

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING PERMIT

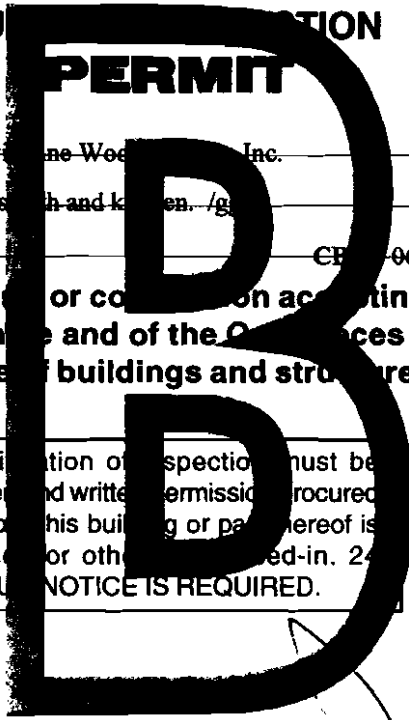
Permit Number: 100594

This is to certify that Steven & Kari Byrnes/Zac Davison/Woodline Inc.

has permission to Interior remodel which includes bath and kitchen. /g

AT 23 Neal St CE 062 E008001

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



PERMIT ISSUED

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

Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is done-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.
JUN 16 2010
City of Portland

OTHER REQUIRED APPROVALS

- Fire Dept. _____
- Health Dept. _____
- Appeal Board _____
- Other _____
Department Name

James Runkle 6/16/10
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: 10-0594	Issue Date:	CBL: 062 E008001
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Location of Construction: 23 Neal St	Owner Name: Steven & Kari Byrnes	Owner Address: 23 Neal St	Phone:
Business Name:	Contractor Name: Zac Davis Fine Woodworking, Inc.	Contractor Address: 321 Gloucester Hill Road New Glouce	Phone: 2079264260
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	Zone: R-4
Past Use: Single Family	Proposed Use: Single Family / Interior remodel which includes bath and kitchen. /gg	Permit Fee: \$520.00	Cost of Work: \$50,000.00
			CEO District: 2
Proposed Project Description: Interior remodel which includes bath and kitchen. /gg		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: R3 Type: SB IRC-2003 Signature: JMB 6/16/10
		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: 05/28/2010	Zoning Approval	
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <input type="checkbox"/> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MNT	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <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
	Date: <i>6/1/10</i>	Date:	Date:

PERMIT ISSUED

JUN 16 2010

City of Portland

Any exterior work requires a separate review and approval

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: 10-0594	Date Applied For: 05/28/2010	CBL: 062 E008001
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Location of Construction: 23 Neal St	Owner Name: Steven & Kari Byrnes	Owner Address: 23 Neal St	Phone:
Business Name:	Contractor Name: Zac Davis Fine Woodworking, Inc.	Contractor Address: 321 Gloucester Hill Road New Glouce	Phone (207) 926-4260
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Dwellings	

Proposed Use: Single Family / Interior remodel which includes bath and kitchen. /gg	Proposed Project Description: Interior remodel which includes bath and kitchen. /gg
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/01/2010

Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Separate permits shall be required for future decks, sheds, pools, and/or garages.
- 3) 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.
- 4) This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
- 5) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 06/16/2010

Note: **Ok to Issue:**

- 1) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 4) Those renovating a single family dwelling shall install a CO detector in each area within or giving access to bedrooms. That detection must be powered by the electrical service in the building and battery.

