

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 091414

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that UNIVERSITY OF MAINE

has permission to Increase openings to conform with ADA usage of 1st fl

DEC 22 2009

AT 47 EXETER ST CB# 051 E017001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

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

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise enclosed-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. [Signature] 2009

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 12/21/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1414	Issue Date:	CBL: 051 E017001
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Location of Construction: 47 EXETER ST	Owner Name: UNIVERSITY OF MAINE	Owner Address: 107 MAINE AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: RS/USM over/lay

Past Use: USM LITERARY & SCIENTIFIC INS - Faculty 1st fl office	Proposed Use: USM LITERARY & SCIENTIFIC INS - Increase openings to conform w/ ADA usage of 1st floor	Permit Fee: \$140.00	Cost of Work: \$12,000.00	CEO District: 3
		FIRE DEPT: w/conditions 12/17/09 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B/E Type: 5B IBC 2003 Signature: [Signature]	

Proposed Project Description:
Increase openings to conform w/ ADA usage of 1st floor

Signature: [Signature]
Signature: [Signature]
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: Ldobson	Date Applied For: 12/14/2009	Zoning Approval	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland - all in later work <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"/> Date: 12/15/09 ABM	<p>Zoning Appeal</p> <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: _____	<p>Historic Preservation</p> <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 ABM Date: _____
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PERMIT ISSUED

DEC 22 2009

City of Portland

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

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

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

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

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

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

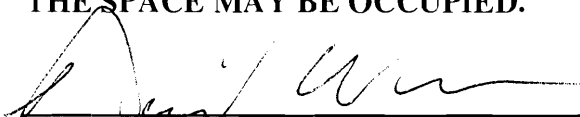
 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final inspection required at completion of work.**

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

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

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



Signature of Applicant/Designee

 12-22-09

Date



Signature of Inspections Official

 12-22-09

Date

PERMIT ISSUED

DEC 22 2009

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-1414	Date Applied For: 12/14/2009	CBL: 051 E017001
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Location of Construction: 47 EXETER ST	Owner Name: UNIVERSITY OF MAINE	Owner Address: 107 MAINE AVE	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: USM LITERARY & SCIENTIFIC INS - Increase openings to conform w/ ADA usage of 1st floor	Proposed Project Description: Increase openings to conform w/ ADA usage of 1st floor
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/15/2009

Note: **Ok to Issue:**

- 1) This permit is being issued for interior work only.
- 2) This property is part of the USM campus and overlay zone.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 12/21/2009

Note: **Ok to Issue:**

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Ben Wallace Jr. **Approval Date:** 12/17/2009

Note: **Ok to Issue:**

- 1) All construction shall comply with NFPA 101



General Building Permit Application

If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>49 Exeter St. Portland, Me.</u>		
Total Square Footage of Proposed Structure/Area <u>1193 S.F.</u>		Square Footage of Lot <u>50' X 168 7/10'</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>University of So. Me.</u> Address <u>25 Bedford St.</u> City, State & Zip <u>Portland, Me, 04104</u>	Telephone: <u>207-780-4160</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>12000.-</u> C of O Fee: \$ _____ Total Fee: \$ <u>140</u>
Current legal use (i.e. single family) <u>Faculty Staff Offices</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Increase openings, to conform with ADA Usage of 1st Floor, Painting of Interior.</u>		
Contractor's name: <u>University of Southern Maine (Facilities)</u> Address: <u>25 Bedford St.</u> City, State & Zip <u>Portland, Me. 04104</u> Telephone: <u>207-780-4160</u> Who should we contact when the permit is ready: <u>Daniel Warren</u> Telephone: <u>207-671-1795</u> Mailing address: <u>P.O. Box 9300, Port. Me. 04104-9300</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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

Signature: [Signature] Date: 12-14-09

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

RECEIVED
DEC 14 2009

Dept. of Building Inspections
City of Portland Maine



UNIVERSITY OF MAINE SYSTEM

*File Under 41
Exeter*

OFFICE OF UNIVERSITY COUNSEL

150 Capitol Street Augusta, Maine 04330 207-947-0330
207-623-2537
FAX 207-623-2382

January 4, 1991

COPY

TO: Richard A. Eustis
FROM: Richard H. Hayden *[Signature]*
RE: 49-51 Exeter Street, Portland

In connection with our recent purchase of the above-described property from the Estate of Alexander M. Orr, I enclose original Deed received from the Registry today.

