

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

Location of Construction: 103-107 Spruce St (105)		Owner: Renner, Richard		Phone:		Permit No: 970909 <div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED AUG 20 1997 CITY OF PORTLAND </div>	
Owner Address: 104 Spruce St Ptld, ME 04102		Lessee/Buyer's Name:		Phone: 775-0443			BusinessName:
Contractor Name: Rosewood Design & Construction		Address:		Phone:			Permit Issued:
Past Use: Garage		Proposed Use: Same GARAGE & New unit		COST OF WORK: \$ 140,000.00 PERMIT FEE: \$ 720.00 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group <i>B3</i> Type <i>5B</i> <i>BOCA 96</i> Signature: <i>[Signature]</i>			Zone: <i>R-6</i> CBL: 062-C-031 Zoning Approval: <i>OK with conditions</i> 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"/>
Proposed Project Description: Construct addition to garage				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		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	
Permit Taken By: Mary Gresik		Date Applied For: 18 August 1997				Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review	

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..

Call Richard for P/U 775-0443

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

Richard Renner

SIGNATURE OF APPLICANT Richard Renner ADDRESS: _____ DATE: 18 August 1997 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

Action:

☐ Approved
☒ Approved with Conditions
☐ Denied

Date: *7/14/97*

K. Gallot for D. Andrews

8-18-97

CEO DISTRICT 3

T. Munson

PERMIT ISSUED
 WITH 10% SECURITY

COMMENTS

10/16/97 - Partial fndn insp. - 22" footings - w/ 13" walls - ~~appears~~
appears to be placed per plans.

12/30/97 Partial Plumbing - appears OK
Framing - need to fire block balloon framed area. Also - will
require a stamped letter from engineer or micro lams + steel stating
they were installed properly.

4/30/98 - Final inspection walk thru - need to complete:
OK ① fire rating on garage doors need to be 1 hr fire rated -
OK ② need vacuum breaker sink in dark room - dry well installed
on right rear corner of structure
OK ③ need cleanout on drain in basement
OK ④ Need letter

5/27/98 - Did final - completed all of the above
conditions. ✓

Inspection Record

	Type	Date
Foundation:	OK	10/16/97
Framing:	see above	12/30/97
Plumbing:	12/30/97 OK	
Final:	OK	5/27/98
Other:		



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

1000 Commercial Street, Portland, ME 04101

Issued to

Portland Building Department

Date of Issue

10/10/10

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. 10000, 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

APPROVED OCCUPANCY

1000

Single Family Dwelling

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date) Inspector

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.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

August 20, 1997

Mr. Richard Renner
104 Spruce St..
Portland, Me. 04102

RE: 103-107 Spruce St.

Dear Sir,

Your application to construct addition to garage by building a dwelling unit has been reviewed and a permit is herewith issued subject to the following requirements. This permit does not excuse the applicant from meeting applicable State and Federal laws.

NO CERTIFICATE OF OCCUPANCY WILL BE ISSUED UNTIL ALL REQUIREMENTS OF THIS LETTER ARE MET.

Site Plan Review Requirements

Building Inspection: Approved with conditions: The new use shall meet the requirements of the R-6 zone, including those of the Home occupancy. We will need a separate permit for the home occupancy. M. Schmuckal

Development Review Coordinator: Approved: J. Windel

Planning Div. : Approved with conditions: 1. That you submit to the Planning Dept. a letter of transfer of land establishing the new west boundary line. 2. That the light fixture on the elevation be a cut-off type fixture. 3. That a dry well be constructed at the northeastern corner of the building to accommodate and eliminate runoff to neighboring properties. Deb Andrews

Fire Dept.: Approved: Lt. McDougall

Building Code Requirements

1. Please read and implement attached building permit requirements 1, 2, 5, 6, 8, 9, 10, 11, 12, 16, 21, 25, & 27.

Sincerely,

P. Samuel Hoffses

Chief of Code Enforcement

c: M. Schmuckal, S. Wendel, D. Andrews, Lt. McDougall

BUILDING PERMIT REPORT

DATE: 20 Aug 97 ADDRESS: 103-107 - Spruce ST (105)
REASON FOR PERMIT: Garage & new dwelling unit
BUILDING OWNER: Renner, Richard
CONTRACTOR: Rosewood Design & Const.
PERMIT APPLICANT: Richard Renner APPROVAL: *1, *2, *5, *6, *8, *9, *10, *11, *12, *16, *21, *25, *27

CONDITION(S) OF APPROVAL

- *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. Precaution must be taken to protect concrete from freezing.
4. 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.
- *5. 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)
- *6. 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) U.L. 103.
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- *8. Guardrail & 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, I-1, I-2, I-3, I-4, I-5, I-6, I-7, I-8, I-9, I-10, I-11, I-12, I-13, I-14, I-15, I-16, I-17, I-18, I-19, I-20, I-21, I-22, I-23, I-24, I-25, I-26, I-27, I-28, I-29, I-30, I-31, I-32, I-33, I-34, I-35, I-36, I-37, I-38, I-39, I-40, I-41, I-42, I-43, I-44, I-45, I-46, I-47, I-48, I-49, I-50, I-51, I-52, I-53, I-54, I-55, I-56, I-57, I-58, I-59, I-60, I-61, I-62, I-63, I-64, I-65, I-66, I-67, I-68, I-69, I-70, I-71, I-72, I-73, I-74, I-75, I-76, I-77, I-78, I-79, I-80, I-81, I-82, I-83, I-84, I-85, I-86, I-87, I-88, I-89, I-90, I-91, I-92, I-93, I-94, I-95, I-96, I-97, I-98, I-99, I-100, I-101, I-102, I-103, I-104, I-105, I-106, I-107, I-108, I-109, I-110, I-111, I-112, I-113, I-114, I-115, I-116, I-117, I-118, I-119, I-120, I-121, I-122, I-123, I-124, I-125, I-126, I-127, I-128, I-129, I-130, I-131, I-132, I-133, I-134, I-135, I-136, I-137, I-138, I-139, I-140, I-141, I-142, I-143, I-144, I-145, I-146, I-147, I-148, I-149, I-150, I-151, I-152, I-153, 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I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)

17. 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.
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023, & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- * 21. No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.
22. 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".
23. 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 to the Division of Inspection Services.
24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- * 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210, of the City's Building Code.
26. All electrical and plumbing permits must be obtained by a Master Licensed holders of their trade.
- * 27. All requirements must be met before a final Certificate of Occupancy is issued.

28.

29.