PERMIT ISSUED

JUN 16 2010

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

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

Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

PERMIT ISSUED

JUN 16 2010

City of Portland



General Building Permit Application

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

Location/Address of Construction: <u>23 Neal Street</u>		
Total Square Footage of Proposed Structure/Area <u>1250</u>	Square Footage of Lot <u>7,125</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>002</u> Block# <u>E</u> Lot# <u>8</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Steven and Kari Byrnes</u> Address <u>23 Neal Street</u> City, State & Zip <u>Portland ME 04102</u>	Telephone: <u>207-329-8135</u>
RECEIVED MAY 28 2010 Dept. of Building Inspection City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>50,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>520.00</u>
	Current legal use (i.e. single family) <u>Single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Single family home</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>See attached</u> <u>remodel Bath + Kitchen</u> <u>interior only</u>	
Contractor's name: <u>Zac Davis Fine Woodwork, Inc.</u>		
Address: <u>321 Gloucester Hill Rd</u> <u>ex mail</u>		
City, State & Zip <u>New Gloucester, ME 04260</u>		Telephone: <u>207-924-4710</u>
Who should we contact when the permit is ready: <u>Zac Davis</u>		Telephone: <u>207-838-0528</u>
Mailing address: <u>Above</u>		

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

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

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

Signature: See Attached Date: _____

This is not a permit; you may not commence ANY work until the permit is issued



General Building Permit Application

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

Location/Address of Construction: <u>23 Neal Street</u>		
Total Square Footage of Proposed Structure/Area <u>1250</u>	Square Footage of Lot <u>7,125</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>062 E008001</u> Block# Lot#	Applicant * <u>must</u> be owner, Lessee, or Buyer Name <u>Steven and Kari BYRNE</u> Address <u>23 Neal Street BYRNE</u> City, State & Zip <u>Portland Me 04102</u>	Telephone: <u>207-829-8755</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>50,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>single family</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>single family home</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>See attached</u>		
Contractor's name: <u>Zac Davis Fire Maintenance Inc</u> Address: <u>321 Gloucester Hill Rd</u> City, State & Zip <u>New Gloucester, ME 04260</u> Telephone: <u>207-726-4700</u> Who should we contact when the permit is ready: <u>Zac Davis</u> Telephone: <u>207-858-6228</u> Mailing address: <u>above</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8733.

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

Signature: [Signature] Date: May 27, 2010

This is not a permit, you may not commence ANY work until the permit is issued

Building remodel at 23 Neal Street

**Historic District- non compliant lot
Built in 1959**

Work to be done:

Remodel bathrooms

First Floor-

Adding walk in tile shower (currently a half bath)

Replace existing toilet and sink in same locations

Second Floor-

Adding a double bowl vanity (single bowl currently exists)

Relocate and replace toilet

Replace existing tub/shower

Add Washer/Dryer Stackable unit to hall closet

Will need to be enlarged, but will not affect load bearing walls

Kitchen remodel

Remove one non- load bearing wall

Replace cabinets and appliances

Replace flooring with tile (linoleum currently)

Replace plaster ceiling with sheetrock

First Floor

Replace a portion of 2 load bearing walls with columns and beams connecting to a half wall.