This was recorded in Cumberland Registry of Deeds, Book 9385, Page 197. This original Deed should be kept with the permanent files of the University System. This completes the above transaction.

✓ cc: Samuel G. Andrews
2699A

Lot

50' x 168⁸/₁₀'

UNIVERSITY OF MAINE

UNIVERSITY OF SOUTHERN MAINE

UNIVERSITY OF MAINE
AT FARMINGTON

UNIVERSITY OF MAINE
AT FORT KENT

UNIVERSITY OF MAINE
AT MACHIAS

UNIVERSITY OF MAINE
AT PRESQUE ISLE

UNIVERSITY OF MAINE
AT AUGUSTA

DEED OF SALE
BY PERSONAL REPRESENTATIVE
(Testate)

COPY

KNOW ALL MEN BY THESE PRESENTS, THAT I, MARGARET O. GARRETT, of Falmouth, County of Cumberland and State of Maine, duly appointed and acting personal representative of the estate of ALEXANDER M. ORR, deceased (testate), as shown by the probate records of the County of Cumberland, Maine, and 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, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to UNIVERSITY OF MAINE SYSTEM, a Maine Corporation with a mailing address of 107 Maine Avenue, Bangor, ME 04401, the real property in Portland, County of Cumberland and State of Maine, described as follows:

A certain lot or parcel of land, situated in Portland, being on the Northeasterly side of Exeter Street and more particularly bounded and described as follows, to wit:

BEGINNING at a point on the said Northeasterly side line of Exeter Street at land sold by Thomas A. Sanders to one Hanson; thence Northeasterly by the side line of said Hanson lot one hundred sixty-eight and eight-tenths (168-8/10) feet, more or less, to land now or formerly of one McLellan; thence southeasterly by said McLellan land fifty (50) feet to a point; thence southwesterly one hundred seventy and five-tenths (170-5/10) feet, more or less, to a point on the said Northeasterly side line of Exeter Street, which said point is fifty (50) feet southerly from the point of beginning; thence northwesterly by the side line of said street fifty (50) feet to the point of beginning.

The above-described lot is a portion of the premises deeded to Thomas A. Sanders by the trustees under the will of Mary E. Denny, late of Portland, deceased.

WITNESS my hand and seal this 14th day of November, 1990.

SIGNED, SEALED AND DELIVERED
IN PRESENCE OF

Gary W. Libby

STATE OF MAINE
CUMBERLAND, ss.

Margaret O. Garrett

MARGARET O. GARRETT
Personal Representative for the ESTATE of
Alexander M. ORR

November 14, 1990

Then personally appeared the above named MARGARET O. GARRETT in her said capacity as Personal Representative and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Gary W. Libby
Notary Public/Attorney At Law

RECEIVED
REGISTERED DEEDS
1990 NOV 14 PM 3:44















CUMBERLAND COUNTY

[Signature]

University of Southern Maine

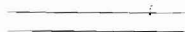



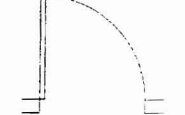
49 Exeter Street
Portland, Maine

Project 2010-014 American Sign Language Renovation / Move

LEGEND			
EXISTING WATER CLOSET		DOOR BELL CONNECTED TO FLASHER	
EXISTING SINK		DOOR BELL FLASHER	
EXISTING ELECTRICAL RECEPTACLE		LIGHT KNOCKER SWITCH	
EXISTING VOICE AND DATA JACK		LIGHT KNOCKER	
EXISTING DATA JACK			
EXISTING VOICE JACK			
EXISTING ELECTRICAL SWITCH			
EXISTING 3 WAY SWITCH			
NEW SWITCH			
NEW ELECTRICAL RECEPTACLE			
NEW VOICE AND DATA JACK			