P. Samuel Holmes, Chief of Code Enforcement

cc: Lt. McDougall, PFD
Marge Schmuckal

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

19970032

I. D. Number

Renner, Richard & Charlotte

Applicant

104 Spruce St, Portland, ME 04102

Applicant's Mailing Address

Richard Renner

Consultant/Agent

775-0443

775-2898

Applicant or Agent Daytime Telephone, Fax

7/7/97

Application Date

103-107 Spruce St

Project Name/Description

103- 107 Spruce St

Address of Proposed Site

062-C-031

Assessor's Reference: Chart-Block-Lot

Inspections Conditions for Approval

1. The use shall meet the requirements of this R-6 zone, including those of the home occupation. We will need a separate permit for the Home Occupation

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

19970032

I. D. Number

Renner, Richard & Charlotte

Applicant

104 Spruce St, Portland, ME 04102

Applicant's Mailing Address

Richard Renner

Consultant/Agent

775-0443

775-2898

Applicant or Agent Daytime Telephone, Fax

7/7/97

Application Date

103-107 Spruce St

Project Name/Description

103- 107 Spruce St

Address of Proposed Site

062-C-031

Assessor's Reference: Chart-Block-Lot

Planning Conditions for Approval

- That you submit to the Planning Department a letter verifying the date of transfer of land establishing the new west boundary line.
- That the light fixture on the rear elevation be a cut-off type fixture.
- That a drywell be constructed at the northeastern corner of the building to accommodate drainage and eliminate runoff to neighboring properties.

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

19970002

I. D. Number

Renner, Richard & Charlotte

Applicant

104 Spruce St, Portland, ME 04102

Applicant's Mailing Address

Richard Renner

Consultant/Agent

775-0443

775-2898

Applicant or Agent Daytime Telephone, Fax

7/7/97

Application Date

103-107 Spruce St

Project Name/Description

103- 107 Spruce St

Address of Proposed Site

062-C-031

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

☐ New Building ☒ Building Addition ☐ Change Of Use ☒ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify) Addition to 3-bay garage

3,297

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

☒ Site Plan (major/minor) ☐ Subdivision # of lots ☐ PAD Review ☐ 14-403 Streets Review
☐ Flood Hazard ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other

Fees Paid: Site Plan \$300.00 Subdivision Engineer Review Date 7/7/97

Planning Approval Status:

Reviewer Deb Andrews

☐ Approved ☒ Approved w/Conditions See Attached ☐ Denied

Approval Date 7/14/97

Approval Expiration 7/14/98

Extension to

☒ OK to Issue Building Permit

Deb Andrews
signature

7/14/97
date

☒ Additional Sheets Attached

Performance Guarantee

☐ Required*

☒ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issued

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

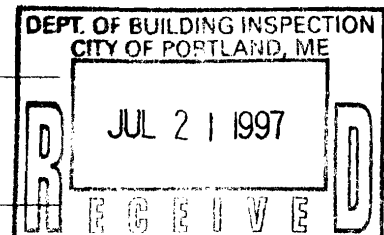
signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number

Renner, Richard & Charlotte

Applicant

104 Spruce St, Portland, ME 04102

Applicant's Mailing Address

Richard Renner

Consultant/Agent

775-0443

775-2898

Applicant or Agent Daytime Telephone, Fax

7/7/97

Application Date

103-107 Spruce St

Project Name/Description

103- 107 Spruce St

Address of Proposed Site

062-C-031

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify) **Addition to 3-bay garage**

☐ New Building

☒ Building Addition

☐ Change Of Use

☒ Residential

3,297

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

☒ Site Plan
(major/minor)

☐ Subdivision
of lots

☐ PAD Review

☐ 14-403 Streets Review

☐ Flood Hazard

☐ Shoreland

☐ Historic Preservation

☐ DEP Local Certification

☐ Zoning Conditional
Use (ZBA/PB)

☐ Zoning Variance

☐ Other

Fees Paid: Site Plan

\$300.00

Subdivision

Engineer Review

Date: **7/7/97**

Fire Approval Status:

Reviewer **Lt. Mc Dougall**

☒ Approved

☐ Approved w/Conditions
see attached

☐ Denied

Approval Date **7/9/97**

Approval Expiration

Extension to

☐ Additional Sheets
Attached

☒ Condition Compliance

Lt. Mc Dougall
signature

7/9/97
date

Performance Guarantee

☐ Required*

☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit Issued

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate of Occupancy

date

☐ Conditions (See Attached)

☐ Final Inspection

date

signature

☐ Certificate of Occupancy

date

☐ Performance Guarantee Released

date

signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date

☐ Defect Guarantee Released

date

signature

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM

15910004

I. D. Number

Renner, Richard & Charlotte

Applicant

104 Spruce St, Portland, ME 04102

Applicant's Mailing Address

Richard Renner

Consultant/Agent

775-0443

775-2898

Applicant or Agent Daytime Telephone, Fax

7/7/97

Application Date

103-107 Spruce St

Project Name/Description

103- 107 Spruce St

Address of Proposed Site

062-C-031

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):

- ☐ New Building ☒ Building Addition ☐ Change Of Use ☒ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify) Addition to 3-bay garage

3,297

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- ☒ Site Plan (major/minor) ☐ Subdivision # of lots ☐ PAD Review ☐ 14-403 Streets Review
☐ Flood Hazard ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other

Fees Paid: Site Plan \$300.00 Subdivision Engineer Review Date: 7/7/97

DRC Approval Status:

Reviewer Jim Wendel

- ☒ Approved ☐ Approved w/Conditions see attache ☐ Denied

Approval Date 7/14/97 Approval Expiration 7/14/98 Extension to Additional Sheets Attached

☒ Condition Compliance Jim Wendel 7/14/97
signature date

Performance Guarantee

☐ Required*

☒ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

☐ Building Permit

date

☐ Performance Guarantee Reduced

date

remaining balance

signature

☐ Temporary Certificate Of Occupancy

date

☐ Conditions (See Attached)

☐ Final Inspection

date

signature

☐ Certificate Of Occupancy

date

☐ Performance Guarantee Released

date

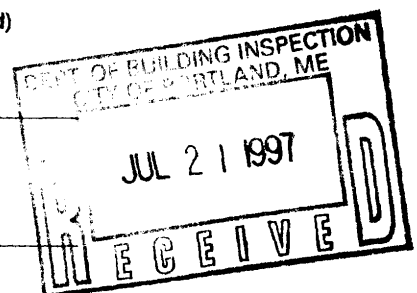
signature

☐ Defect Guarantee Submitted

submitted date

amount

expiration date



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

19970032

I. D. Number

Renner, Richard & Charlotte

Applicant

104 Spruce St, Portland, ME 04102

Applicant's Mailing Address

Richard Renner

Consultant/Agent

775-0443 775-2898

Applicant or Agent Daytime Telephone, Fax

7/7/97

Application Date

103-107 Spruce St

Project Name/Description

103- 107 Spruce St

Address of Proposed Site

062-C-031

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): ☐ New Building ☒ Building Addition ☐ Change Of Use ☒ Residential
☐ Office ☐ Retail ☐ Manufacturing ☐ Warehouse/Distribution ☐ Parking Lot ☐ Other (specify) Addition to 3-bay garage