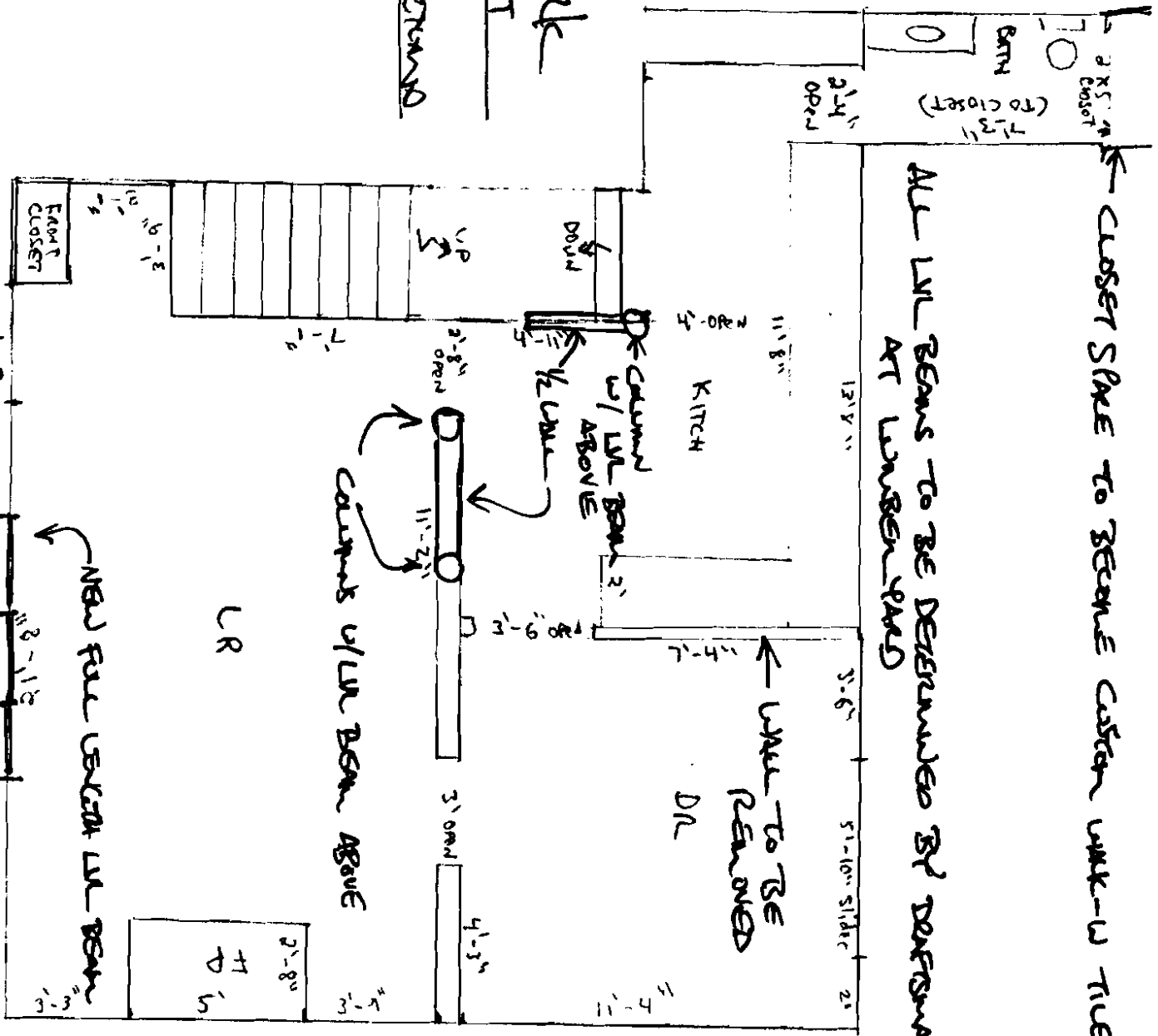
CLOSET SPACE TO BECOME CUSTOM WALK-IN TUBED SHOWER