NEW V

LEGENDS KEY:

	EXISTING WALL/PARTITION
	PARTITION TO BE REMOVED
	NEW PARTITION
	DOOR TO BE REMOVED
	NEW DOOR

DRAWINGS

T-1	TITLE PAGE
EX-1	EXISTING FIRST FLOOR PLAN
EX-2	EXISTING SECOND FLOOR PLAN
D-1	DEMOLITION PLAN FIRST FLOOR
A-1	PROPOSED FIRST FLOOR PLAN
A-2	PROPOSED SECOND FLOOR PLAN
EL-1	PROPOSED BUILDING ELEVATION
EL-2	PROPOSED BUILDING ELEVATION ALT.
G1	GENERAL INFORMATION
A-3	STAIR DETAILS & REQUIREMENTS
A-4	RAMP DETAILS & REQUIREMENTS
A-5	HC RESTROOM DTLS & REQUIREMENTS
E-1	EXISTING ELEC & TELECOM 1ST FLR
E-1.1	PROPOSED ELEC & TELECOM 1ST FLR
E-2	EXISTING ELEC & TELECOM 2ND FLR
E-2.1	PROPOSED ELEC & TELECOM 2ND FLR
AL-1	PROPOSED ASSISTED LIVING 1ST FLR
AL-2	PROPOSED ASSISTED LIVING 2ND FLR

GENERAL PROJECT NOTES

1. CONTRACTOR SHALL COORDINATE & VERIFY EXIST. DIMENSIONS & CONDITIONS IN FIELD PRIOR TO STARTING ANY & ALL WORK.
2. PERFORM ALL WORK TO COMPLY WITH APPLICABLE CODES & REQUIREMENTS.
3. DO NOT SCALE DRAWINGS.
4. CONTRACTOR SHALL COORDINATE ALL DISCIPLINES.
5. DIMENSIONS ARE TO THE FACES OF FINISH UNLESS NOTED OTHERWISE.
6. AS APPROPRIATE, ELECTRICAL WORK SHALL BE PROVIDED AS "DESIGN-BUILD" BY CONTRACTOR. PROVIDE COMPLETE SYSTEMS AND ALL REQ'D. TIE-INS, INCLUDING BUT NOT LIMITED TO: PUBLIC UTILITIES AND ON-SITE ELECTRICAL, ALARM AND COMMUNICATIONS SYSTEMS. (NOTE: COORDINATE EXACT SCOPE OF ALL WORK WITH OWNER & ARCHITECT. PRIOR TO START OF DESIGN-BUILD.)

Design Consultant:

Alpha One

Denis R. Pratt, RA, AIA, Architect / Access Design Specialist
127 Main Street
South Portland, Maine

Structural Engineer:

Resurgence Engineering & Preservation

Al Hodson, P.E.
132 Brentwood
Portland, Maine

49 EXETER STREET
ACCESSIBILITY IMPROVEMENTS

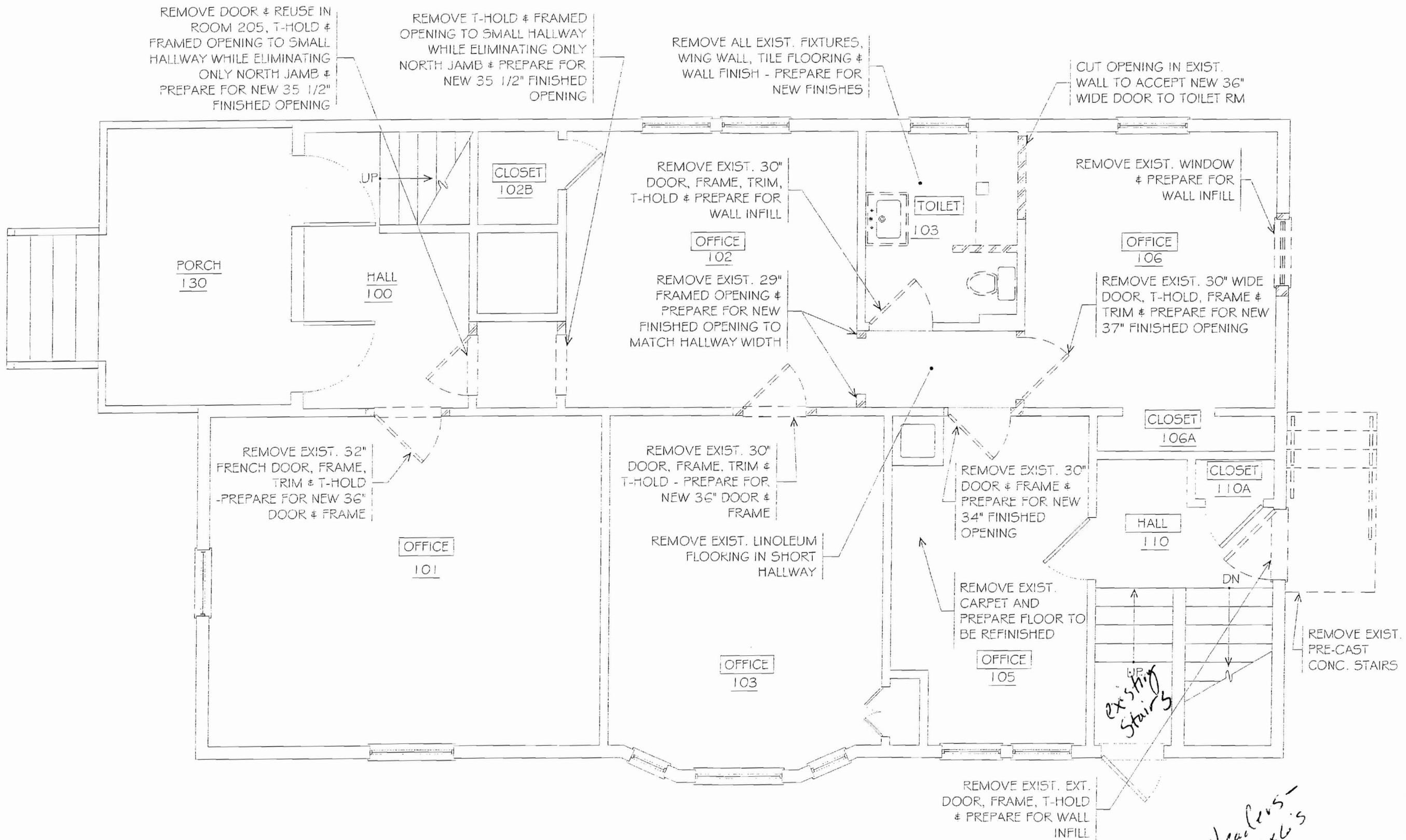
University of Southern Maine
Portland, Maine