3,367

R-6 Zone

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

☒ Site Plan (major/minor) ☐ Subdivision # of lots ☐ PAD Review ☐ 14-403 Streets Review
☐ Flood Hazard ☐ Shoreland ☐ Historic Preservation ☐ DEP Local Certification
☐ Zoning Conditional Use (ZBA/PB) ☐ Zoning Variance ☐ Other

Fees Paid: Site Plan \$300.00 Subdivision Engineer Review Date: 7/7/97

Inspections Approval Status:

Reviewer Marge Schmuckal

☐ Approved ☒ Approved w/Conditions see attached ☐ Denied
Approval Date 8/20/97 Approval Expiration Extension to ☐ Additional Sheets Attached
☒ Condition Compliance signature date

Performance Guarantee

☐ Required*

☐ Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

☐ Performance Guarantee Accepted date amount expiration date
☐ Inspection Fee Paid date amount
☐ Building Permit Issued date
☐ Performance Guarantee Reduced date remaining balance signature
☐ Temporary Certificate of Occupancy date ☐ Conditions (See Attached)
☐ Final Inspection date signature
☐ Certificate Of Occupancy date
☐ Performance Guarantee Released date signature
☐ Defect Guarantee Submitted submitted date amount expiration date
☐ Defect Guarantee Released

Applicant: Richard Penner
Address: ¹⁰³ 105 Spruce St

Date: 8/19/97
C-B-L: 62-C-31

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing 1900's ^{existing} garage that is Accessory to the single family residence Across the Street

Zone Location - R-6

Interior or corner lot -

Proposed Use/Work - Construct Addition to existing garage for 1st

Sewage Disposal - City

Lot Street Frontage - 50' req - 60' shown

Front Yard - 10' or Average of what's on either side or 19' shown

Rear Yard - 20' req - 20' shown

Side Yard - 10' req - 10' shown

Projections - Open Space Ratio \rightarrow 20% req min
 \approx 50% is shown

Width of Lot -

Height - 45' max Allowed - \approx 15' shown

Lot Area - 3,000 sq ft min.
lot of 6600

3,367 sq ft per signed survey

Lot Coverage/ Impervious Surface -

50% or 1683.5 max

min 600 sq ft /unit required
 $22.5 \times 23.5 = 528.75$
 $10 \times 20 = 200$
 $528.75 + 200 = 728.75$
+ some more

1364 sq ft shown

Area per Family - 1,000 sq ft /unit -

Off-street Parking - 2 req - 2 shown - other outside CARIS Not in the front yard
SPACE - And is 5' from side line

Loading Bays - N/A

Site Plan - went to historic

Shoreland Zoning/ Stream Protection - N/A

Flood Plains -

N/A Zone C.

Studio? \rightarrow Condition shall meet req. of zone which requires a permit for home occupation

CITY OF PORTLAND

July 14, 1997

Richard K. Renner
104 Spruce Street
Portland ME 04102

Re: Garage Renovation and Addition; opposite 104 Spruce Street

Dear Mr. Renner:

On July 14, 1997 the Portland Planning Authority granted minor site plan approval for the renovation of and addition to the existing garage opposite your residence at 104 Spruce Street. The approval is based on the following conditions:

1. That you submit to the Planning Department a letter verifying the date of transfer of land establishing the new west boundary line.
2. That the light fixture on the rear elevation be a cut-off type fixture.
3. That a dry well be constructed at the northeastern corner of the building to accommodate drainage and eliminate runoff to neighboring properties.

The approval is based on the submitted site plan dated 7-2-97. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

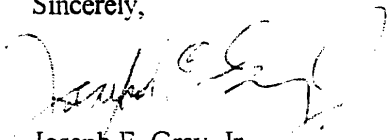
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

O:\PLAN\CORRESP\DEB\LETTERS\RENNER.JMD

The Development Review Coordinator (874-8300 ext. 8722) must be notified five (5) working days prior to date required for final site inspection. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact the Planning Staff.

Sincerely,



Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
Deborah Andrews, Senior Planner
P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
Kathi Staples PE, City Engineer
Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

RENNER STUDIO

Renovation and Addition

Spruce Street, Portland , Maine

Owner	Richard K. Renner 104 Spruce Street Portland, ME 04102 207 775 0443
Architect	Van Dam & Renner Architects 66 West Street Portland, ME 04102 207 775 0443
Structural	Becker Structural Engineers 120 Exchange Street Portland, ME 04101 207 879 1838
HVAC	Bennett Engineering Bennett Road Freeport, ME 04032 207 865 9475

July 14, 1997

OUTLINE SPECIFICATION
Renner Studio
Portland, Maine

01020: ALLOWANCES

1. GENERAL

- a. The Contractor shall carry the following allowances:
 - (1) For railing on stair between first and second floor, \$1,200.00
 - (2) For purchase of kitchen cabinets, \$2,400.00
 - (3) For carpet, \$18.00/SY
 - (4) For new heating system, \$8,500.00
 - (5) For the purchase of light fixtures, \$1,500.00
 - (6) For hardware, \$60.00/interior door; \$125.00 for rear exterior door; and \$250.00 for front door.
 - (7) For VCT in darkroom and bathroom, \$1,000.
 - (8) For toilet and bath accessories, \$300.00.

01030: ALTERNATES

- a. The Contractor shall develop and present prices for the following alternates:
 - (1) Delete full basement under studio and substitute perimeter frost wall with a crawl space.
 - (2) Delete full basement and substitute a perimeter frost wall and a slab on grade.
 - (3) Not used.

02200: EARTHWORK

1. GENERAL

- a. Areas around the house will be cleared, grubbed, stripped of loam, and loam shall be stockpiled for regrading before any change in ground contour takes place.
- b. The elevation of the foundation and finished grading shall be determined by the Owner and Contractor.

2. MATERIALS

- a. Subgrade fill: bank run gravel, maximum stone size 3"; must be material of sufficient particle variety to be good for compaction and drainage. Material excavated from the foundation may not be used for backfill if there is much clay content, but it may be used for building up the site away from the house.
- b. Aggregate under slabs: 1-1/2" crushed stone at a depth of 6".
- c. Fill for footing drains including around outfall: filter sand or crushed stone with drain completely wrapped with filter fabric.
- d. Screened loam for grassed and planted areas to be provided on an allowance basis as determined by the contractor.
- e. Footing drains: 4" PVC "sewer and drain" enclosed with filter fabric, inside and outside of foundation wall at perimeter.. Pipe to be laid out at 10' o.c. inside the foundation and connected to perimeter drain. Provide riser as shown on drawings.

