

Withdrawn

PERMIT ISSUED

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

Permit No: 01-0325	Issue Date: JUL 20 2001	CBL: 131 E009001
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Location of Construction: 147 Pleasant Ave	Owner Name: Walker James E & Monique E Jts	Owner Address: 165 Clinton	Phone: 207-772-4772
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	Zone: R-S

Past Use: Multi Family / 5 Unit Apartment Building	Proposed Use: Change of use to 5 Condominiums. Contact owner when ready.	Permit Fee: \$102.00	Cost of Work: \$13,000.00	CEO District: 3
Proposed Project Description: Change of use; From 5 Unit Apartment to 5 Condominiums		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use of Requirements Type: 53 WATER REQUIREMENTS 7/10/01 Signature: [Signature]	
		Signature: [Signature]		
		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: cjh	Date Applied For: 04/06/2001	Zoning Approval		
<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 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: [Signature]	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: [Signature]
		WITHDRAW 7/19/01		

PERMIT ISSUED WITH REQUIREMENTS

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	

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

A PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

WITHDRAW

*A "minor/minor" site plan review is required for New Single Family Homes Only. The Site plan must be prepared and sealed by a registered land surveyor. **FOUR COMPLETE PACKETS OF ALL SUBMISSIONS ARE REQUIRED FOR NEW SINGLE FAMILY HOMES SHOWING CONSTRUCTION AND SITE DETAILS ON 32" x 48". ALONG WITH ONE SET ON PAPER NO LARGER THAN 11" X 17".***

ON ALL OTHER BUILDING PERMIT SUBMISSIONS ONE SET OF SUBMISSIONS IS REQUIRED ON 11' X 17" AND ONE SETS ON 32" X 48" with the below stated details. (Sample Attached) Please note that single family additions and alterations may be hand drawn on regular paper, however the below details will still apply.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

Certification

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

Signature of applicant: 	Date: 4/7/01
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

James Walker
165 Clinton St.
Portland, ME 04103

December 10, 2000

To; Barry Rhodes
Stepanie McArdle
Ruth Ruocco
John Kaminski
Rick Laney

RE: Building conversion to condos

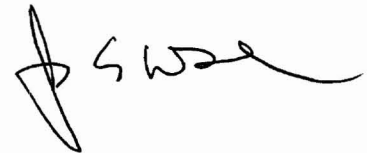
You are hereby notified that 147 Pleasant Avenue, Portland, is being converted to condos. As per order of the City of Portland, each tenant shall be given a 120 day notice, effective now. 60 days after this notice, each tenant has an exclusive and irrevocable option to purchase the unit that the tenant possesses.

Unit 1=\$160,000.00
Unit 2= \$110,000.00
Unit 3= \$139,000.00
Unit 4= \$90,000.00
Unit 5= \$120,000.00
Unit 6= \$125,000.00

} combined into one unit see plans attached

Attached are the conversion rules that the city requires that I follow. If you have any questions, please call me.

Thank you,
James Walker



WITHDRAW

JUN 15 2001

131-E-9

WITHDRAW

BUILDING PERMIT REPORT

DATE: 4/10/01 ADDRESS: 147 Pleasant Ave CBL: 131-E-009001

REASON FOR PERMIT: Change of use

BUILDING OWNER: James Walker

PERMIT APPLICANT: Same /CONTRACTOR

USE GROUP: R-2 CONSTRUCTION TYPE: 5B CONSTRUCTION COST: \$13,000.00 PERMIT FEES: \$102.00

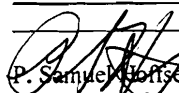
The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, 17, 18, 19, *11
*28

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) **"ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."**
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1) w/ smoke separation

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
21. 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. (Section 921.0)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. 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".
26. 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 the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- X28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1999).
31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Please read and implement the attached Land Use Zoning report requirements.
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).


P. Samuel Hoffes, Building Inspector
Cc: Lt. McDougall, PFD
Michael Ruggie, Inspection Service Manager

WITHDRAW

****This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

Zoning Division
Marge Schmuckal
Zoning Administrator

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



CITY OF PORTLAND

WITHDRAW

April 19, 2001

James E. & Monique E. Walker
165 Clinton Street
Portland, ME 04103

RE: 147 Pleasant Avenue – 131-E-009 - R-5 zone

Dear Mr. & Mrs. Walker,

I am in receipt of your building permit application to convert the existing rental units to condominium units. Your permit is being **denied** because of the following reasons.

