

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 030025

This is to certify that Lindsay Scott A /Applicant

has permission to Alterations to Units to Improve Fire Code Regulations/Upgrade to Electrical/Renovations to Kitchen/Baths

AT 12 Lewis St 056 A010001

provided that the person or persons, firm or corporation accepting 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 work on permit must be completed before this building or part thereof is closed-in. **48 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. W.M.S.

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
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: 03-0025	Issue Date:	CBL: 056 A010001
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Location of Construction: 12 Lewis St	Owner Name: Lindsay Scott A	Owner Address: Po Box 7626	Phone: 773-8422
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	Zone: Rf

Past Use: Multi Family/ 9 Units	Proposed Use: Multi Family/ 9 Units	Permit Fee: \$338.00	Cost of Work: \$45,000.00	CEO District: 3
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Proposed Project Description: Alterations to Units to Improve Fire Code Regulations/Upgrade to Electrical/Renovations to Kitchen/Baths <i>Legal Use: 9 Dwelling units - no change in use Allowed</i>	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R2 Type: 50 1/24/02 Signature: <i>[Signature]</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: gg	Date Applied For: 01/15/2003	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <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"/> <i>OK with conditions</i> Date: <i>1/21/03</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input 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 <i>any exterior work</i> Date: <i>Requires A</i> <i>Separate Review</i>
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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: 03-0025	Date Applied For: 01/15/2003	CBL: 056 A010001
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Location of Construction: 12 Lewis St	Owner Name: Lindsay Scott A	Owner Address: Po Box 7626	Phone: () 773-8422
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Multi Family	

Proposed Use: Multi Family/ 9 Units	Proposed Project Description: Alterations to Units to Improve Fire Code Regulations/Upgrade to Electrical/Renovations to Kitchen/Baths
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/21/2003
Note: 12 Lewis St **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation
- 2) 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.
- 3) This property shall remain a nine (9) family dwelling. Any change of use shall require a separate permit application for review and approval.
- 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:** Pending **Reviewer:** **Approval Date:** **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. McDougall **Approval Date:** 01/21/2003
Note: **Ok to Issue:**

- 1) fire rated doors shall be self-closing

Comments:

01/23/2003-mjn: Need more specific info. Left Message.

03-0025

All Purpose Building Permit Application

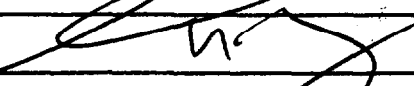
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>12 Lewis Street</u>		
Total Square Footage of Proposed Structure <u>9556</u>	Square Footage of Lot <u>7286</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>56</u> Block# <u>A</u> Lot# <u>10</u>	Owner: <u>Scott A. Lindsay</u> Deed Info. <u>Book 18220 Pg 304</u>	Telephone: <u>207-773-8422</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>same as above</u>	Cost Of Work: <u>\$45,000.00</u> Fee: \$ <u>338.00</u>
Current use: <u>9 Unit Residential Apartments</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>9 Unit Residential Apartments</u>		
Project description: <u>See Attached Letter</u>		
Contractor's name, address & telephone: <u>Scott A. Lindsay</u>		
Who should we contact when the permit is ready: <u>Scott A. Lindsay</u>		
Mailing address: <u>Scott A. Lindsay</u> <u>92 Exchange Street</u> <u>P.O. Box 7626, Portland, ME 04112-7626</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>207-773-8422</u>		

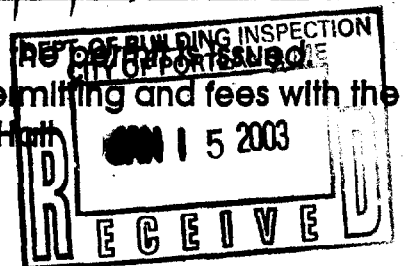
will say copy of deed. 11/5/03 received 1/16

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: 	Date: <u>1/13/03</u>
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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.