3. EXECUTION

- a. Subgrade to be brought to within 6" of finish grade elevations for loamed areas and walks and to within 4" of elevation of slabs.
- b. Finish grading for all aggregate base and sub-base shall be to 95% compaction.
- c. Driveway and walk bases 18" deep.
- d. Take special care to protect the roots of existing trees; see notes on drawings.

02600 PAVING AND SURFACING

- a. Paving for parking area: 2" Bituminous concrete

02800 LANDSCAPING

- a. All other planting will be by separate contract.

03300 CAST-IN-PLACE CONCRETE

1. GENERAL

- a. 3,000 psi concrete (minimum 5-1/2 bags/yard) for all concrete on the job.
- b. Slabs shall be poured over vapor barrier "Tu-Tuff-R".
- c. All footings to bear on undisturbed soil or minimum 8" compacted gravel, or on ledge.

1. MATERIALS

- a. Framing anchors as required by Simpson Co., or equal.

05100 METALS

1. MATERIALS

- a. Framing anchors as required by Simpson Co., or equal.
- b. Anchor bolts 4' o.c. for all stud wall to concrete wall connections.
- c. All reinforcing to be grade 60, new deformed bars.
- e. Where "Ramset" fastening is indicated, use powder-activated fasteners with a minimum diameter of .145"

06100 ROUGH CARPENTRY

1. GENERAL

All lumber must be well seasoned and contain not more than 19% moisture content (Marked "S-Dry"). Sills against concrete shall be pressured treated.

2. MATERIALS

- a. Blocking and framing: KD eastern spruce.
Exterior walls: 2 x 4's, 16" o.c., interior
walls 2 x 4's 16" o.c.; pressure treated sills.
- b. Sheathing: walls: 1/2" CDX. For floors, use
3/4 plywood
- c. Miscellaneous exterior trim: red cedar for solid
color stain or paint finish.
- e. Building paper for use over CDX wall sheathing or
studs: "TYPAR" by Reemay.
- f. Eave vents: none.
- g. Caulking compound for general use: premium
quality paintable acrylic-latex blend.
- h. Nails for trim and siding: Stainless steel.
- i. Strapping for all ceilings: 1 x 3 fir or
hemlock.

06200 FINISH CARPENTRY

1. MATERIALS

- a. Interior wood trim for doors: Birch for clear
finish. Assume all to be 1 x 4 square edged with
detail noted. Baseboards to be 1 x 6.
- b. Exterior clapboards and vertical siding shall be
#1 white cedar. Install Bituthane Ice and Water
Shield 1'-0" on each wall at all corners.
- c. Stair treads and risers: Southern Yellow Pine.
- d. Basement railing: Brosco #75 fir with Ives 158
polished cast aluminum brackets maximum 3'-0"
o.c.

06220 MILLWORK

- a. Kitchen countertops and bathroom countertops to
be standard plastic laminate.

07180 CEMENTITIOUS DAMPROOFING

- a. Standard asphalt damproofing.

07200 INSULATION

1. MATERIALS

- a. Walls and ceilings on first and second floors: Corbond spray-applied Performance Insulation System as manufactured by Corbond Corp., Bozeman, Montana. System shall be applied by fully trained mechanics using permanently pre-set, specially designed Corbond dispensing equipment to ensure in-place consistency of product and performance and in complete accord with application instructions and safety procedures provided by Corbond Corp. The product is spray applied to the open walls after all other trades are completed, just before the wallboard or other finish is installed.
- b. For basement: Extruded polystyrene continuous 4' down the inside of all basement walls.
- c. Sill sealer, for all wood meeting concrete: 1" x 6" fiberglass.
- e. Vapor barrier: Under slab, 6 mil polyethylene lapped 2 feet at edges and sealed with polyethylene tape.

07300 ROOFING

- a. Shingles: 20-year, 235 #/Square by GAF, IKO or approved equal.
- b. For all eaves, install 6' of bituthane under shingles.

07600 FLASHING AND SHEET METAL

1. MATERIALS

- a. Roof flashing and drip edge: Site formed from

Alcoa colored coil, black. Window flashings
Alcoa colored coil, color to be selected.

- b. Gutters and downspouts - Copper. See exterior elevations for location.
- c. Stack flashings to be preformed by manufacturer.

07820 TRANSLUCENT SKYLIGHT AT HEADQUARTERS

1. MATERIALS

- a. See window schedule.

08200 DOORS

- a. Exterior doors: As scheduled.
- b. Interior doors: As scheduled.

08600 WINDOWS AND SKYLIGHTS

- a. Andersen vinyl-clad casement, double-hung and fixed insulating glass units, insect screens. "Low E" glass, and white finish for all units. See Window Schedule.

08700 HARDWARE

- a. For all closets: fir closet poles supported with steel brackets. 1 shelf in entry closet.
- b. Passage sets (allow \$60) and brass plated hinges for interior doors.
- c. Exterior locksets: Allow \$125 each for all but front door. For front door allow \$250.
- d. Solid brass hinges for all exterior doors.

09250 DRYWALL

- a. For all walls and ceilings: 5/8" Drywall. Use fire code drywall for garage walls between garage

and living space. Use moisture resistant board for all bathrooms.

09310 VCT TILE

- a. For all floors as noted on schedule, use Armstrong 12" x 12".

09680 CARPETING

- a. \$18/sq. yard should be carried for provision and installation of carpet and pad for all rooms noted on schedule.

09900 PAINTING

1. MATERIALS

- a. For all new exterior, fascias, rakes, soffit boards and miscellaneous trim: 2 coats of solid color stain.
- b. For primed exterior doors: 1 primer coat, 2 finish coats high-gloss house paint.
- c. For interior trim and interior doors: 1 primer coat, 2 coats alkyd based semi-gloss paint where noted.
- d. For interior walls: 1 coat Pristine primer, 2 coats Pristine finish.
- e. For millwork for paint finish: 1 coat oil base primer, 2 coats oil base semi-gloss.
- f. For millwork with clear finish: Three coats polyurethane.

10800 TOILET AND BATH ACCESSORIES:

- a. See allowances.

11400 KITCHEN APPLIANCES:

- a. Purchased by owner, installed by general contractor and electrical contractor.

15400 PLUMBING

- a. See schedule.
- b. Insulate all exposed cold water lines with armaflex. All toilets to have insuliners.
- c. Include two frost-proof hose bibs.

15600 HEATING AND VENTILATING

- a. See allowance and separate specification.

16000 ELECTRICAL

- a. Service: Reuse existing 100 amps. New equipment by Square D Co. or equal underground.
- b. Outlets by code.
- c. Copper wire only, minimum size conductor: #12.
- d. Switch and outlet plates: "Smoothie" White.
- e. Smoke and heat detectors as required by code.
- f. Ground fault circuits for all outlets in bathrooms and kitchens.
- g. 2 Weatherproof outlets.
- h. Lighting: Allow \$2,500 for the purchase and installation of light fixtures and switching.
- i. Telephone: Underground from the pole.