October 13, 2009

TITLE PAGE

FOR FINAL REVIEW

T-1

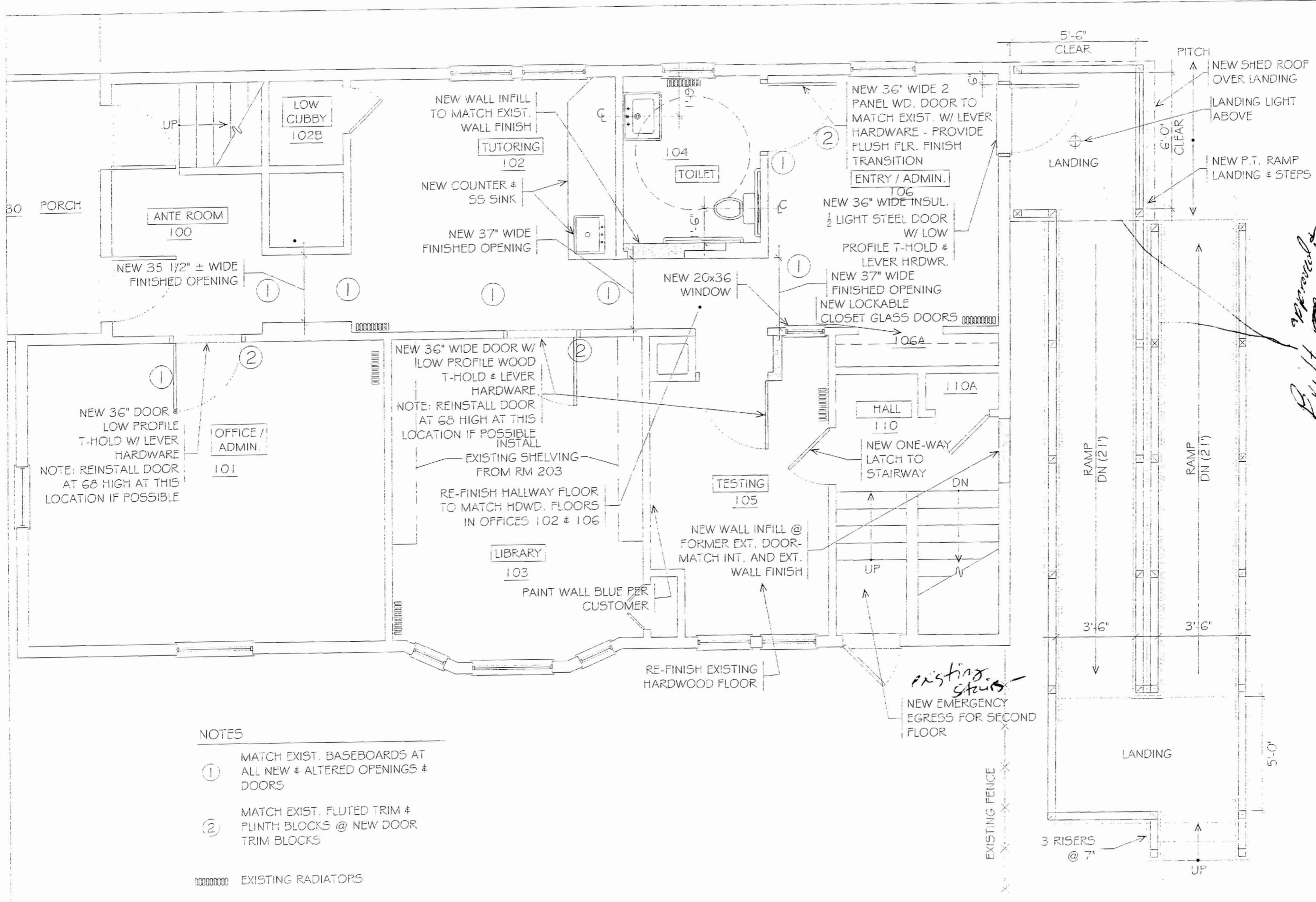


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ACCESSIBILITY IMPROVEMENTS
 UNIVERSITY OF SOUTHERN MAINE
 49 EXETER STREET
 PORTLAND, ME

PROPOSED FIRST FLOOR
 DEMOLITION PLAN
 PER 10/01/09 TENANT MTG. 10/12/09

PROPOSED
 D-1



NOTES

- ① MATCH EXIST. BASEBOARDS AT ALL NEW & ALTERED OPENINGS & DOORS
- ② MATCH EXIST. FLUTED TRIM & PLINTH BLOCKS @ NEW DOOR TRIM BLOCKS
- ⊞⊞⊞⊞⊞⊞⊞⊞ EXISTING RADIATORS