ALL LVL BEAMS TO BE DETERMINED BY DRAFTSMAN AT UNDERLYARD

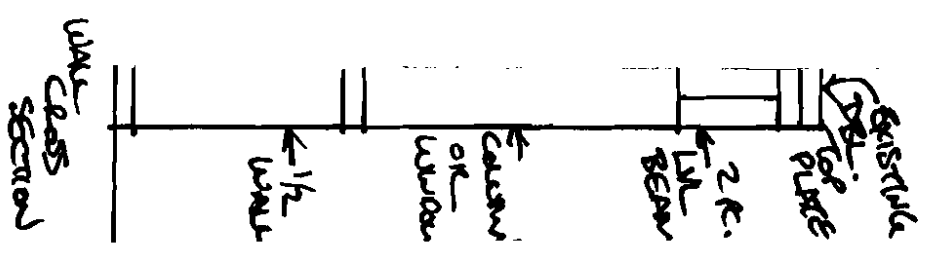
Proposed work
BUILDING FOOTPRINT

23 NEAL ST. PORTLAND

1st FLOOR

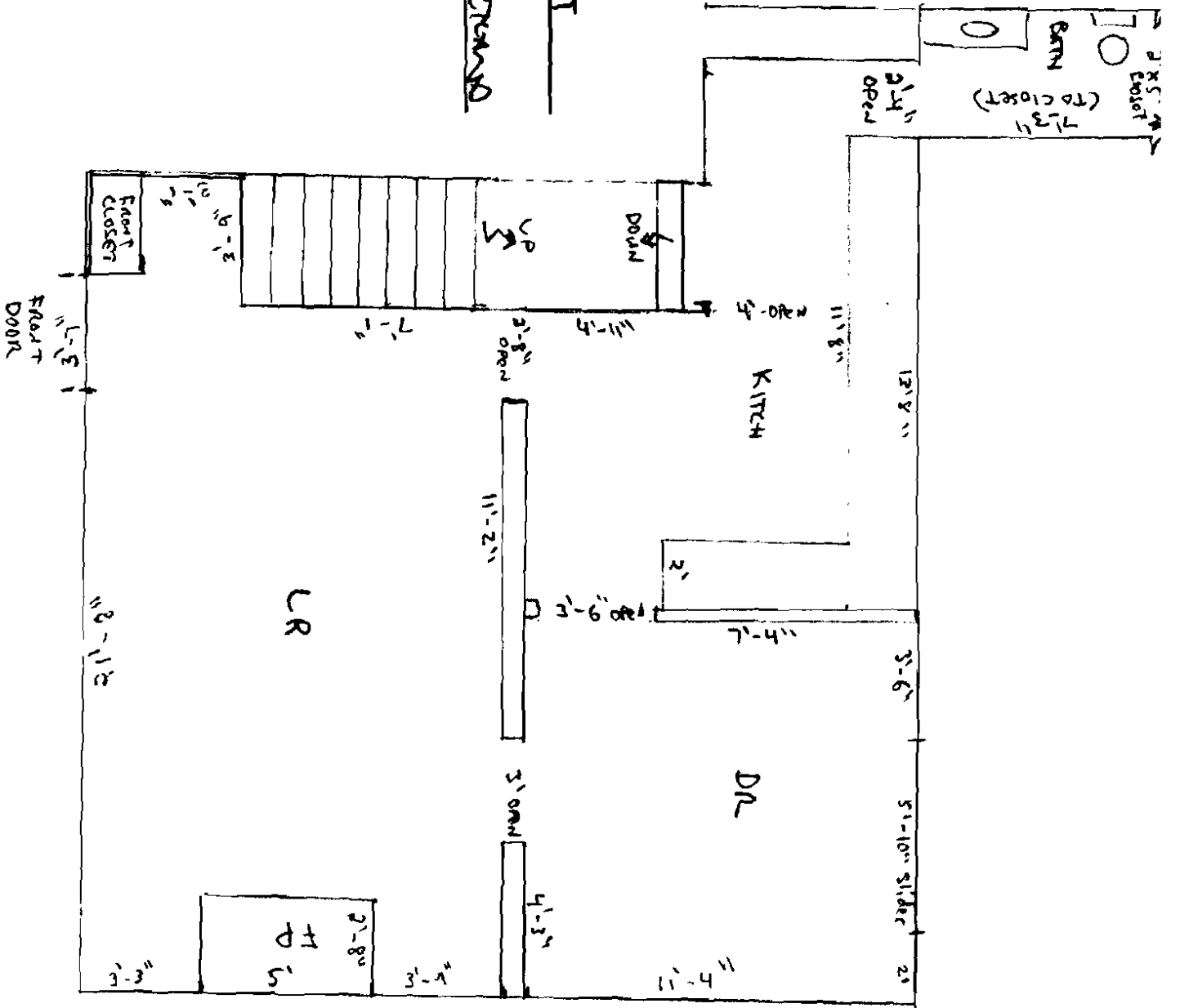


NEW FULL LENGTH LVL BEAM
 TAKE DOUBLE WALK WAY