14 July 1997

[illegible]

RENNER STUDIO

Van Dam & Renner Architects

DOOR SCHEDULE

14 July 1997

DOOR NO.	DOOR					FRAME		REMARKS
	Size	Thickness	Material	Manufacturer	Model No.	Material	Sill	
101	3'-0" x 7'-0"	1 3/4"	Wood	Morgan	F6019	Wood	7" Alum. H.C.	Neoprene door bottom seal and self-adhesive head/jamb seals
	3'-0" x 7'-0"	1 1/16"	Wood	Brosco	Easy-Vu	Wood		With #50 tempered storm sash
102	2'-10" x 6'-8"	1 3/8"	Wood	Brosco		Wood		Flush solid core birch
103	2'-10" x 6'-8"	1 3/8"	Wood	Brosco		Wood		Flush solid core birch
104	2'-10" x 6'-8"	1 3/8"	Wood	Brosco		Wood		Flush solid core birch; 20-minute rated
105	3'-0" x 6'-8"		Wood	Overhead	151 Series	Wood		
106	3'-0" x 6'-8"		Wood	Overhead	151 Series	Wood		Need heavy-duty opener for sloped travel
107	3'-0" x 6'-8"	1 3/8"	Wood	Brosco		Wood		Flush solid core birch; 20-minute rated
108	3'-0" x 6'-8"	1 3/8"	Wood	Brosco		Wood		Flush solid core birch
109	3'-0" x 6'-8"	1 3/4"	Wood	Morgan	F6019	Wood	7" Alum. H.C.	Neoprene door bottom seal and self-adhesive head/jamb seals
	3'-0" x 6'-8"	1 1/16"	Wood	Brosco	Easy-Vu	Wood		With #50 tempered storm sash
110	5'-0" x 6'-8"	1 3/8"	Wood			Wood		Flush solid core birch; sliding doors (need two)
201	6'-0" x 6'-0"	1 3/8"	Wood	Brosco		Wood		Flush solid core birch; sliding doors (need two)
202		1 3/8"	Wood			Wood		Plywood with edge-band
203	2'-8" x 6'-8"	1 3/8"	Wood			Wood		Flush solid core birch
204	2'-6" x 6'-8"	1 3/8"	Wood			Wood		Flush solid core birch
205		1 3/8"	Wood			Wood		Plywood with edge-band
206	2'-10" x 6'-8"	1 3/8"	Wood	Brosco		Wood		Flush solid core birch

RENNER STUDIO

Van Dam & Renner Architects

WINDOW SCHEDULE

14 July 1997

WINDOW		DIMENSIONS		MANUFACTURER		OPTIONS			REMARKS
Code	Type	Unit (W x H)	R. O. (W x H)	Source	Model #	Color	Screen	Hrdwr	
A	Fixed		1'-8 1/2" x 6'-1"	Site built					Double glazing
B	Double Hung	3'-5 5/8" x 4'-5 1/4"	3'-6 1/8" x 4'-5 1/4"	Andersen	3442	White	√		
C	Fixed	3'-4 13/16" x 4'-0"	3'-5 3/8" x 4'-0 1/2"	Andersen	P3540	White			
D	Double Hung	3'-4 13/16" x 5'-5 1/4"	3'-5 3/8" x 5'-5 1/4"	Andersen	3452	White	√		
E	Fixed	3'-4 13/16" x 4'-0"	3'-5 3/8" x 4'-0 1/2"	Andersen	P3540	White	√		
F	Double Hung	3'-4 13/16" x 4'-9 1/4"	3'-5 3/8" x 4'-9 1/4"	Andersen	3446	White	√		
G	Double Hung	3'-4 13/16" x 4'-9 1/4"	3'-5 3/8" x 4'-9 1/4"	Andersen	3446	White			
H	Casement	2'-0 1/8" x 3'-4 13/16"	2'-0 5/8" x 3'-5 3/8"	Andersen	C 135	White	√		
I	Double Hung	2'-5 5/8" x 5'-5 1/4"	2'-6 1/8" x 5'-5 1/4"	Andersen	2452	White	√		
J	Double Hung	3'-1 5/8" x 5'-5 1/4"	3'-2 1/8" x 5'-5 1/4"	Andersen	3052	White	√		
	Skylight	2'-6 1/4" x 3'-10 1/4"		Wasco	S2-3652	Black			

RENNER STUDIO

Van Dam & Renner Architects

PLUMBING FIXTURE/TOILET ACCESSORY SCHEDULE

14 July 1997

Item	Quantity	Manufacturer	Model	Model No.	Remarks
Darkroom sink	1	Existing	NA	NA	Provided by Owner
Darkroom faucet	1				Provided by Owner
Kitchen sink	1	Kohler	Undertone	K-3352	
Kitchen faucet	1				Provided by Owner
Bathroom lavatory	1	Kohler	Tahoe	K-28951	
Lavatory faucet	1	Kohler	Cabriole	K-14616	
Bathroom toilet	1	Kohler	Wellworth	K-3420-K	Eco-Lite
Bathroom tub/shower	1	Kohler	Veracruz-5'	K-1571	
Tub/shower faucet	1	Kohler	Cabriole	KT-14640	

66 West Street
Portland, Maine 04102
207-775-0443

Transmittal to

DEBORAH ANDREWS
PLANNING DEPT.
CITY OF PORTLAND

Date 1/6/98

Job No.

Re: DBBIDS

Item

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> Attached | <input type="checkbox"/> Hand delivered | <input type="checkbox"/> Under separate cover via |
| <input type="checkbox"/> Shop drawings | <input type="checkbox"/> Prints | <input type="checkbox"/> Samples |
| <input checked="" type="checkbox"/> Copy of letter | <input type="checkbox"/> Change order | <input checked="" type="checkbox"/> Other |
| <input type="checkbox"/> Specifications | | |

Copies	Date	No.	Description
1	11/21/97		Letter from W Charles Remmel to R. Renner
1			Set Will Clark deed

Purpose

- | | | |
|--|---|---|
| <input type="checkbox"/> For Approval | <input type="checkbox"/> No exception taken | <input type="checkbox"/> Rejected |
| <input checked="" type="checkbox"/> For your use | <input type="checkbox"/> Make corrections noted | <input type="checkbox"/> Review and comment |
| <input checked="" type="checkbox"/> As requested | <input type="checkbox"/> Revise and resubmit | <input type="checkbox"/> Other |

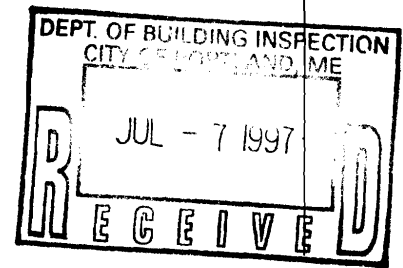
Remarks

Per condition of approval for project at 105 Spruce St.

