

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 000092
PERMIT ISSUED
FEB 10 2009
CITY OF PORTLAND

This is to certify that WATSON INVESTMENT PROPERTIES
has permission to Mortgage Office - Change of use to construction.

AT 28 VANNAH AVE CB# 129 F011001

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise finished-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. D. Gauthier
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Cheryl M. [Signature] 2/10/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0092	Issue Date: 2/10/09	CBL: 129 F011001
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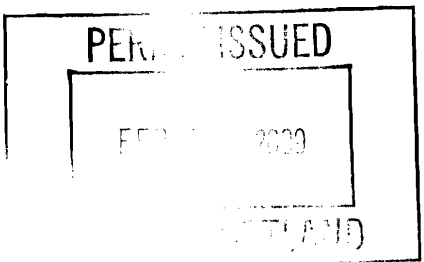
Location of Construction: 28 VANNAH AVE	Owner Name: WATSON INVESTMENT PROPE	Owner Address: 927 FOREST AVE	Phone: 207-775-2424
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B1/R-3

Past Use: Commercial Nail Salon Mixed use - Nail Salon & dwelling	Proposed Use: Commercial/Mortgage Office - Change of use no construction.	Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 4
Proposed Project Description: Mortgage Office - Change of use no construction.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: B Type: FB IBC-2003	
		Signature: <i>RG</i>	Signature: <i>CL</i> 2/10/09	
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: lmd	Date Applied For: 02/05/2009	Zoning Approval		
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 2/10/09 <i>ABN</i>	Date: _____	Date: <i>ABN</i>



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



General Building Permit Application

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

Location/Address of Construction: <u>28 Vannah Ave Portland</u>		
Total Square Footage of Proposed Structure/Area <u>currently 2920</u>		Square Footage of Lot <u>5265</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>129 F 11</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Frank Watson</u> Address <u>28 Vannah Ave</u> City, State & Zip <u>Portland, Me. 04103</u>	Telephone: <u>775-2424</u>
Lessee/DBA (If Applicable) <u>FEB - 2009</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>0</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>100</u>
Current legal use (i.e. single family) <u>Mail Salon / Dwelling</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Mortgage office</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>(change of use) Previous Dwelling unit in basement no longer in use - no changes were made to building</u>		
Contractor's name: <u>N/A</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

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

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

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

Signature: [Signature] Date: 2/3/09

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0092	Date Applied For: 02/05/2009	CBL: 129 F011001
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Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial/Mortgage Office - Change of use no construction.	Proposed Project Description: Mortgage Office - Change of use no construction.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 02/06/2009
Note: 2719.12 sf of office space which requires seven (7) parking spaces.			Ok to Issue: <input checked="" type="checkbox"/>
1) 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: Chris Hanson	Approval Date: 02/10/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.			
Dept: Fire	Status: Approved	Reviewer: Capt Keith Gautreau	Approval Date: 02/10/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

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

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

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

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

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

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

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

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

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

Mailed

THIS IS NOT A BOUNDARY SURVEY

This copyrighted document expires 02-03-07. Reproduction and/or dissemination after this date is unauthorized.