Phone 207-773-8422
Fax 207-773-8427

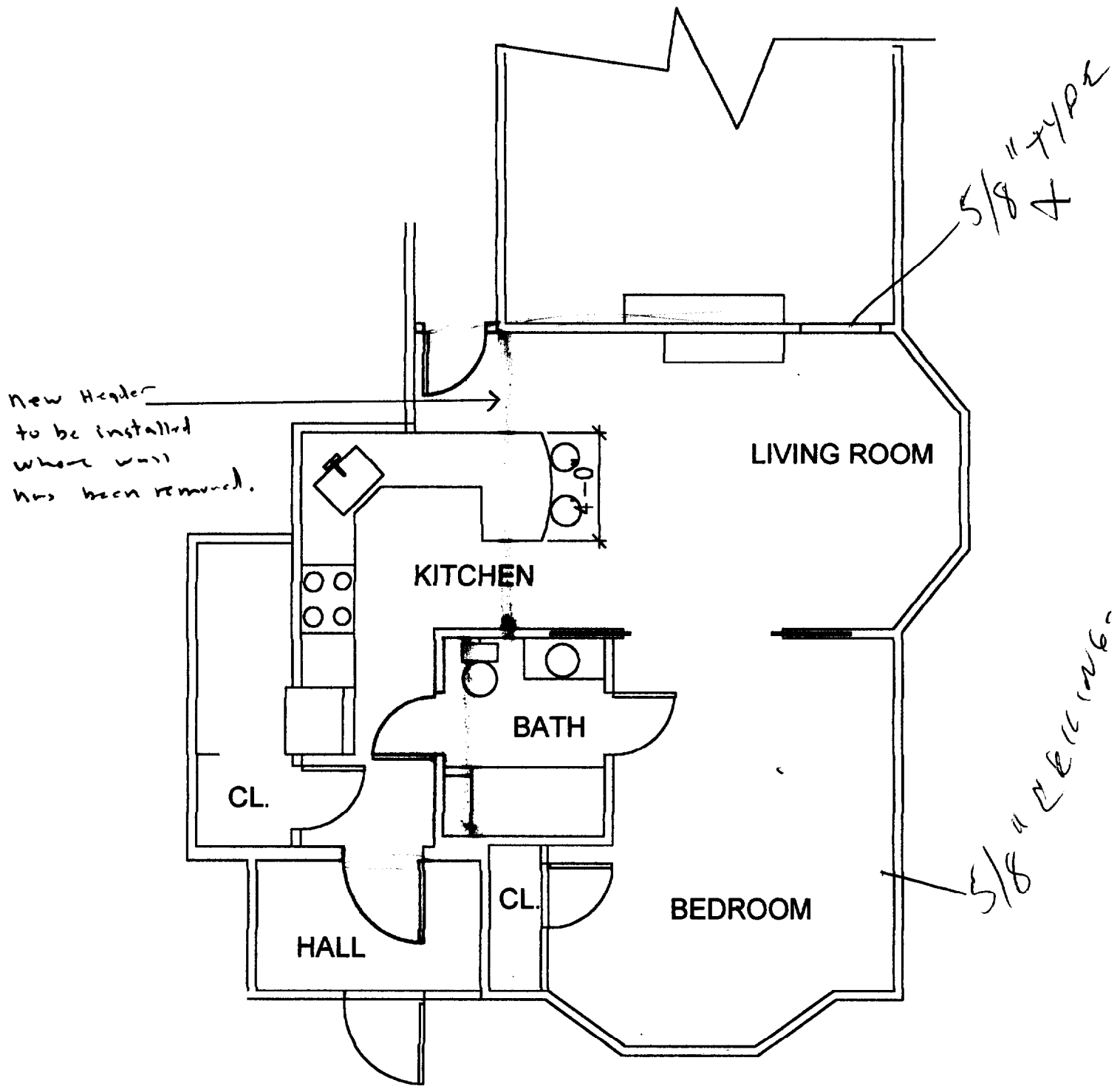
January 14, 2003

12 Lewis Street
9 Unit Residential Property
Portland, Maine

Project Description

To improve Life/Safety issues in the property:

- Install 5/8" Fire Rated Drywall in ceilings.
- Install Fire Rated Entry Doors to each Unit.
- Install hardwired interconnected smoke detectors/emergency lighting in common hallways.
- Remove some non-bearing partitions in some units.
- Add interior closets to some units.
- Upgrade electrical services to each unit.
- Renovate kitchen/baths in front units - replace cabinetry/tops in others.
- First floor front unit to be expanded into existing hallway; see attached drawing/letter.



Scott A. Lindsay Rental
 92 Exchange Street
 PO Box 7626
 Portland, Maine 04112-7626

3/16" = 1'-0"
 12 Lewis street
 1st Flr. Front

new.

demo.

