

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CIT. OF PORTLAND

DEPARTMENT OF BUILDING & INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
MAY 20 2005  
CITY OF PORTLAND

Permit Number: 050433

This is to certify that Munjoy Hill Restorations Llc Munjoy Hill Restorations LLC

has permission to ~~\_\_\_\_\_~~ ALTERATIONS NO

AT 73 Congress St

014 F021001

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 work in progress must be reported before this building or part thereof is closed or enclosed. 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. Jay Talley P.F.D. 5/16/05

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

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: 05-0433	Issue Date: MAY 20 2005	CEB: 014 F021001
<b>PERMIT ISSUED</b>		
Location of Construction: 73 Congress St	Owner Name: Munjoy Hill Restorations Llc	Owner Address: 40 Portland Pier # 11
Business Name:	Contractor Name: Munjoy Hill Restorations LLC	Contractor Address: Portland Pier # 11 Portland
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial
		Zone: R-6

Past Use: Commercial/ offices <i>Ground floor only</i>	Proposed Use: Offices/ fit-up for no particular use at this time - new exterior windows
Offices / exterior work for future tenant	

Permit Fee: \$381.00	Cost of Work: \$40,000.00	CEO District: 1
FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>NONE</i> Type: <i>5B</i> <i>No USE APPROVAL</i> <i>5/19/05</i> Signature: <i>[Signature]</i>	
Action: <input type="checkbox"/> Approved [ ] Approved w/Conditions <input type="checkbox"/> Denied		
Signature:		Date:

Permit Taken By: Idobson	Date Applied For: 04/19/2005
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Zoning Approval		
Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>OK with conditions</i> Date: <i>5/16/05</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" 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>[Signature]</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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 05-0433	<b>Date Applied For:</b> 04/19/2005	<b>CBL:</b> 014 F021001
<b>Location of Construction:</b> 73 Congress St	<b>Owner Name:</b> Munjoy Hill Restorations Llc	<b>Owner Address:</b> 40 Portland Pier # 11
<b>Business Name:</b>	<b>Contractor Name:</b> Munjoy Hill Restorations LLC	<b>Contractor Address:</b> Portland Pier #1 Portland
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial

<b>Location of Construction:</b> 73 Congress St	<b>Owner Name:</b> Munjoy Hill Restorations Llc	<b>Owner Address:</b> 40 Portland Pier # 11	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Munjoy Hill Restorations LLC	<b>Contractor Address:</b> Portland Pier #1 Portland	<b>Phone</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

Offices/ fit-up for no particular use at this time - new exterior windows

Offices / exterior work for future tenant

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/16/2005  
**Note:** 5/15/05 spoke with applicant - they are applying for a map change to allow a restaurant here - this permit is only for exterior work at this time      **Ok to Issue:**

1) This permit is for exterior use only for a future unknown tenant at this time. A separate permit shall be required when a new tenant use is established.

2) 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:** Mike Nugent      **Approval Date:** 05/19/2005  
**Note:**      **Ok to Issue:**

1) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.

2) All penetrations if fire separation assemblies must comply with Section 712 of the 2003 IBC

3) The rear Door must not swing out over the public sidewalk. If the condition previously existed, The City's intent is to correct it or improve it.

4) This must be within the footprint of the existing structure, no expansion of any elements of the building

**Dept:** Fire      **Status:** Approved      **Reviewer:** Jay Kelley      **Approval Date:** 05/16/2005  
**Note:**      **Ok to Issue:**



# BUILDING PERMIT INSPECTION PROCEDURES

Please call **874-8703** or **874-8693** 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.

- Footing/Building** Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- 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]  
Signature of Applicant/Designee