 TO REPLACE PICTURES WINDOWS w/ FUTURE
 DOUBLE-WINDS

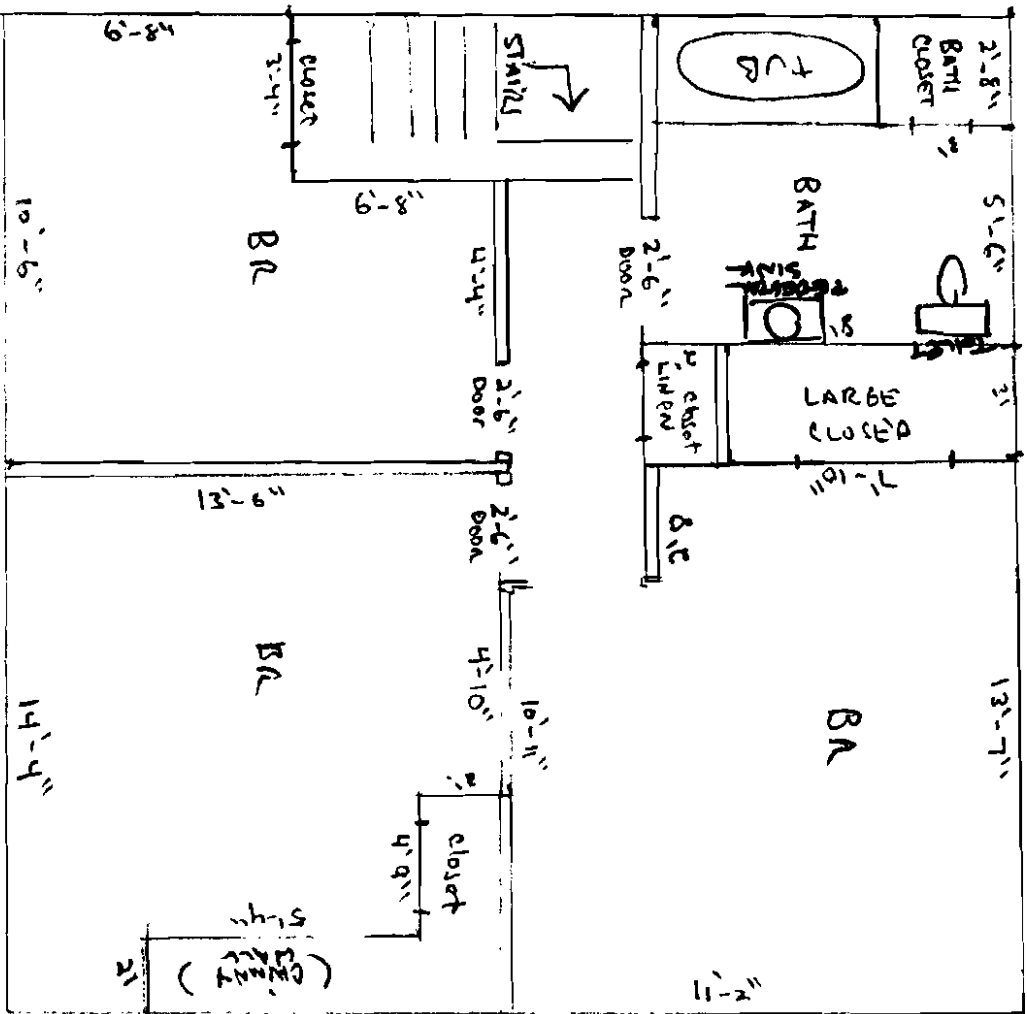


EXISTING
BUILDING FOOTPRINT
23 NEAL ST., PORTLAND

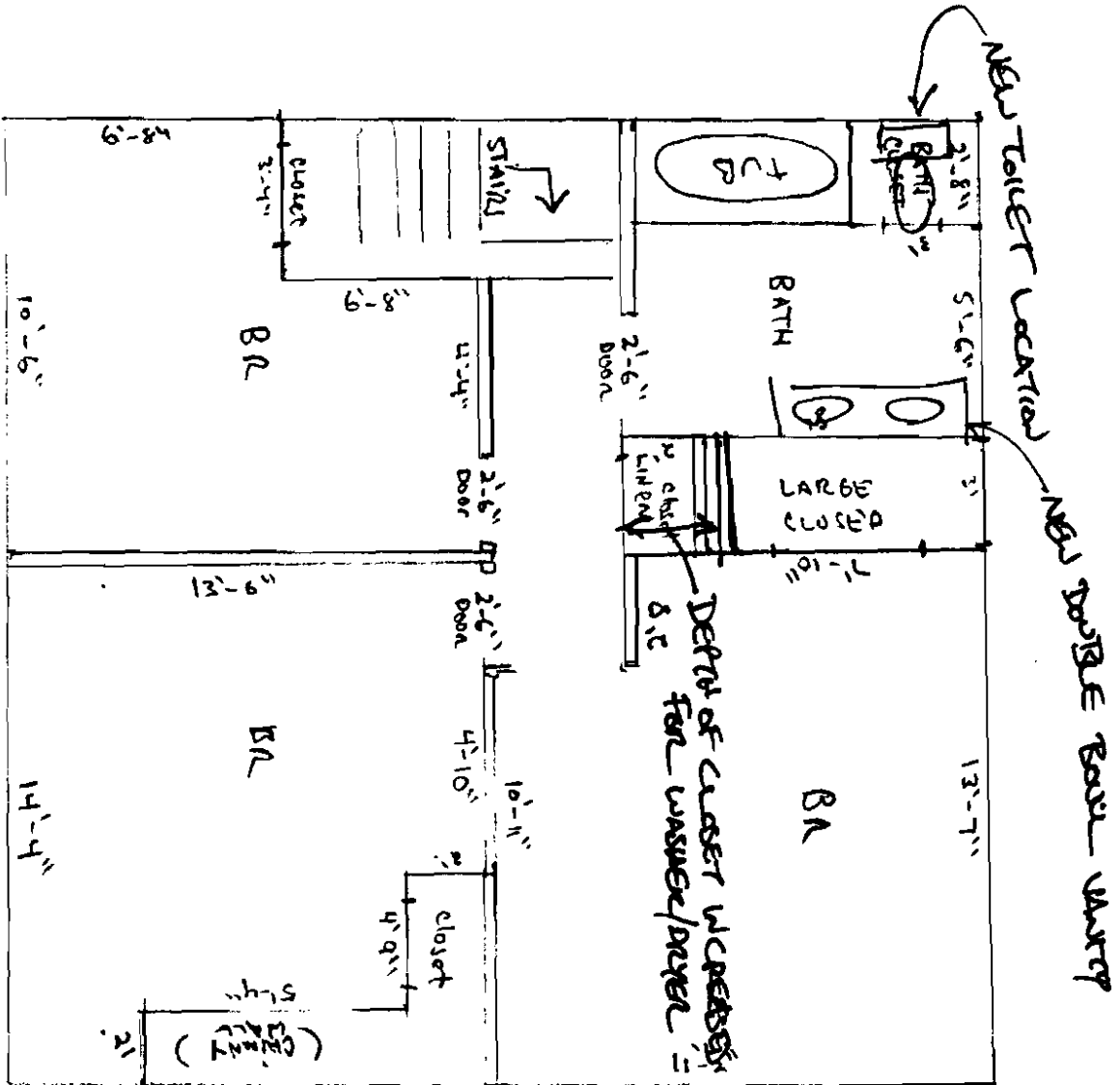
1st Floor



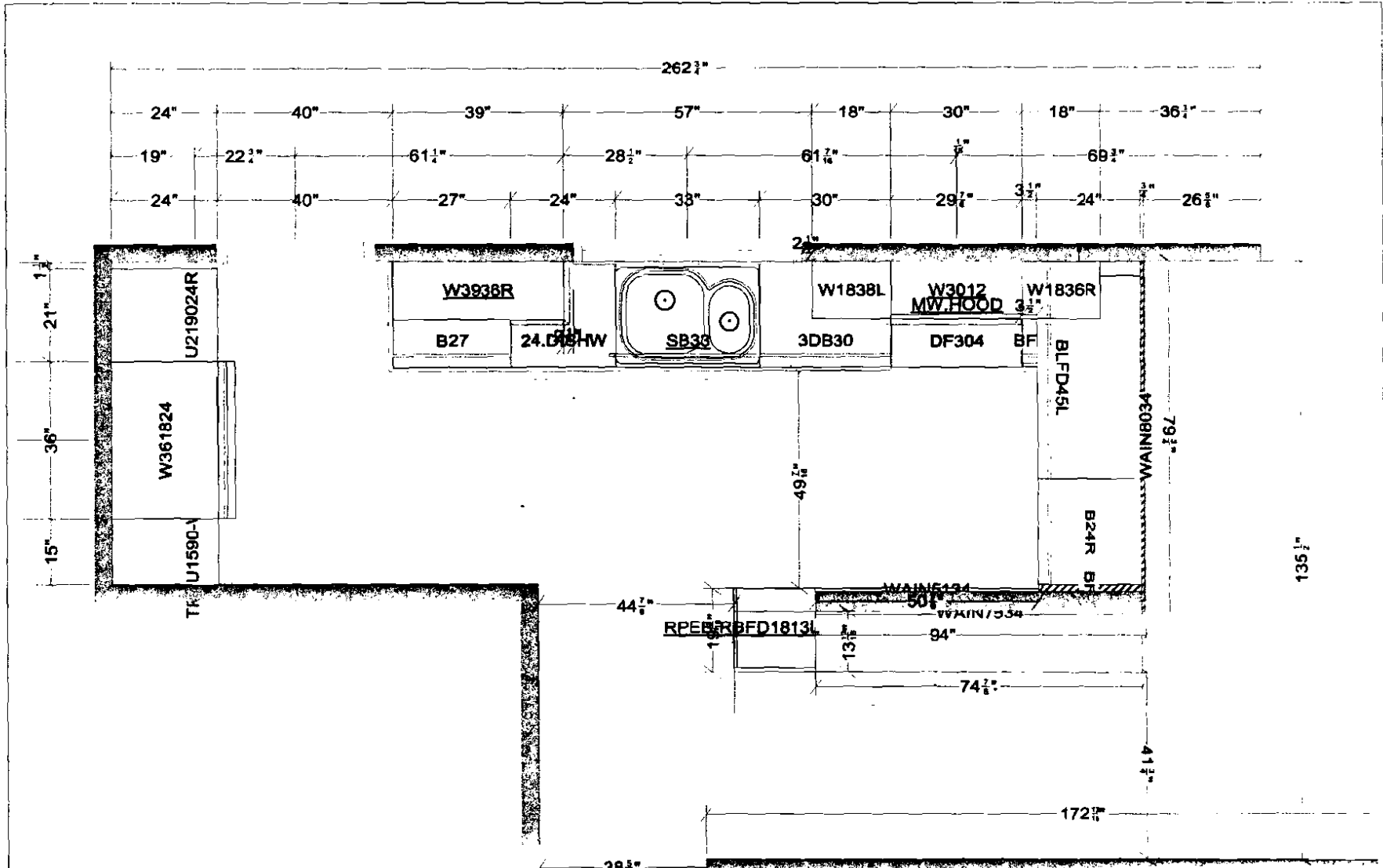
2nd Floor



2nd floor



NEW KITCHEN PLAN - 23 NEAR ST.



All dimensions & size designations given are subject to verification on job site and adjustment to fit job conditions.

Design by Mary Adams
 Castle Distributors
 137 Pleasant Hill Road
 Scarborough, Me. 04074
 Mary@CastleKitchens

This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 4/20/2010
 Printed: 4/27/2010

Byrnes I

All

Drawing #: J

Scale: 0 3/8" = 1'



Note: This drawing is an artistic interpretation of the general appearance of the design. It is not meant to be an exact rendition.