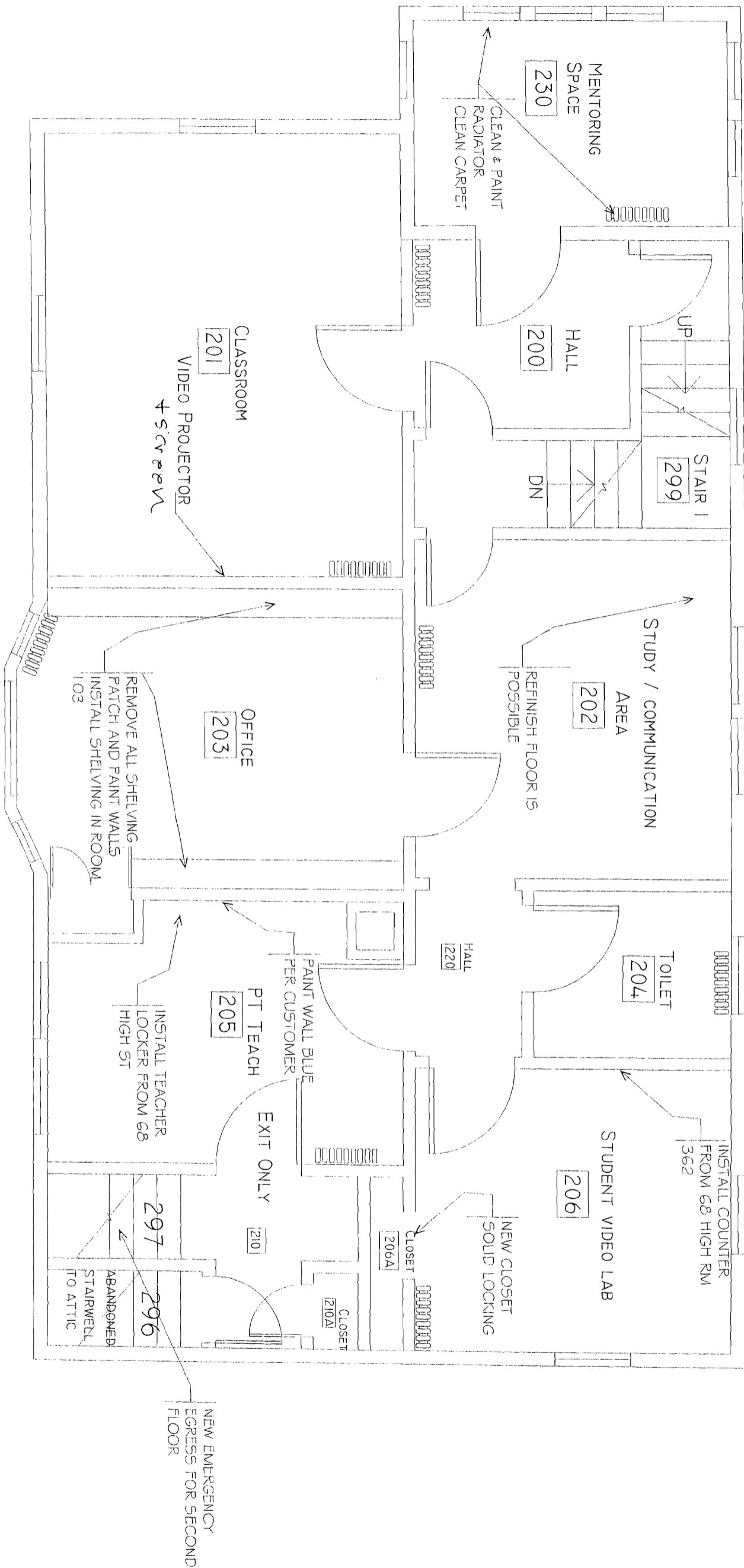
*Approved by
Bill H. [unclear]
Separate permit*