MORTGAGE INSPECTION OF: DEED BOOK 22855 PAGE 85 COUNTY Cumberland
PLAN BOOK 13 PAGE 93 LOT 72 & 74

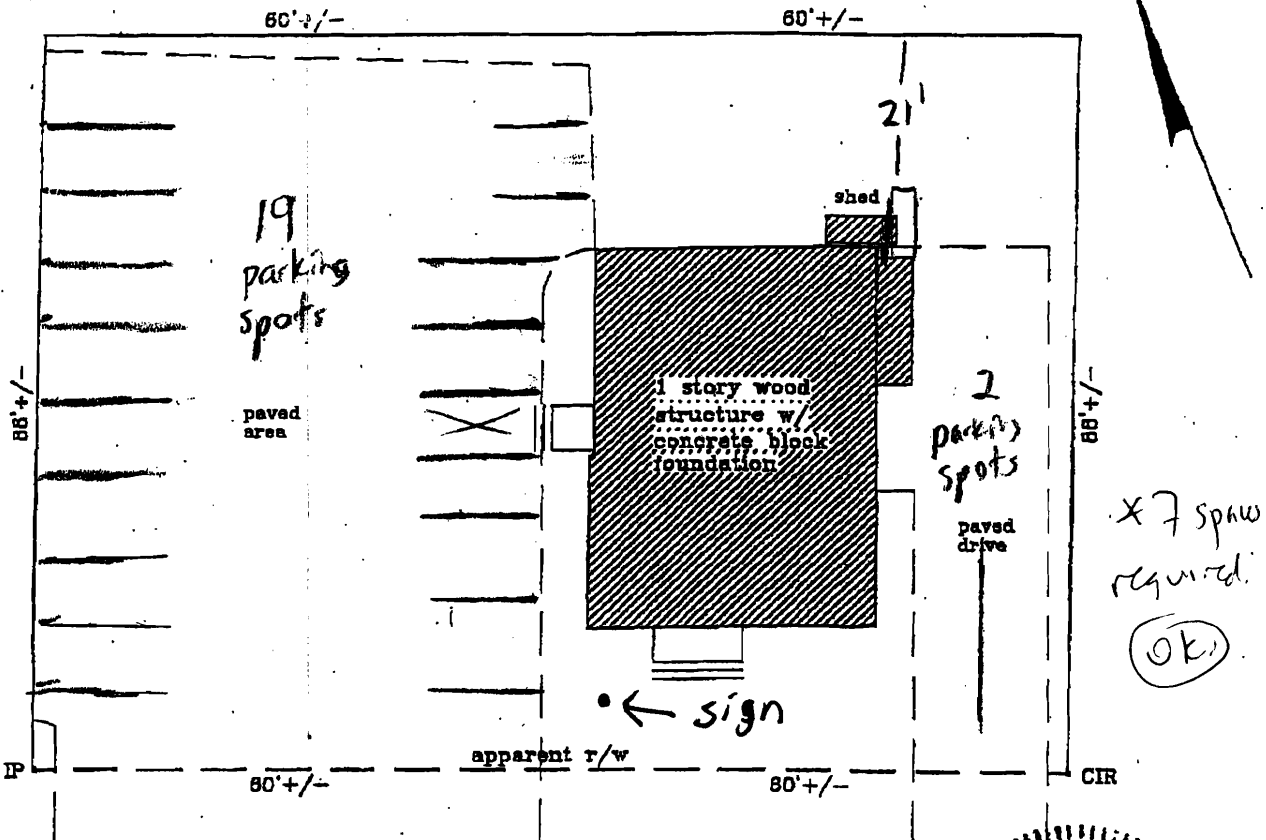
ADDRESS: 28 Vannah Avenue, Portland, Maine

Job Number: 579-13

Inspection Date: 11-03-06

Owners: Frank Watson

Scale: 1" = 20'



B1- rear setback 20' to Forest Ave.
 side 10'
 max height 35' - 20' scaded
 Vannah Avenue
 Fabritz residential - 21 given



I HEREBY CERTIFY TO: Frank Watson of Lenders Network.
 Monuments found did not conflict with the deed description.
 The dwelling setbacks do not violate town zoning requirements.
 As delineated on the Federal Emergency Management Agency Community Panel 880051-0007 C:
 The structure does not fall within the special flood hazard zone.
 The land does not fall within the special flood hazard zone.
 A wetlands study has not been performed.

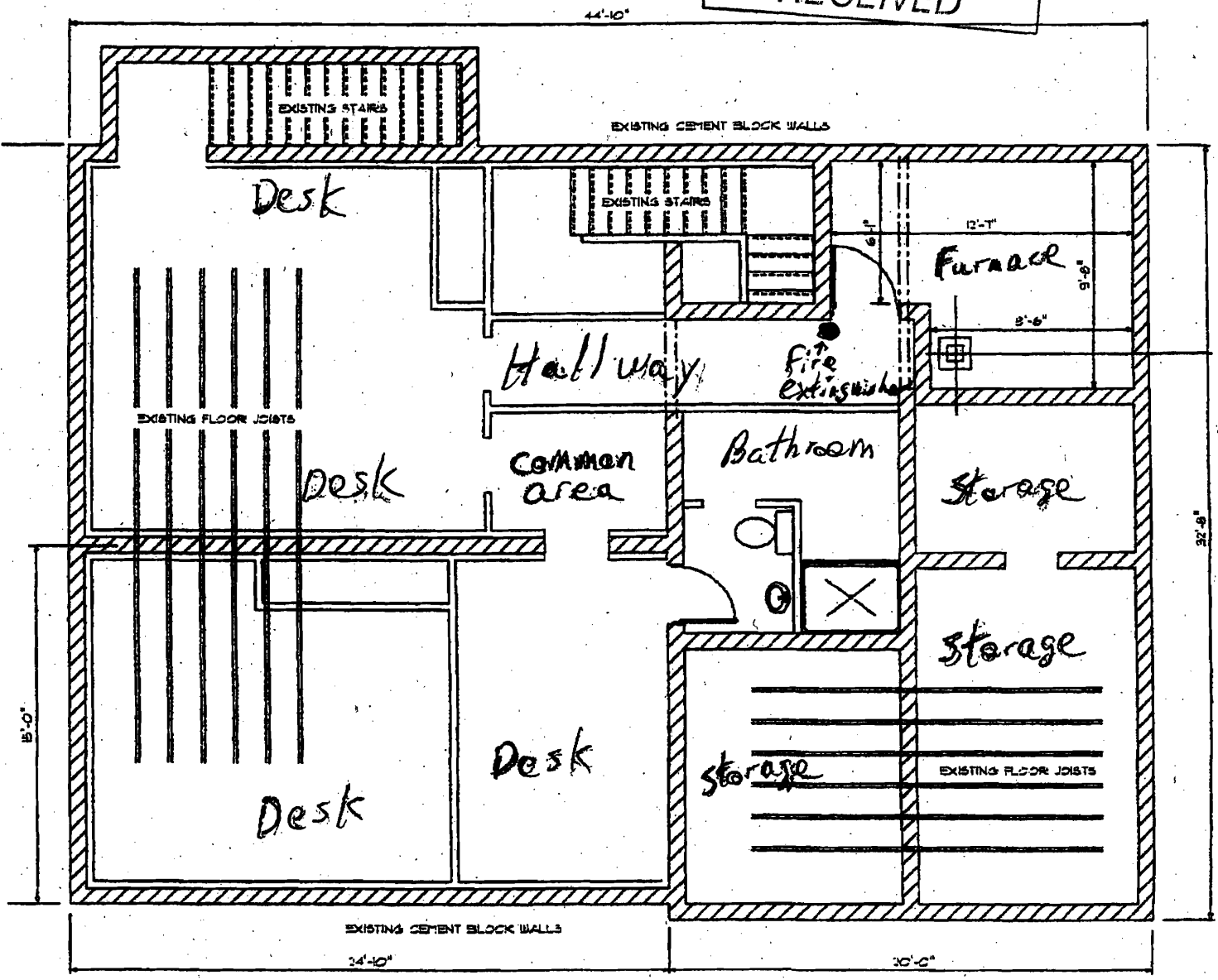
APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Livingston-Hughes
 Professional Land Surveyors
 88 Guinea Road
 Kennebunkport, Maine 04046
 207-987-9761 phone 207-987-4831 fax
 www.livingstonhughes.com