**Engineering Design Professionals**

**P.O. Box 575
Freeport, Maine 04032
207-865-9505**

January 14, 2003

Mr. Scott Lindsay
92 Exchange Street
Portland, ME 04101

RE: Apartment Unit #1
12 Lewis Street
Portland, Maine

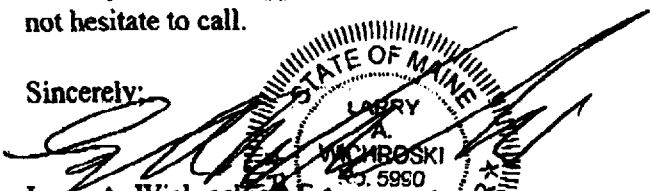
Dear Scott:

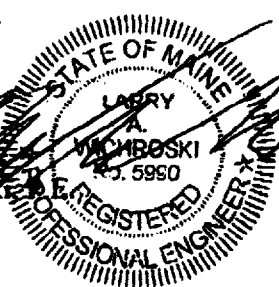
As you requested, I have performed the structural calculations for the new 11'-0" opening at the interior bearing wall for the front first floor unit of the referenced apartment building. The header needed to support a portion of the roof and the two floors above is (3) 1-3/4" x 12" LVL's nailed together with 3 rows of 16d nails at 12" o.c. Support each end with a 4 x 6 wood post.

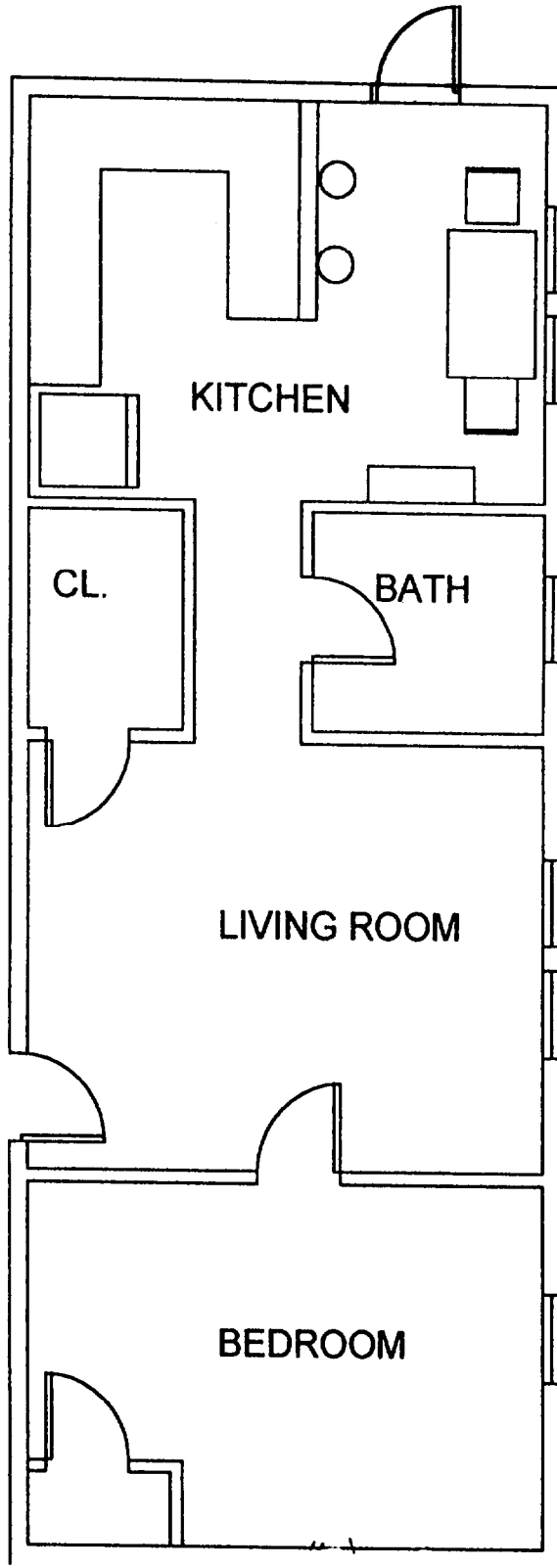
In addition to this header, please locate a 6 x 6 P.T. wood post in the basement directly below the above header supports. Because of the low loads, you can bear this post directly on the existing concrete slab.

Thank you for this opportunity to be of assistance. If you have additional questions, please do not hesitate to call.

