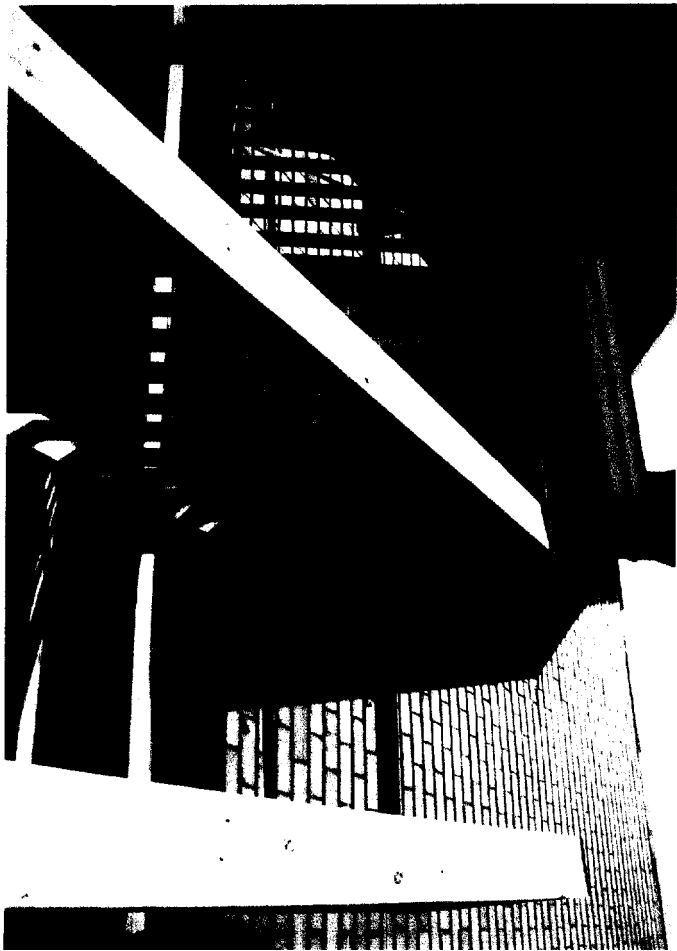
driveway

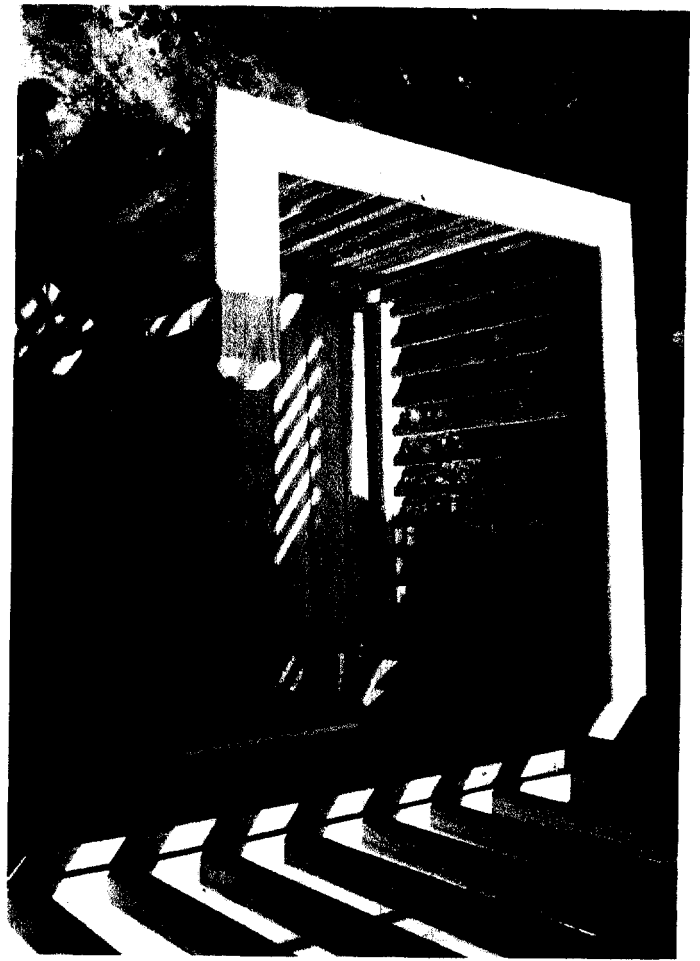
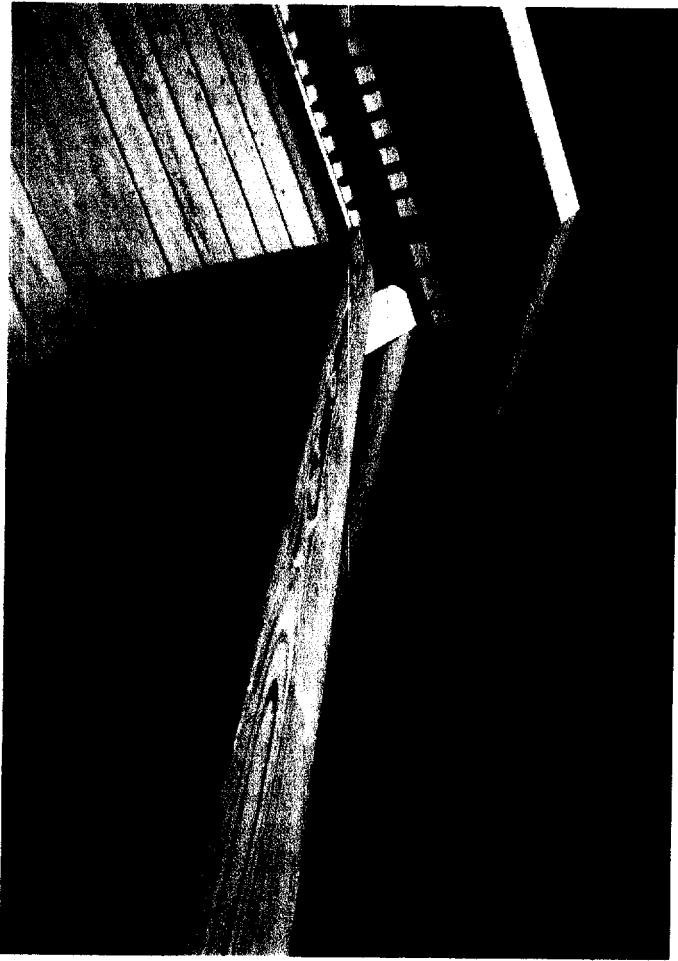
state st











BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

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

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- N/A Footing/Building Location Inspection; Prior to pouring concrete
- N/A Re-Bar Schedule Inspection: Prior to pouring concrete
- N/A Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

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

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

Danda Baborsch
Signature of Applicant/Designee

11.10.05
Date

[Signature]
Signature of Inspections Official

11/07/05
Date

Permit # 05-1301

CBL 46-A-6
Building Permit #