

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

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|--|--|------------------------------|--|--|--|--|--|
| Location of Construction: 72-78 Pine Street Unit 15 (Andrews square) | | Owner: Mark Rajotte | | Phone: N/A | | Permit No: | |
| Owner Address: Career Management Assoc. 72 Pine Street | | Lessee/Buyer's Name: N/A | | Phone: N/A | | Business Name: N/A | |
| Contractor Name: Portland, ME S & K Partners 4 City Center Portland, Maine 04101 | | Address: | | Phone: 761-0500 | | <div style="border: 2px solid black; padding: 5px; text-align: center;"> 991166 PERMIT ISSUED Permit Issued: OCT 26 1999 </div> | |
| Past Use: Pizza Store (Formerly) Carpentry Vacant | | Proposed Use: Office | | COST OF WORK: \$ 40,000 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i> | | PERMIT FEE: \$ 264.00 INSPECTION: Use Group: <u>B</u> Type: <u>3B</u> Signature: <i>[Signature]</i> | |
| Proposed Project Description: Change of Use, convert Pizza store to office space. | | | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: _____ Date: _____ | | Zoning: CBL-056-B-002 Zoning Approval: <input checked="" type="checkbox"/> Special Zone or Review <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"/> | |
| Permit Taken By: KA | | Date Applied For: 10-6-99 | | | | | |

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..

Thomas M. [Signature]

****Send To: S & K Partners
4 City Center
Portland, ME 04101**

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: _____

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

10-6-99

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

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

PERMIT ISSUED
 WITH REQUIREMENTS
 CEO DISTRICT

BUILDING PERMIT REPORT

DATE: 8 OCT. 99 ADDRESS: 72-78 PINE ST. UNIT 75 CBL: 056-B-002

REASON FOR PERMIT: Change of use From Pizza Store To office space

BUILDING OWNER: MARK RAJOTTE

PERMIT APPLICANT: _____ / Contractor S & K Partners

USE GROUP B CONSTRUCTION TYPE 3B

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments) \$40,000.00
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993) Fees \$264.00

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *9, *11, *12, *13, *23, *27
*29, *32, *33, 20, 22, 21, *35, *36

Approved with the following conditions: _____

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) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
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 36" 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 1010.4)

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): <i>72-78 Pine St. Unit 15 (Andrews Square)</i> | | | |
| Total Square Footage of Proposed Structure <i>1600 SF +/-</i> | | Square Footage of Lot | |
| Tax Assessor's Chart, Block & Lot Number Chart# <i>056-B-002-015</i> Block# Lot# | Owner: <i>MARK RAJOTTE</i> | Telephone#: | |
| Owner's Address: <i>Career Management Assoc 72 Pine St. Portland, Me.</i> | Lessee/Buyer's Name (If Applicable) | Cost Of Work: <i>\$ 40,000</i> | Fee: <i>\$ 264.00</i> |
| Proposed Project Description: (Please be as specific as possible) <i>Convert old Auntie Leonies (SP?) PIZZA to office space - See prints. Change of use</i> | | | |
| Contractor's Name, Address & Telephone: <i>S+K Partners 4 City Center Portland, Me 04101 761-0500</i> | | Rec'd By <i>(Signature)</i> | |
| Current Use: <i>Pizza Store (formerly) currently vacant</i> | | Proposed Use: <i>Office</i> | |

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 your 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

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.

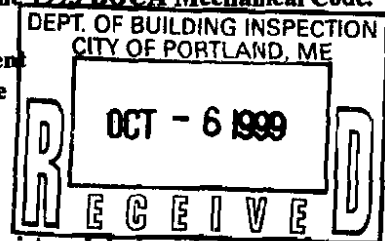
Certification

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>Kevin M. Ray - Partner S+K Partners</i> | Date: <i>10/6/99</i> |
|--|----------------------|

Building Permit Fee: \$30.00 for the 1st \$1000 cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum



WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that we, **WILLIAM K. HANDLON** and **CATHY ANNE HANDLON**, both of Falmouth, County of Cumberland and State of Maine, and **DOROTHY E. HANDLON**, of Portland, County of Cumberland and State of Maine, for consideration paid, grant to **MARK L. RAJOTTE** and **KAREN G. RAJOTTE**, of Falmouth, County of Cumberland, and State of Maine, whose mailing address is: 373 Middle Road, Falmouth, ME 04105, as joint tenants, with **WARRANTY COVENANTS**, the real estate in Portland, County of Cumberland, State of Maine, described as follows:

That certain real estate located in the City of Portland, County of Cumberland and State of Maine, specifically described as Condominium Unit 15 of Andrews Square condominium as created by the Declaration of Condominium for Andrews Square Condominium, date March 20, 1986, and recorded at the Cumberland County Registry of Deeds in Book 7144, Page 231, as amended through and including the Third Amendment recorded in said Registry in Book 9393, Page 341, established in accordance with the Maine Condominium Act, Title 33, Chapter 31, M.R.S.A., together with a 6.25 undivided percentage interest in the common elements. The Condominium is shown on the Plat prepared by Owen Haskell, Inc., dated September 9, 1983, Revision 2, dated April 9, 1986, entitled "Andrews Square Condominium" (the "Plat") and on the Plans prepared by Archtellic, dated April, 1986 (the "Plans"); said Plat and Plan being recorded at the Cumberland County Registry of Deeds in Plan Book 154, Page 26.

Said Unit is conveyed subject to and with the benefit of all of the terms, provisions, conditions, restrictions, easement, covenants, obligations, reservations, and encumbrances contained in or referred to in said Declaration of Condominium, and on the Plat and Plans, all of which are incorporated by referenced herein, as the same may be amended from time to time, which provisions together with any amendments thereto shall constitute covenants running with the land and shall bind any person having at any time any interest or estate in the Condominium Units, as if those provisions were set forth herein. The Grantees, by the acceptance hereof, agree to be bound by and to comply with all of the terms and conditions of said Declaration of Condominium for Andrews Square Condominium.

WITNESS our hands and seals on July 6, 1999.

WITNESS:

Jane S. Brown

Jane S. Brown

Jane S. Brown

William K. Handlon
William K. Handlon

Cathy Anne Handlon
Cathy Anne Handlon

Dorothy E. Handlon
Dorothy E. Handlon

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

July 6, 1999

Then personally appeared the above named William K. Handlon and Cathy Anne Handlon and acknowledged the foregoing instrument to be their free act and deed.

Before me,

Patricia A. Conant
~~Attorney at Law~~ Notary Public

PATRICIA A. CONANT
Notary Public, Maine
My Commission Expires April 9, 2005

STATE OF MAINE
COUNTY OF CUMBERLAND, ss.

July 6, 1999

Then personally appeared the above named Dorothy E. Handlon and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Patricia A. Conant
~~Attorney at Law~~ Notary Public

PATRICIA A. CONANT
Notary Public, Maine
My Commission Expires April 9, 2005