Sincerely:


Larry A. Wichroski

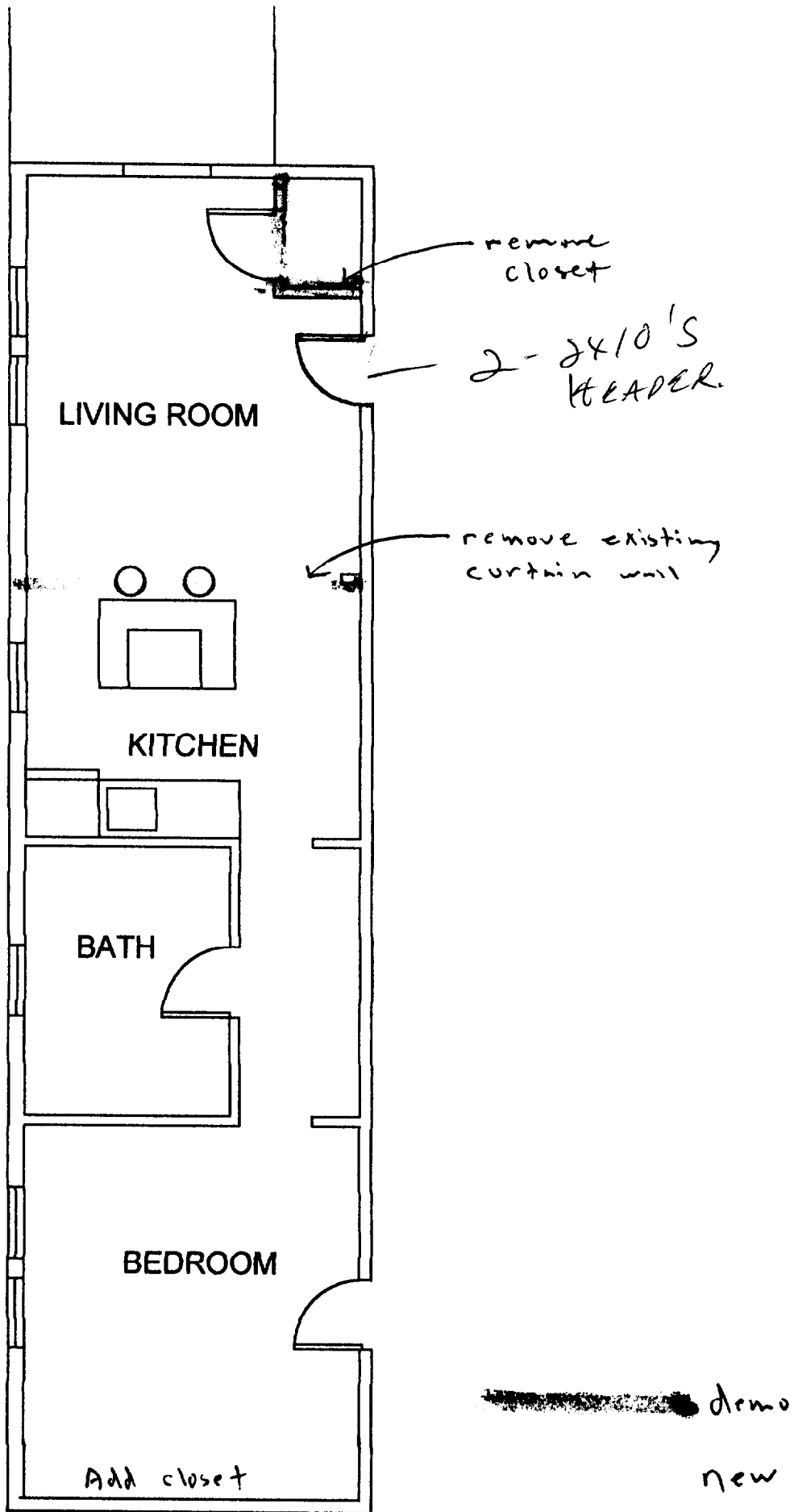




Scott A. Lindsay Rental
 92 Exchange Street
 PO Box 7626
 Portland, Maine 04112-7626