Design by Mary Adams
Castle Distributors
137 Pleasant Hill Road
Scarborough, Me. 04074
Mary@CastleKitchens

Designed: 4/20/2010
Printed: 4/26/2010

Bymes 1

All

Drawing #: 1

WARRANTY DEED (LONG FORM)

KNOW ALL BY THESE PRESENTS,

THAT IT, SECOND PARISH ORTHODOX PRESBYTERIAN CHURCH, formerly known as SECOND PARISH OF PORTLAND, a corporation organized and existing under the laws of the State of Maine, of Westbrook, Cumberland County, Maine, in consideration of ONE DOLLAR and other valuable consideration paid by STEVEN BYRNES and KARI BYRNES, of the City of New York, Borough of Manhattan, County of New York, State of New York, and whose mailing address is 808 Columbus Avenue, New York NY 10025, the receipt whereof it does hereby acknowledge, does hereby give, grant, bargain, sell and convey unto Steven Byrnes and Kari Byrnes, as joint tenants and not as tenants in common, their heirs and assigns forever, the land and buildings in Portland, Cumberland County, Maine, more fully described on Exhibit A attached to this instrument.

TO HAVE AND TO HOLD the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to Steven Byrnes and Kari Byrnes, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

AND IT DOES COVENANT with the Grantees, their heirs and assigns, that it is lawfully seized in fee of the premises; that they are free of all encumbrances except as above noted and further, except for current zoning and land use regulations; that it has good right to sell and convey to the said Grantees to hold as aforesaid; and that it and its successors shall and will warrant and defend the same to Steven Byrnes and Kari Byrnes, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, Second Parish Orthodox Presbyterian Church has hereunto caused these presents to be signed with its name this 30th Day of April, 2010.

SIGNED, SEALED AND DELIVERED IN PRESENCE OF:

(Witness) [Signature]

SECOND PARISH ORTHODOX PRESBYTERIAN CHURCH

By: [Signature]
Jonathan A. Eiten
Its: Chairman of the Board of Trustees

STATE OF MAINE CUMBERLAND, ss.

April 30, 2010

Then personally appeared Jonathan A. Eiten, Chairman of the Board of Trustees of Second Parish Orthodox Presbyterian Church, and acknowledged the foregoing instrument to be his free act and deed in said capacity and the free act and deed of said Second Parish Orthodox Presbyterian Church.

Before me: [Signature]
Notary Public/Attorney at Law

NOTARY PRINT NAME: _____

DAVID B. MOODY, JR.
NOTARY PUBLIC, MAINE
My Commission Expires July 13, 2012

MAINE REAL ESTATE TAXPMD

EXHIBIT A

**Property Location: 23 Neal Street, Portland, Cumberland County,
Maine**

Municipal Assessor's Map 62 Block E Lot 8

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

Beginning at a point in the easterly sideline of Neal Street distant northerly thereon Ninety-one feet (91) from the intersection of the northerly side of Bowdoin Street with the easterly side of Neal Street; thence northerly by said easterly sideline of Neal Street, Seventy-five feet (75) to an iron and land now or formerly of Munson I. Strout; thence easterly by said land now or formerly of Munson I. Strout, Ninety-five feet (95) to the westerly line of a certain parcel conveyed by Glendon C. Strout to J.B. Brown & Sons by deed dated July 30, 1959, and recorded in Cumberland County Registry of Deeds in Book 2494, Page 209; thence southerly parallel with Neal Street, Seventy-five feet (75) to other land now or formerly of Glendon C. Strout; thence westerly by said land now or formerly of Glendon C. Strout and at right angles to Neal Street, Ninety-five (95) to the point of beginning.

Meaning and intending to convey and hereby conveying the same premises described in the warranty deed of Mary J. O'Toole, Margaret H. O'Toole and Delia E. O'Toole to the Second Parish Church of Portland, dated February 11, 1969, and recorded in the Cumberland County Registry of Deeds Book 3082 Page 46.