Your submitted paperwork indicates a condominium conversion for six (6) dwelling units. Our records indicate that the legal number of dwelling units within this building is five dwelling units. Our microfiche shows a certificate of occupancy for five (5) dwelling units from June 14, 1951. A more recent permit is still showing five (5) dwelling units in 1971. There is no paperwork on file to show any approval for a sixth dwelling unit. Therefore the condo conversion can not be allowed for six units. Prior to the issuance of a condo conversion for five units, this office shall receive appropriate assurances that the sixth unit has been removed.

Please note that the illegal unit shall be removed immediately. This office shall be notified when it has been removed.

You condominium conversion permit also does not include the required tenant information and documentation of their required notification. We need to see copies of the 120 day written notification that was given to your tenants. Our ordinance gives you some wording that is required to be within that notification that alerts tenants to relocation benefits. Your permit can not be approved without this information.

I am including a copy of the City's Condo Conversion Ordinance along with other condo information. Please read and submit the required paperwork if you wish to continue your condominium conversion permit.

You have the right to appeal my decision. If you wish to exercise your right to appeal, please

Permitted the permit showing 5 DU

contact this office for the appropriate information and paperwork that you would need to apply for an appeal. You have 30 days from the date of this letter in which to appeal.

If you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", with a long horizontal flourish extending to the right.

Marge Schmuckal
Zoning Administrator

WITHDRAW

Cc: Mark Adelson, Housing & Neighborhood Services
Code Enforcement Officer – area 3
File

City of Portland, Maine - Building or Use Permit

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

Permit No: 01-0325	Date Applied For: 04/06/2001	CBL: 131 E009001
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Location of Construction: 147 Pleasant Ave	Owner Name: Walker James E & Monique E Jts	Owner Address: 165 Clinton St	Phone: 207-772-4772
Business Name: n/a	Contractor Name: no contractor/self	Contractor Address: n/a n/a	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Dwellings	

Proposed Use: Change of use to 5 Condominiums. Contact owner when ready.	Proposed Project Description: Change of use; From 5 Unit Apartment to 5 Condominiums
------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------

Comments:

10/25/2007-smh: this permit has been attached to pending permit # 061697 same property smh

1/30/2009-amachado: This permit has been withdrawn. The Walkers applied to convert the units to residential condominiums. The permit was issued and four certificates of occupancy were issued but none of the units were ever sold as condominiums. The Walkers sold the building in 2002 to Bryce Avalon (Clark House Management, LLC & Avallone, LLC) as residential units. The current owner considers the units as rental units and not as condominiums to be sold separately. Since the units were never sold as condominiums and the current owner considers them rental units, the permit to convert to condominiums is withdrawn and the certificates of occupancy that were issued are void.

WITHDRAW

4/02 - permit to convert into 5 unit condo.
talked with owner and they changed their
mind, and intend on leaving as Apts.

per Joe

Assessing cad.

WITHDRAW



Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Penny St. Louis Littell - Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

Memo to file

January 30, 2009

Ann Machado – Zoning Specialist *AM*

RE: 147 Pleasant Avenue – 131 E009 - Permit #01-0325 – Change 5 residential units to 5 residential condominiums

James & Monique Walker applied to convert their residential building to five residential condominiums (#01-0325) on 4/6/01. The permit was issued on 7/20/01. Certificates of occupancy were issued for units 1, 2, 3, & 4 on 9/4/01.

James & Monique Walker never sold any of the units. On November 12, 2002 James & Monique Walker sold Bryce Avallone (Clark House Management, LLC & Avallone, LLC) the whole building with five legal units and one illegal unit. Bryce Avallone purchased the property as residential rental units and not residential condominiums. He has no desire to sell the units as residential condominiums.

Permit #01-0325 has been withdrawn and the certificates of occupancy that were issued under it are void. The legal use of the property is five residential units with one illegal unit. There is a permit pending (#06-1697) to legalize the illegal unit, to make the building a legal six unit.

WITHDRAW

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED

**Minor/Minor Site Review for New Detached Single Family Dwelling,
All Purpose Building Permit Application**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTE**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: 147 Pleasant Avenue

Total Square Footage of Proposed Structure 6,437 Square Footage of Lot 14,322

Tax Assessor's Chart, Block & Lot Number 131 E 009
Chart# M-131 Block# E1 Lot# L1
Owner: James and Mary Jo Walker
Telephone#: 772-472
Same

Lessee/Buyer's Name (If Applicable) -
Owner's/Purchaser/Lessee Address: 165 Clinton St Portland
Cost Of Work: \$102,000
Fee: 13,000
~~\$7,000~~ ~~\$5,000~~

Current use: 6-unit apartment building Proposed use: condominiums
Change of use to condos
Project description:
REVISIED
20 July 10 5 D/4
6 UNITS TO 4/6/10

Contractor's Name, Address & Telephone
OWNERS ARE DOING WORK
Rec'd By: [Signature]

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOC Mechanical Code.

YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached) ON PAPER NO LARGER THAN 11" x 17" if you are doing anything other than interior rehab work.

WITHDRAW



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 147 Pleasant Ave

CBL 131 E009001

Issued to Walker James E & Monique E Jts/no contractor/self

Date of Issue 09/04/2001

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. 01-0325, 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

Unit #2

Condo / Residential
Use Group R2
Type 5B
Boca '99

Limiting Conditions:

None

WITHDRAW

This certificate supersedes
certificate issued

Approved:

9/5/01
(Date)

Inspector

Inspector of Buildings

LT McDougall
CA

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.



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 147 Pleasant Ave

CBL 131 E009001

Issued to Walker James E & Monique E Jts/no contractor/self

Date of Issue 09/04/2001

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PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Unit #3

Condo / Residential
Use Group R2
Type 5B
Boca '99

Limiting Conditions:

None

WITHDRAW

This certificate supersedes
certificate issued

Approved:

9/5/01
(Date)

Inspector

Inspector of Buildings

LT McDougall

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.



WITHDRAW

CITY OF PORTLAND, MAINE Department of Building Inspection

7/27 20 01

Received from James Walker a fee

of 100 /100 Dollars \$ 100

or permit to alter

at 111 Est. Cost \$ 100

CR# 7127
131 E 009

Inspector of buildings
Per Ch...

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Auditors Copy



WITHDRAW

CITY OF PORTLAND, MAINE Department of Building Inspection

7/27 20 01

Received from James Walker a fee

of 100 /100 Dollars \$ 100

or permit to alter

at 111 Est. Cost \$ 100

CR# 7127
131 E 009

Inspector of buildings
Per Ch...

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WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Auditors Copy



Certificate of Occupancy

LOCATION 147 Pleasant Ave CBL 131 E009001

Issued to Walker James E & Monique E Jts/no contractor/self Date of Issue 09/04/2001

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. 01-0325, 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

Unit #4

Limiting Conditions:
None

APPROVED OCCUPANCY

Condo / Residential
Use Group R2
Type 5B
Boca '99

WITHDRAW

This certificate supersedes
certificate issued

Approved:

9/5/01
(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.



Class of Building or Type of Structure

Portland, Maine, August 16, 1971

369 10 1011
 CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 147 Pleasant Avenue Within Fire Limits? _____ Dist. No. _____
 Owner's name and address Claudus Simpson, 251 Brighton Ave. Telephone _____
 Lessee's name and address _____ Telephone _____
 Contractor's name and address Vincent Black, 110 Dartmouth St. Telephone _____
 Architect _____ Specifications _____ Plans _____ No. of sheets _____
 Proposed use of building Apartment house No. families 5
 Last use _____ No. families 5
 Material _____ No. stories _____ Heat _____ Style of roof _____ Roofing _____
 Other buildings on same lot _____
 Estimated cost \$ 1000. Fee \$ 5.00

General Description of New Work

To Repair after Fire to former condition without alterations.

WITHDRAW

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO owner**

Details of New Work

Is any plumbing involved in this work? _____ Is any electrical work involved in this work? _____
 Is connection to be made to public sewer? _____ If not, what is proposed for sewage? _____
 Has septic tank notice been sent? _____ Form notice sent? _____
 Height average grade to top of plate _____ Height average grade to highest point of roof _____
 Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____
 Material of foundation _____ Thickness, top _____ bottom _____ cellar _____
 Kind of roof _____ Rise per foot _____ Roof covering _____
 No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____
 Framing Lumber--Kind _____; Dressed or full size? _____ Corner posts _____ Sills _____
 Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____
 Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
 Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____
 On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____
 Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____
 If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____
 Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

PROVED:

C. H. E. B. 8/16/71

Miscellaneous

Will work require disturbing of any tree on a public street? _____
 Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are observed? yes

Claudus Simpson

101

INSPECTION COPY

Signature of owner

By:

Claudus Simpson

COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

Issued to Arthur Allen

Date of Issue June 14, 1951

This is to certify that the building, premises, or part thereof, indicated below, and ~~has~~ altered—changed as to use at 147 Pleasant Avenue under Building Permit No. 51/573, 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, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire Building

Limiting Conditions:

APPROVED OCCUPANCY

5-family Apartment House
First floor—two apartments
Second floor—two apartments
Third floor—one apartment

This certificate supersedes
certificate issued

6/14/51
Allen J. Hamilton

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.