Copy to

Signed

Rick



To: Portland Planning Department

From: Richard Renner

Date: 3 July 1997

Re: Repairs and addition to an existing garage on Spruce Street, Portland, Maine

I am planning to renovate and add to the garage across from our house at 104 Spruce Street. The purpose of this project is to repair the deteriorated existing garage; to build studio and workshop space and to create a future living unit for use by relatives or for rental purposes. The design includes constructing a new foundation and slab below the existing garage, raising its roof slightly to create usable space below the roof, and adding a similar, but slightly smaller structure in the yard behind to house most of the studio space.

The total usable area in the structure will be approximately 1,940 square feet on two levels including the two-car garage (but not including a possible partial basement). Of this total, 665 square feet of area is existing and 1,275 square feet of area is new. It is my understanding that in accordance with Portland's Land Use Ordinance, the project is a minor development. Therefore, this memo provides the written information required for my final application for staff review and approval. The following documents are attached to this memo and are to be considered part of the final application:

1. Standard boundary survey prepared by Owen Haskell, Inc. See items (2) and (3) immediately below.
2. Site plan prepared by myself, a registered architect in the State of Maine. See items (2) and (3) immediately below.
3. Exterior elevations
4. Copy of property deed

103-107 Spruce St

In response to the written statement requirements, please note the following:

(1) See above for description of the proposed uses. There is enough space in the project for no more than one dwelling unit.

(2) Per the survey, the total land area is 3,367 square feet. Since the site is a separate lot, over 3,000 square feet in area, and a lot of record prior to 1957, it is, according to the Portland Land Use Ordinance, a developable lot. The building footprint is 1,364 square feet, less than the fifty-percent maximum allowed by the ordinance. Total floor area is 1,940 square feet, of which 1,275 square feet is new and 665 square feet is existing.

In the process of refining the design and addressing zoning issues, I have reached an agreement with the abutters to the west which proposes to slightly relocate the west boundary. The proposed relocation is shown on the site plan. The relocation will occur, but it is in process and has not yet been recorded. Note that the building has been located on the site plan in accordance with the proposed new boundary location. The boundary relocation will reduce site area only by approximately 70 SF, so there will be no effect on minimum lot size or coverage.

(3) There are no existing or easements. In the process of refining the design and addressing zoning issues, I have reached an agreement with the abutters to the west which proposes an easement which limits the height of the proposed and any future structure to 21.75 feet above the benchmark established by the survey. This is slightly higher than the proposed design and allows for minor adjustments during the balance of design and during construction.

(4) Solid waste generated will be typical or less than typical for a single, small residential unit. Presently, containers are located across the street at the house; they could be stored in the renovated garage.

(5) Utilities including electric, natural gas, water,

and sewer, are available in or on the existing street.

(6) Roof drainage from the existing structure flows through gutters and downspouts or across the site to the existing street. Some of this runoff probably percolates into the ground before reaching the street. There will be no change in this pattern.

(7) The construction sequence will be typical for a small residential addition. I hope that construction can begin later this summer with planned completion in late fall of 1997.

(8) No State or Federal regulatory approvals are required.

(9) I have the financial capacity to complete the project.

(10) As evidence of right, title, or interest in the property, see the attached copy of the deed.

(11) There are no unusual natural areas, wildlife and fisheries habitats, or archeological sites located on the property.

The following is a review of the applicable standards as listed in the Ordinance:

(1) Vehicular loading, unloading, and parking - There are no uses requiring loading and unloading. The project utilizes three existing, well-defined, off-street parking spaces, two of which are in the enclosed garage. The third existing garage bay was converted to a workshop many years ago though the large door remains. Current plans propose continuing the use of this bay as a workshop. These provisions for off-street parking are more than sufficient for the proposed immediate or possible longer-term use of the property.

(2) Per Section 14-524, this item is not a standard for this project.

(3) Per Section 14-524, this item is not a standard for this project.

(4) Per Section 14-524, this item is not a standard for this project.

(5) The project is extremely modest (many residential additions are larger) and will create no significant burden.

(6) Per Section 14-524, this item is not a standard for this project.

(7) Per Section 14-524, this item is not a standard for this project.

(8) This is a small addition. Drainage during the short period of construction can be easily controlled and the final configuration will not be significantly different than existing conditions which are not characterized by any problems.

(9) Exterior lighting is limited to small fixtures at entrance doors. This is adequate for the intended use and will not create hazards to motorists or any significant annoyance, glare or spill-over.

(10) The development will not create fire or other safety problems. Repairing the existing garage and installing an alarm system will significantly improve the existing situation. Access is adequate.

(11) The development will have no effect on off-premises infrastructure.

(12) Not applicable.

(13) Not applicable.

(14) Not applicable.

(15) Not applicable.

(16) Not applicable.

(17) I believe the application to be complete.

(18) The project is located in an Historic District; it has been approved by the Portland Historic Preservation Committee.

BECKER

structural engineers

January 15, 1998

Mr. Samuel Hoffses
City of Portland
Division of Code Enforcement, Room 315
389 Congress Street
Portland, ME 04101

WO288^d
RENNER STUDIO
PORTLAND, ME

↔ Spruce

Dear Mr. Hoffses,

Rick Renner asked that we address your concerns regarding the design and construction of the above referenced project. Our office assisted and advised Mr. Renner in the design of the structural elements of his project. The design complies with the structural requirements of BOCA National Building Code 1996 edition. Furthermore, we have made several site visits to review construction for general conformance with the design intent. To the best of our knowledge, the building as constructed conforms with the design intent.

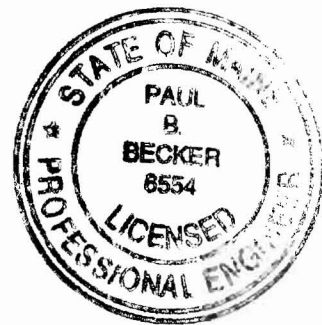
If you have any questions pertaining to this project, please call.

Sincerely,



Paul B. Becker, P.E.
Principal

cc: Rick Renner



64517

WARRANTY DEED

(Statutory Short Form)

MAINE REAL ESTATE TAX PAID

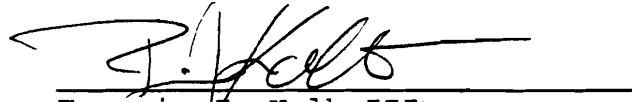
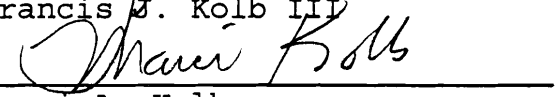
We, **FRANCIS J. KOLB III AND MARCI A. KOLB**, both of Portland, County of Cumberland, and State of Maine, for consideration paid, grant to **RICHARD K. RENNER AND CHARLOTTE A. RENNER**, both of Portland, County of Cumberland, and State of Maine, as joint tenants and not as tenants in common, their heirs and assigns forever, **WITH WARRANTY COVENANTS**, the following described real estate in Portland, County of Cumberland, and State of Maine:

See Exhibit A attached hereto and made a part hereof.