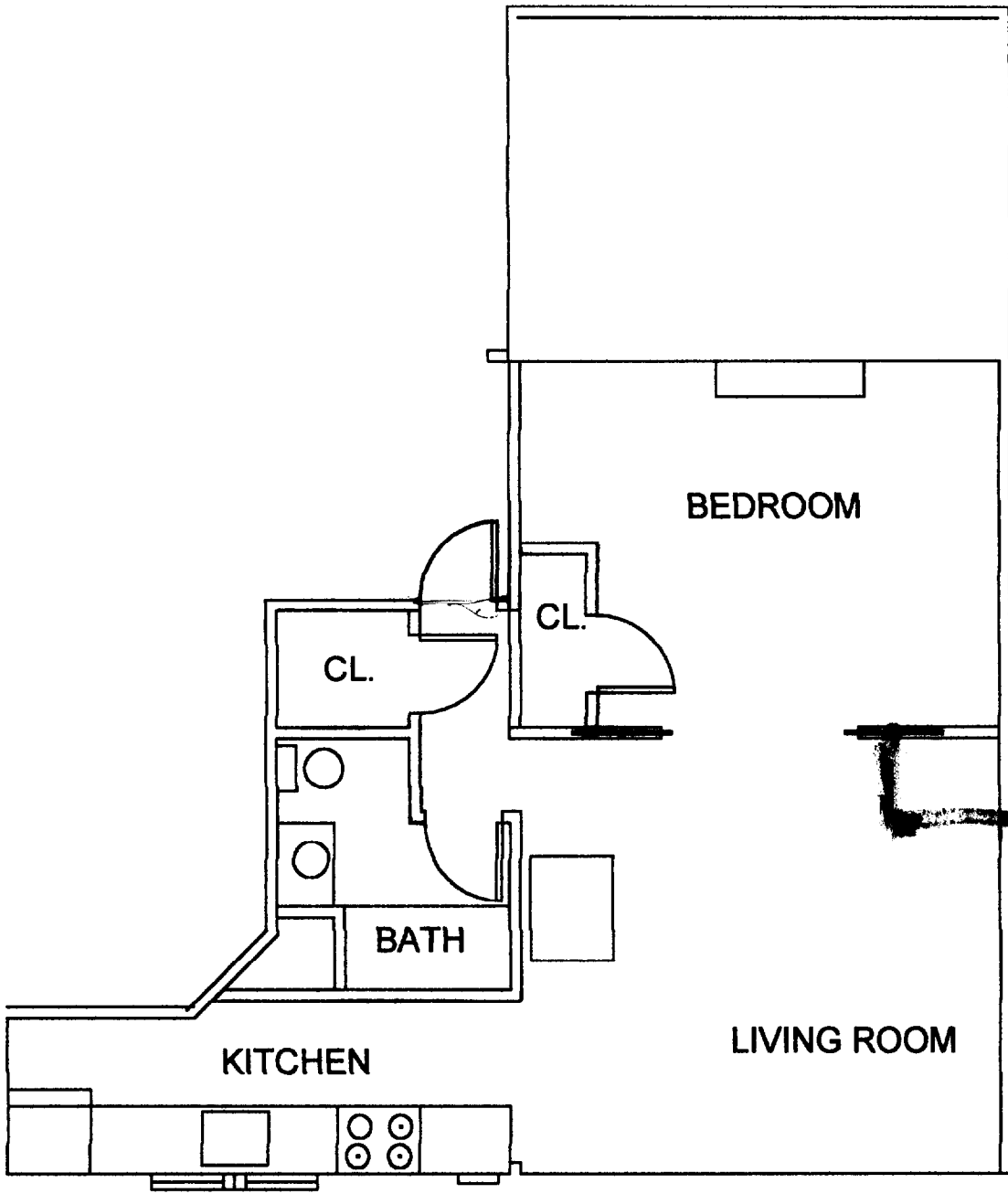
3/16" = 1'-0"
 12 Lewis
 1st/2nd/3rd
 Flr. right side

new
 done ~~XXXXXXXXXX~~



Scott A. Lindsay Rental
 92 Exchange Street
 PO Box 7626
 Portland, Maine 04112-7626