10-09241-AHAB Logo_w_tag if 9

ACCESSIBILITY IMPROVEMENTS
UNIVERSITY OF SOUTHERN MAINE
49 EXETER STREET
PORTLAND, ME

PROPOSED FIRST FLOOR
LAYOUT PLAN
PER 10/01/09 TENANT MTG. 10/12/09

PROPOSED
A-1



PROPOSED
A-2

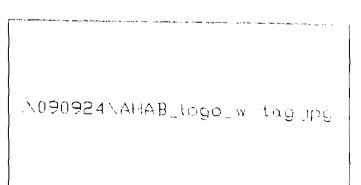
PROPOSED SECOND FLOOR

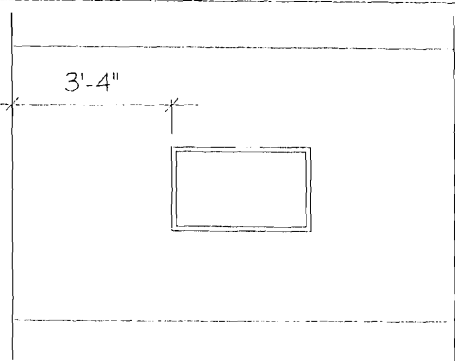
PER 10/01/09 TENANT MTG.

10/12/09

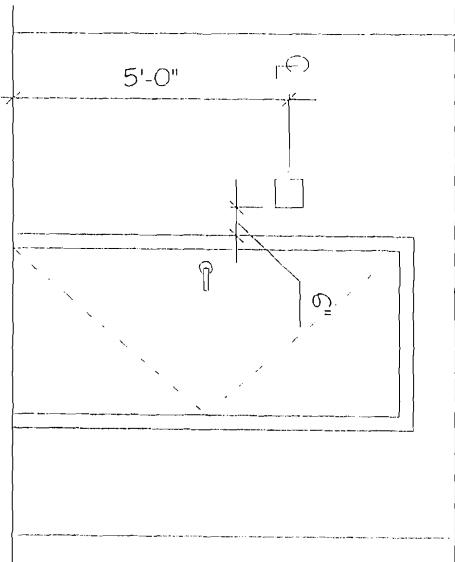
ACCESSIBILITY IMPROVEMENTS

UNIVERSITY OF SOUTHERN MAINE
 49 EXETER STREET
 PORTLAND, ME

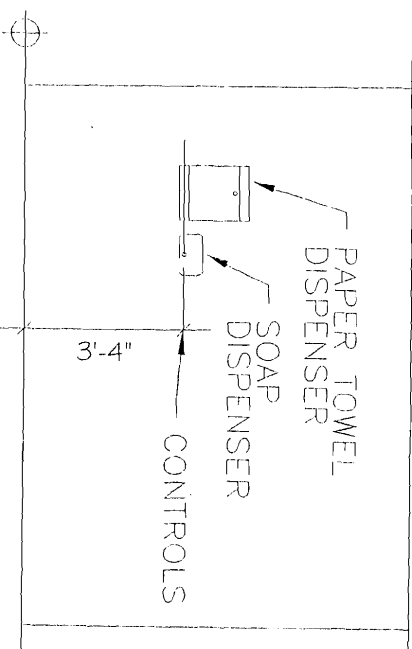




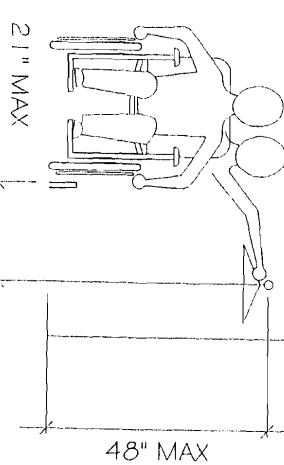
MIRROR



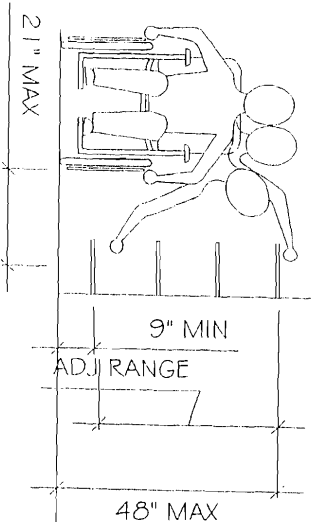