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

WITNESS our hands and seals this 1st day of November, 1996.

WITNESS



 Francis J. Kolb III

 Marci A. Kolb

STATE OF MAINE
Cumberland, ss.

November 1, 1996

Then personally appeared the above-named Francis J. Kolb III and Marci A. Kolb and acknowledged the foregoing instrument to be their free act and deed.

Before me,


 James A. Hopkinson
 Attorney at Law

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the southeasterly side of Spruce Street in said Portland, County of Cumberland, and State of Maine, bounded and described as follows:

Beginning at the northeasterly corner of land formerly of John S. Fogg; thence running northeasterly by said Spruce Street forty feet (40) to land formerly of John B. Brown; thence southeasterly by said Brown land and land formerly owned by one Jacobs and others one hundred twenty-eight feet (128), more or less, to land formerly of Horace P. Storer; thence southwesterly by said Storer land and land formerly of Ella S. Sargent eighty feet (80) to other land formerly of said Sargent; thence northwesterly by said Sargent land and land now or formerly of George C. Orr to land formerly of John S. Fogg; thence northeasterly to the southeasterly corner of said Fogg land; thence northwesterly by said Fogg land to said Spruce Street at the point of beginning.

Also another certain lot or parcel of land with the buildings thereon, situated in said City of Portland, County of Cumberland, and State of Maine, on the northerly side of Spruce Street between Emery Street and Thomas Street and bounded and described as follows:

Beginning on the northerly sideline of said Spruce Street at the southerly corner of land formerly belonging to Lydia J. Lane; thence northerly sixty-nine feet (69) to land formerly of R. Phenix; thence westerly by said Phenix land thirty-five and eight tenths feet (35.8) to land formerly of W.E. Donnell; thence southerly by said Donnell land and land formerly of S.B. Hersey about seventy-two feet (72) feet said Spruce Street; thence easterly by the northerly sideline of said Spruce Street sixty feet (60) to the first bounds. Said premises are numbered 105 on said Spruce Street.

Being the same premises conveyed to the Grantors herein by deed of Priscilla P. Matthews dated November 19, 1993, and recorded in the Cumberland County Registry of Deeds in Book 11108, Page 289.

RECEIVED
RECORDED REGISTRY OF DEEDS

96 NOV -1 PM 4:13

CUMBERLAND COUNTY

John B O'Brien

MEMORANDUM

Revised

TO: Tami, Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, P.E., Development Review Coordinator

DATE: July 9, 1998

RE: Request for Certificate of Occupancy
103-105 Spruce Street (062-C-031)

On June 15, 1998 the site was reviewed for compliance with the conditions of approval dated 7/14/97. My comments are:

1. The street number must be placed on the building.

It is my opinion that when the house number has been placed on the house per the requirements than a **permanent certificate of occupancy could be issued** assuming code enforcement has no outstanding issues.

JN1350.10/disk5/103spruc

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Jim Wendel, Development Review Coordinator

DATE: June 16, 1998

RE: Request for Certificate of Occupancy
103 Spruce Street (062-C-031)

OR 105

On June 15, 1998 the site was reviewed for compliance with the conditions of approval dated 7/14/97. My comments are:

1. The street number must be placed on the building
2. The downspouts from the house need to be connected into the drywell system.

It is my opinion that a **temporary certificate of occupancy could be issued** assuming code enforcement has no outstanding issues.

JN1350.10/disk5/103spruc



CITY OF PORTLAND
Planning and Urban Development Department

MEMORANDUM

TO: Code Enforcement

FROM: Jim Wendel, Development Review Coordinator

DATE: June 16, 1998

SUBJECT: Request for Certificate of Occupancy
103 or 105 Spruce Street (062-C-031)

On June 15, 1998 the site was reviewed for compliance with the conditions of approval dated 7-14-97; my comments are:

1. The street number must be placed on the building.
2. The downspouts from the house need to be connected into the drywell system.

It is my opinion that **a temporary Certificate of Occupancy could be issued** assuming Code Enforcement has no outstanding issues.

KELLY, REMMEL & ZIMMERMAN

ATTORNEYS AT LAW

53 EXCHANGE STREET

P.O. BOX 597

PORTLAND, MAINE 04112-0597

JOHN N. KELLY
U. CHARLES REMMEL, II
BARRY ZIMMERMAN
GRAYDON G. STEVENS
R. TERRANCE DUDDY
RICHARD W. MULHERN
TIMOTHY H. NORTON

TELEPHONE
207-775-1020

MAINE WATTS
800-540-4212

FAX
207-773-4895

E-MAIL ADDRESS
admin@krz.com

November 21, 1997

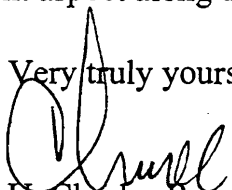
62-C-031
Mr. Richard Renner
Van Dam & Renner Architects
66 West Street
Portland, ME 04102

Re: Spruce Street Project

Dear Rick:

I am enclosing with this letter the original Quit-Claim Deed from us to you and Charlotte relating to the correction of the sidelines. In addition, I am enclosing a copy of the deed as filed in the Registry of the deed from you and Charlotte to us. I believe that concludes the sideline and easement aspect along the lines that we agreed.

Very truly yours,


U. Charles Remmel, II

UCR:lds

Enclosures

060981

BK 13372 PG 092

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, we, U. Charles Remmel, II and Kathleen A. Remmel, both of Portland, County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by Richard K. Renner and Charlotte A. Renner whose mailing address is 104 Spruce Street, Portland, Maine 04102, the receipt whereof we do hereby acknowledge, do hereby **remise, release, bargain, sell and convey**, and forever **quitclaim** unto the said Richard K. Renner and Charlotte A. Renner their heirs and assigns forever,

See Exhibit A attached hereto

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Richard K. Renner and Charlotte A. Renner, their heirs and assigns forever.

IN WITNESS WHEREOF, I the said U. Charles Remmel, II and Kathleen A. Remmel, wife of the said U. Charles Remmel, II joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above-described premises, have hereunto set our hands and seals this 29th day of the month of September, 1997.

Signed, Sealed and Delivered
in presence of

Pamela B. Buring

Sandra D. Stacey

U. Charles Remmel, II
U. Charles Remmel, II

Kathleen A. Remmel
Kathleen A. Remmel

STATE OF MAINE
CUMBERLAND, ss

September 29, 1997

Then personally appeared the above-named U. Charles Remmel, II and

acknowledged the foregoing instrument to be his free act and deed.