no use established -  
5/20/05  
Date

[Signature]  
Signature of Inspections Official

5.20.05  
Date

CBL: 14F21

Building Permit #: OS 0433

02-0195

# All Purpose Building Permit Application

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

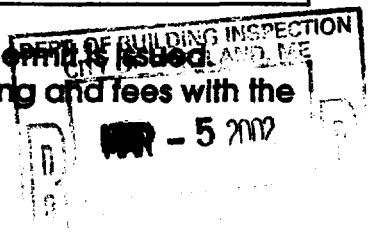
Location/Address of Construction: <u>71-73 CONGRESS STREET; COR 2-8 HOWARD STREET</u>		
Total Square Footage of Proposed Structure <u>TOTAL BLDG 5400 SF <del>FOR</del> PROPOSED SPACE 1500SF</u>	Square Footage of Lot	
* Tax Assessor's Chart, Block & Lot Chart# 014 - F - 021	Owner: <u>(MERLE CLARK)</u> <u>ROBERT CLARK</u>	Telephone: <u>(207)</u>
Lessee/Buyer's Name (If Applicable) <u>AUTA MAIN</u> <u>MAINE TIME DOLLAR NETWORK</u>	Applicant name, address & telephone: <u>AUTA MAIN</u> <u>MAINE TIME DOLLAR NETWORK</u> <u>215 CONGRESS STREET, PORTLAND</u> <u>MAINE 04101</u>	Cost Of Work: <u>UP TO \$ 8,500</u> Fee: <u>\$ 44.00</u>
Current use: <u>VACANT COMMERCIAL</u>		
If the location is currently vacant, what was prior use: <u>SMALL CONSTRUCTION BUSINESS</u>		
Approximately how long has it been vacant: <u>A FEW MONTHS, BUT HAS BEEN ACTIVELY MARKETING AS A COMMERCIAL SPACE FOR RENT.</u>		
Proposed use: <u>NON PROFIT OFFICE SPACE</u> FOR COMMUNITY BASED ORGANIZATION WHOSE MISSION IS TO STRENGTHEN THE INFORMAL SUPPORT SYSTEMS OF FAMILY NEIGHBORHOOD & COMMUNITY THRU ACTIVITIES THAT PROMOTE A NETWORK OF SERVICE EXCHANGE PROGRAMS THROUGHOUT MAINE		
Contractor's name, address & telephone: <u>AND THIS IS ENTIRELY VOLUNTEER, IT WILL BE SUPERVISED &amp; PART-TIME MANAGED BY KENNY MARSHALL CONTRACTOR # 773-9584</u>		
Who should we contact when the permit is ready: <u>AUTA MAIN, 874-9868</u>		
Mailing address: <u>MAINE TIME DOLLAR NETWORK</u> <u>215 CONGRESS STREET</u> <u>PORTLAND, ME 04101</u> (207) 874-9868		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>(207) 874-9868</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, and that I have been authorized by permit for work described in this application is issued. I certify that the City Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: [Signature] Date: 3-5-02

This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



Zoning Division  
Marge Schmuckal  
Zoning Administrator



Department of Urban Development  
Joseph E. Gray, Jr.  
Director

CITY OF PORTLAND

TO: FILE  
FROM: Marge Schmuckal, Zoning Administrator  
SUBJECT: Verification of Legal Number of Units

DATE: 2/8/01

C-B-L Number: 014-F-021

ADDRESS: called 71-73 Congress St. cor 2-8 Howard St.

The legal number of unit(s) allowed under Zoning Requirements is/are: 1 Commercial Store and 5 Dwelling units

Verified by: Marge Schmuckal Title: Zoning Admin.

CC TO: FILE

per 1957 Directory listings

Note: This is a  
Continued Non Conformity  
And Reduced from a Retail  
Store to a lesser use of  
offices 14-38A

m:\marge\unitveri.wpd

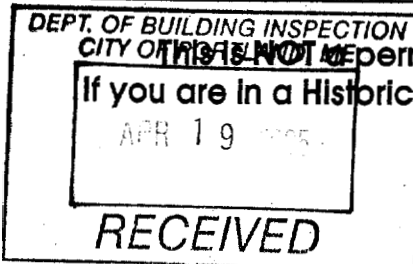
17980

# All Purpose Building Permit Application

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>73 CONGRESS ST. GROUND FLOOR</u>		
Total Square Footage of Proposed Structure <u>1700 #</u>	Square Footage of Lot <u>3000 ±</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>14</u> Block# Lot# <u>2</u>	Owner: <u>MUNJOY HILL RESTORATIONS LLC</u>	Telephone: <u>207 653 8216</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>WALTER JUIVE</u> <u>40 PORTLAND PIER #11</u> <u>PORTLAND ME 04101</u> <u>207 653 8216</u>	Cost Of Work: \$ <u>40,000</u> <u>381.00 + 75.00</u> Fee: \$ <u>456.00</u>
Current use: <u>VACANT</u> <u>last approved use was offices</u> If the location is currently vacant, what was prior use: <u>STUDIO SHOP</u> Approximately how long has it been vacant: <u>SINCE 1979</u> Proposed use: <u>OFFICES</u> <sup>Change of use</sup> OR <del>RENOVATION</del> <u>(DEPENDING ON ZONING CHANGE)</u> Project description: <u>Tenant fit-up.</u>		
Contractor's name, address & telephone: <u>MUNJOY HILL RESTORATIONS LLC</u> <u>40 PORTLAND PIER #11 PORTLAND ME 04101</u> Who should we contact when the permit is ready: <u>WALTER JUIVE</u> Mailing address: <u>40 PORTLAND PIER #11</u> <u>PORTLAND ME 04101</u> We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. <b>PHONE: 207 653 8216</b>		