FOR ADA COMPLIANCE
SIGNS



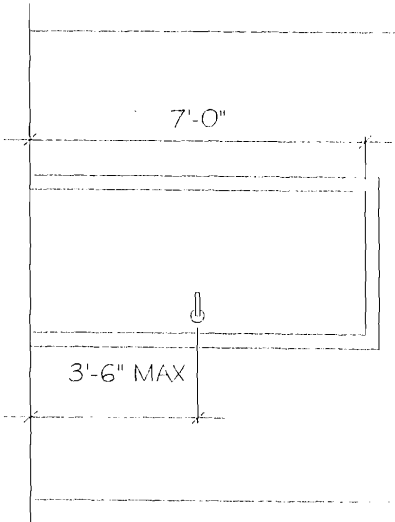
TOWEL & SOAP
DISPENSERS



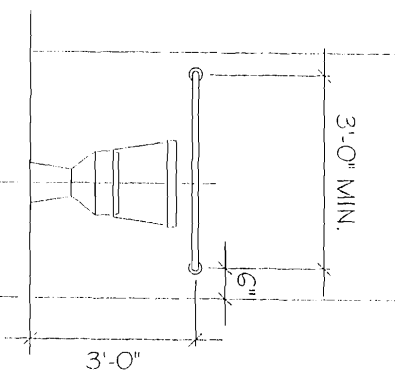
CLOSETS



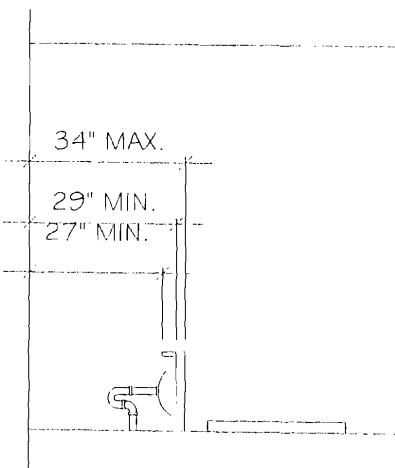
SHELVES



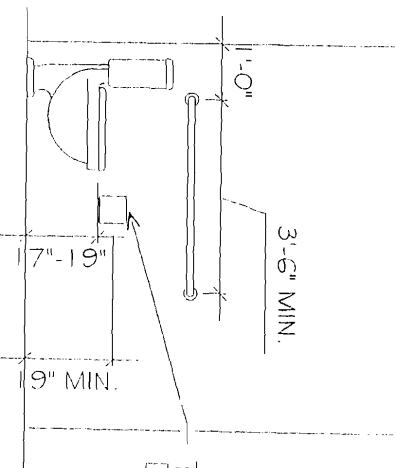
DOOR HARDWARE



BACK WALL
GRAB BAR



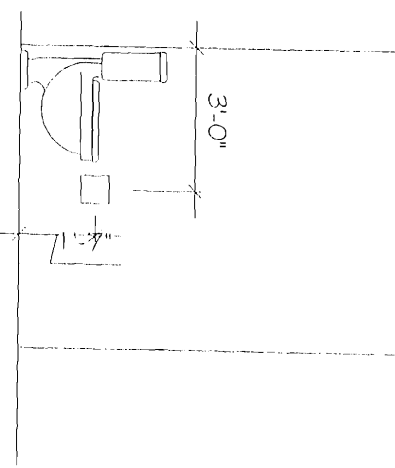
COUNTER
HEIGHT



SIDE WALL
GRAB BAR



TOILET TOWEL
DISPENSER



TOILET TISSUE
DISPENSER

PROPOSED

G-1

GENERAL INFORMATION

PER 10/01/09 TENANT MTG.

10/12/09

ACCESSIBILITY IMPROVEMENTS

UNIVERSITY OF SOUTHERN MAINE
49 EXETER STREET
PORTLAND, ME

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