Before me,

Pamela D. Pillsbury

Notary Public/Attorney at Law

PAMELA D. PILLSBURY

Notary Public, Maine

My Commission Expires October 14, 2001

SEAL

Printed Name

STATE OF MAINE
CUMBERLAND, ss

Sept. 29

, 1997

Then personally appeared the above-named Kathleen A. Remmel and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Graydon Stevens

Notary Public/Attorney at Law

Graydon Stevens

Printed Name

EXHIBIT A

Remmels to Renners

All that land within the boundaries of a second parcel of land of the Grantees described in a deed dated November 1, 1996 from Francis J. and Marci A. Kolb to the Grantees herein, and recorded in the Cumberland County Registry of Deeds in Book 12799, Page 233, which parcel adjoins the easterly sideline of the land of the Grantors herein, easterly of a line as shown on a "Standard Boundary Survey at 105 Spruce Street, Portland, Maine" and recorded in Plan Book 197, Page 388, commencing at a point being marked by an iron rod as shown on said Standard Boundary Survey and being a distance of 35.8 feet from the northeasterly corner of said parcel, thence southerly on a course of S 00° 26' 49" W a distance of 28.27 feet to a point, thence continuing southerly on a course of S 00° 31' 34" W a distance of 43.17 feet to a point on the northerly sideline of Spruce Street, said point being a distance of 60.0 feet from the southeast corner of the said parcel.

The purpose of this deed, together with a deed of even date from the Grantees herein to the Grantors herein, is to fix and establish the location of the easterly sideline of Grantors' land where it adjoins of the westerly sideline of Grantees' aforesaid parcel.

Reference is made to two deeds of the Grantors herein recorded in the Cumberland County Registry of Deeds in Book 3425, Page 228 and Book 3150, page 851.

RECEIVED
RECORDED REGISTRY OF DEEDS

1997 OCT 10 PM 3: 53

CUMBERLAND COUNTY

John B O'Brien

060980

QUIT CLAIM DEED

KNOW ALL MEN BY THESE PRESENTS

THAT, we, Richard K. Renner and Charlotte A. Renner, both of Portland, County of Cumberland and State of Maine, in consideration of One Dollar (\$1.00) and other valuable consideration paid by U. Charles Remmel II and Kathleen A. Remmel whose mailing address is 41 Thomas Street, Portland, Maine 04102, the receipt whereof we do hereby acknowledge, do hereby **remise, release, bargain, sell and convey**, and forever **quitclaim** unto the said U. Charles Remmel, II and Kathleen A. Remmel their heirs and assigns forever,

See Exhibit A attached hereto

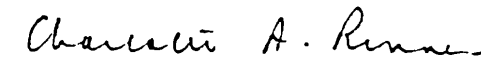
To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said U. Charles Remmel II and Kathleen A. Remmel, their heirs and assigns forever.

IN WITNESS WHEREOF, I the said Richard K. Renner and Charlotte A. Renner, wife of the said Richard K. Renner joining in this deed as Grantor, and relinquishing and conveying all rights by descent and all other rights in the above-described premises, have hereunto set our hands and seals this 24th day of the month of September, 1997.

Signed, Sealed and Delivered
in presence of



Richard K. Renner



Charlotte A. Renner

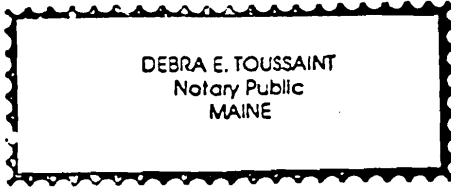
STATE OF MAINE
CUMBERLAND, ss

Sept. 24, 1997

Then personally appeared the above-named Richard K. Renner and

acknowledged the foregoing instrument to be his free act and deed.

Before me,



EXPIRATION DATE
3-13-2002

Debra E. Toussaint
Notary Public/Attorney at Law

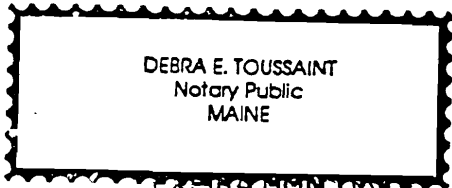
Debra E. Toussaint
Printed Name

STATE OF MAINE
CUMBERLAND, ss

Sept. 24, 1997

Then personally appeared the above-named Charlotte A. Renner and
acknowledged the foregoing instrument to be her free act and deed.

Before me,



EXPIRATION DATE
3-13-2002

Debra E. Toussaint
Notary Public/Attorney at Law

Debra E. Toussaint
Printed Name 9-24-97

EXHIBIT A

Renners to Rimmels

With reference to the second parcel of land described in a deed from Francis J. and Marci A. Kolb to Richard K. and Charlotte A. Renner dated November 1, 1996 and recorded in the Cumberland County Registry of Deeds in Book 12799, Page 233, which second parcel is located on the northerly side of Spruce Street, Grantors hereby give, grant, sell and quitclaim unto U. Charles II and Kathleen A. Rimmel as joint tenants all that land westerly of a line as shown on a "Standard Boundary Survey at 105 Spruce Street, Portland, Maine" recorded in Plan Book 197, Page 388, commencing at a point being marked by an iron rod as shown on said Standard Boundary Survey and being a distance of 35.8 feet from the northeasterly corner of said parcel, thence southerly on a course of S 00° 26' 49" W a distance of 28.27 feet to a point, thence continuing southerly on a course of S 00° 31' 34" W a distance of 43.17 feet to a point on the northerly sideline of Spruce Street, said point being a distance of 60.0 feet from the southeast corner of the said parcel.

The purpose of this deed, together with a deed of even date from the Grantees herein to the Grantors herein, is to fix and establish the location of the westerly sideline of the aforementioned second parcel where it adjoins the easterly sideline of the Grantees' land.

Also conveying to the Grantees as joint tenants a restrictive easement burdening the aforesaid second parcel of land on the northerly side of Spruce Street, to benefit the Grantees' adjoining property (and reference is made to deeds of those adjoining parcels recorded in Book 3425, Page 228 and Book 3150, Page 851) that no building or structure on Grantors' aforesaid parcel shall be erected which will exceed a height of 21.75 feet measured from a benchmark pin or nail set in the sidewalk on the southerly side of Spruce Street opposite the Grantees' second parcel as shown on the Standard Boundary Survey referenced above, which benchmark is at an elevation of 100 feet, but excluding from said restriction chimneys, vent stacks, and antennas appurtenant to said buildings or structures.

RECEIVED
RECORDED REGISTRY OF DEEDS

1997 OCT 10 PM 3: 52

CUMBERLAND COUNTY

John B O'Brien