Signature of applicant: Walter Juive Date: 7/19/05



~~THIS IS NOT A~~ permit, you may not commence  
If you are in a Historic District you may be subject to  
Planning Department on the 4th

**MUNJOY HILL RESTORATIONS LLC**  
40 Portland Pier #11 Portland Maine 04101

**Project Cover Letter.**

Project is limited to ground floor of 73 Congress Street and is within footprint of existing structure. The purpose of the project is to create a space ready to lease for office or other commercial use determined by future tenant as zoning allows.

**Scope of work.** Repair damaged ceiling joists and increase frequency of existing ceiling joists . Apply 1 hr. ceiling to new leveled ceiling. Rebuild Howard St. exterior wall. Install new windows and doors (2 elevations). Install MDO/wood paneling, wood pilasters and brackets (2 elevations). Replace existing eave with smaller eave on Howard St. elevation. Add partitions for 2 bathrooms. Install new windows and doors. Drywall and paint all framed surfaces. Apply finish millwork (window/door extenders and casings). All work shall be completed as per attached drawings dated 4/15/2005 and stamped where applicable by Helen C. Watts, Professional Engineer.

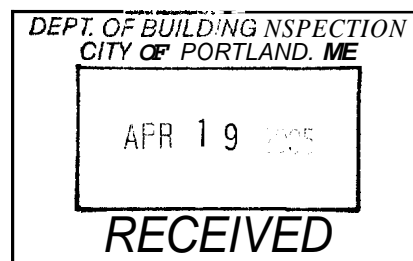
Electrical: Lighting as per plan. Receptacles per code.

Heating: Existing radiant floor system remains.

Cover letter submitted by,

Walter H. Juve

  
Member, Munjoy Hill Restorations LLC





QUITCLAIM DEED WITH COVENANT  
KNOW ALL MEN BY THESE PRESENTS

THAT, ROBERT L. CLARKE of Portland, Maine, in consideration of one dollar and other valuable consideration paid, grant to MUNJOY HILL RESTORATIONS, LLC of Portland, Maine, a Maine limited liability company with a mailing address of 40 Portland Pier, #11, Portland, Maine 04101, with quitclaim covenant the land in the City of Portland, County of Cumberland and State of Maine and more specifically described as:

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Commencing at the corner formed by the intersection of the northerly side of Congress Street with the westerly side of Howard Street; thence Westerly by said Congress Street, a distance of forty-one (41) feet; thence Northerly parallel with said Howard Street, a distance of eighty-seven and 04/100 (87.04) feet; thence Easterly parallel with Congress Street, a distance of forty-one (41) feet to said Howard Street; thence Southerly on said Howard Street, to the point of beginning.

This conveyance is made subject to any and all easements and appurtenances of record, insofar as the same may affect the subject premises.

Being the same premises conveyed to the Grantor herein by deed of Walter Corey Hemingway, dated December 6, 2001 and recorded in said Registry of Deeds in Book 17055, Page 109.

To have and to hold the same, together with all the privileges and appurtenances thereunto belonging, to the said Munjoy Hill Restorations, LLC, its successors and assigns forever.

IN WITNESS WHEREOF, I, the said Robert L. Clarke have hereunto set my hand this 17 day of September, 2004.

A.E. Caulfield  
Witness

R.L. Clarke  
Robert L. Clarke

STATE OF MAINE  
COUNTY OF CUMBERLAND

September 17, 2004

Then personally appeared the above-named Robert L. Clarke and acknowledged the foregoing instrument to be his free act and deed.

Before me,

A.E. Caulfield  
Notary Public/Attorney-at-Law  
Alexandra E. Caulfield

Received  
Recorded Register of Deeds  
Sep 27, 2004 10:39:11A  
Cumberland County  
John B O'Brien