316" = 11'-0"
 12 Lewis
 1st and 13rd Flr.
 left side

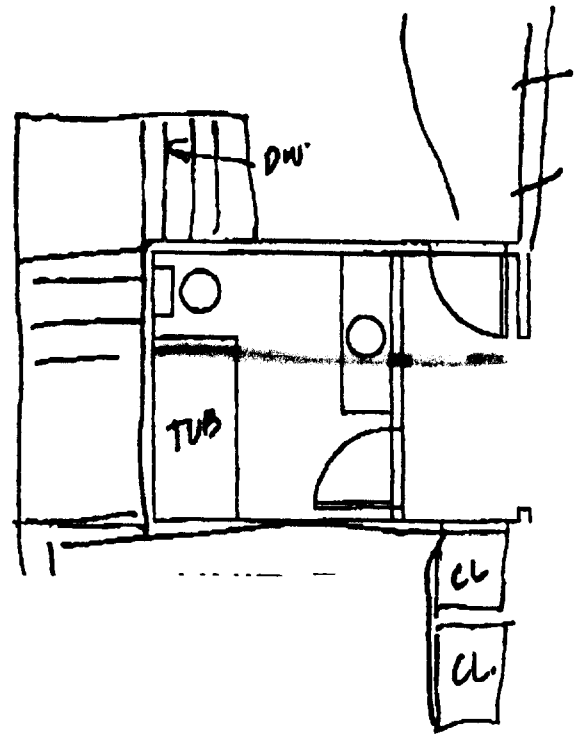


Scott A. Lindsay Rental
 92 Exchange Street
 PO Box 7626
 Portland, Maine 04112-7626

3/16" = 1'-0"
 12 Lewis street
 2nd Flr. Front

2nd

 demo
 new



Scott A. Lindsay Rental
 92 Exchange Street
 PO Box 7626
 Portland, Maine 04112-7626

$3/16'' = 1'-0''$
 12 Lewis street
 3rd Flr Front
 Bathroom
 rest of unit mirrors
 2nd Flr. Front

new
 demo

Doc# 84529 Sk:18220 Pg: 304

MAINE REAL ESTATE TAX PAID

QUITCLAIM DEED
Maine Statutory Short Form

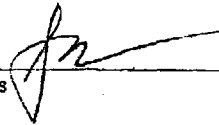
KNOW ALL PERSONS BY THESE PRESENTS, that it, **PORT CITY MANAGEMENT**, a corporation existing under the laws of the State of Maine, with a mailing address of P.O. Box 11138, Portland, Maine 04104 for consideration paid, does hereby **RELEASE** to **SCOTT A. LINDSAY**, with a mailing address of P.O. Box 7626, Portland, Maine, the following described premises:


SEE SCHEDULE A ATTACHED HERETO AND MADE A PART HEREOF.

WITNESS its hand and seal this 1st day of October, 2002.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

PORT CITY MANAGEMENT

Witness 



By: R. Stuart Carter, III
Its: President

STATE OF MAINE
COUNTY OF CUMBERLAND

Oct. 1, 2002

Then personally appeared the above-named R. Stuart Carter, III, the President of Port City Management and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Corporation.

Before me,


Notary Public
Print name: James Cloutier

JAMES F. CLOUTIER
ATTORNEY AT LAW

Doc#: 24589 Bk:1E220 Pg: 395

SCHEDULE A

A certain lot or parcel of land situated on the westerly side of Lewis Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on the westerly line of said Lewis Street at a point distant one hundred fifty seven (157) feet northwardly by said street from Cushman Street; thence south 52 degrees 30 minutes West on an angle of 84 degrees 45 minutes with said Lewis Street, one hundred five (105) feet to land formerly of J.B. Brown; thence southwardly by said Brown land fifty six and one half (56 ½) feet to land formerly of Maria Stephenson; thence eastwardly, parallel with said Cushman Street and on a line with said Maria Stephenson land, one hundred thirty-nine (139) feet to Lewis Street; thence northwardly by said Lewis Street sixty (60) feet to the first mentioned bounds.

Also another certain lot or parcel of land situated in said Portland, and bounded and described as follows: Beginning on the westerly side of said Lewis Street ninety two (92) feet northwardly from said Cushman Street; thence westwardly parallel with said Cushman Street one hundred seventeen (117) feet; thence northwardly at a right angle five (5) feet to the above described lot; thence eastwardly by said above described lot to said Lewis Street; thence southwardly by said Lewis Street five (5) feet to the point of beginning.

Being the same premises conveyed to Port City Management, by deed of CSC, dated December 29, 1993 and recorded in the Cumberland County Registry of Deeds in Book 11206, Page 148.

Received
Recorded Register of Deeds
Oct 15, 2002 09:13:39A
Cumberland County
John B. D. Brien