WITHDRAW

PHOTO ADDENDUM: GENERAL PHOTOGRAPHS

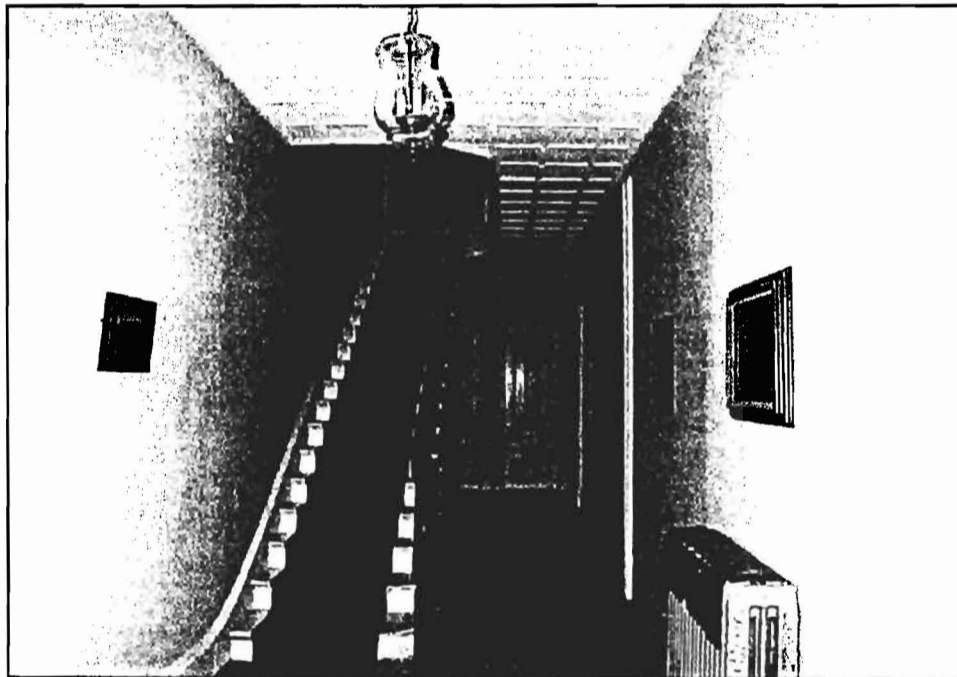
Owner/Borrower:	Walker, James	Property Address:	147 Pleasant Ave.
Lender/Client:	James Walker		Portland, Me. 04103



147 PLEASANT AVE .

EAST SIDE

WITHDRAW



147 PLEASANT AVE .

HALL



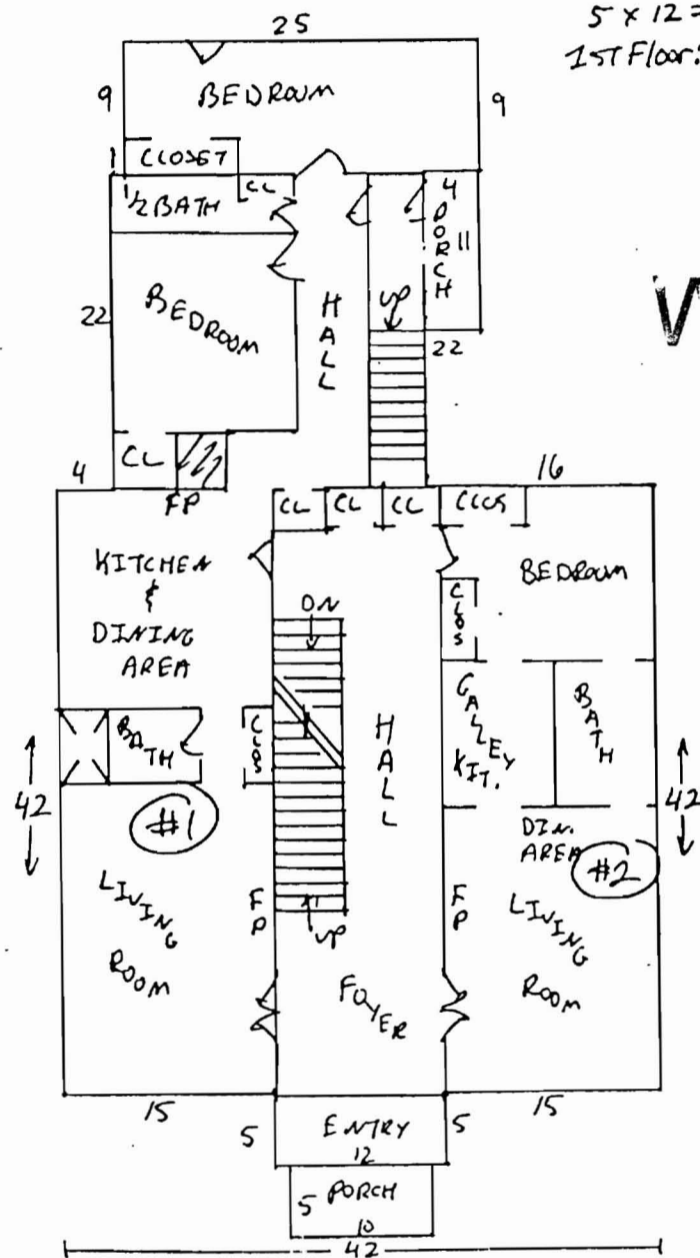
147 PLEASANT AVE .