JAN 29 2007
 RECEIVED

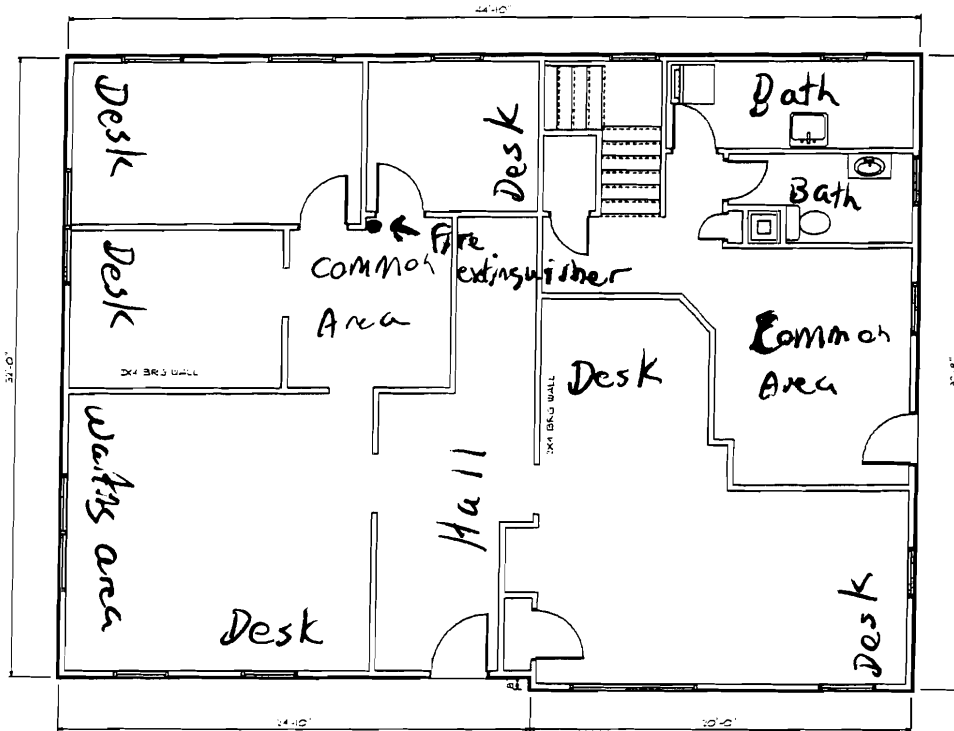
THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 JAN 29 2007
 RECEIVED



EXISTING BASEMENT

floor area $34.83 \times 15 = 522.45$
 (exclude storage & furnace.) $44.83 \times 17 = 762.11$
 $\underline{\hspace{1.5cm}}$
 1284.56



EXISTING FIRST FLOOR

$$44.83 \times 32 = 1434.56$$

$$+ \frac{1284.76}{}$$

$$2719.32 \div 400 = 6.8 \text{ } \therefore \text{ } = 7 \text{ spaces required}$$

NETWORK RENOVATION	501	502	503
6 TH FLOOR AND BASEMENT	4	5	6