LIVING ROOM

BUILDING PLAN

1st Fl: 2,533 #
 2nd Fl: 2,308 #
 3rd Fl: 11,792 #
 4th Fl: 672 #
 Total GBA: 7,305 #

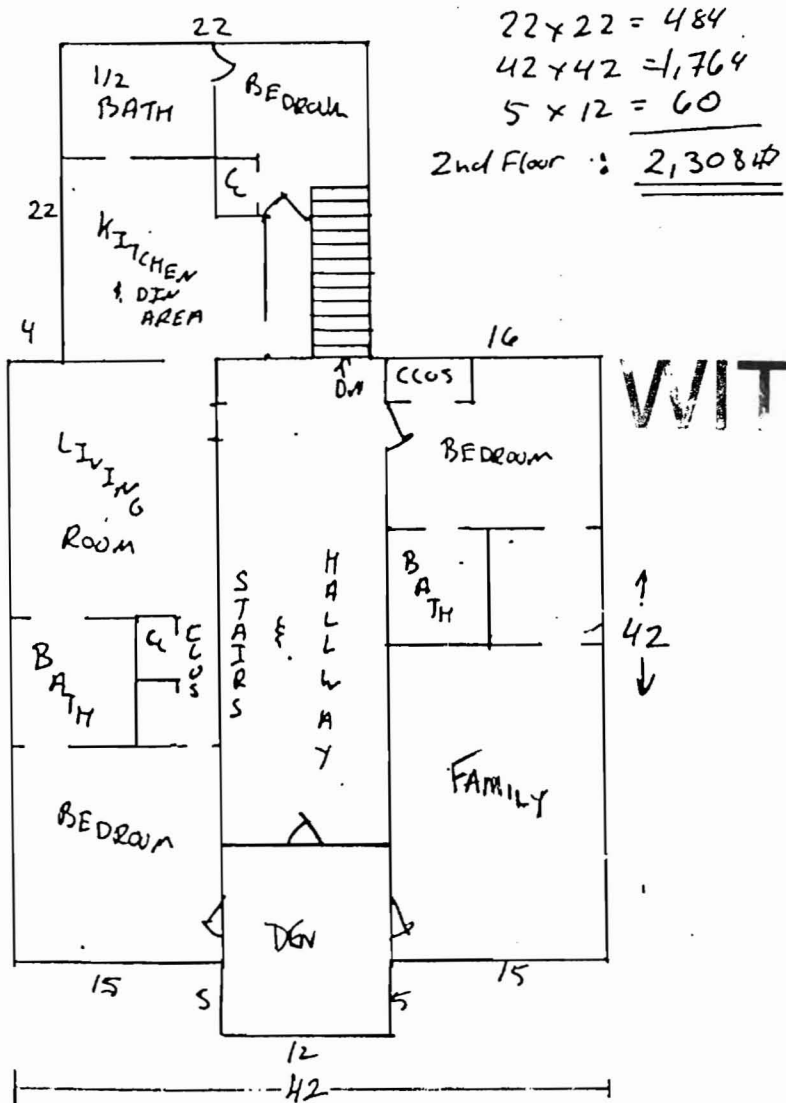
25 x 9 = 225
 22 x 22 = 484
 42 x 42 = 1,764
 5 x 12 = 60
 1st Floor: 2,533 #



WITHDRAW

(Approximate Interior Dimensions)

BUILDING PLAN

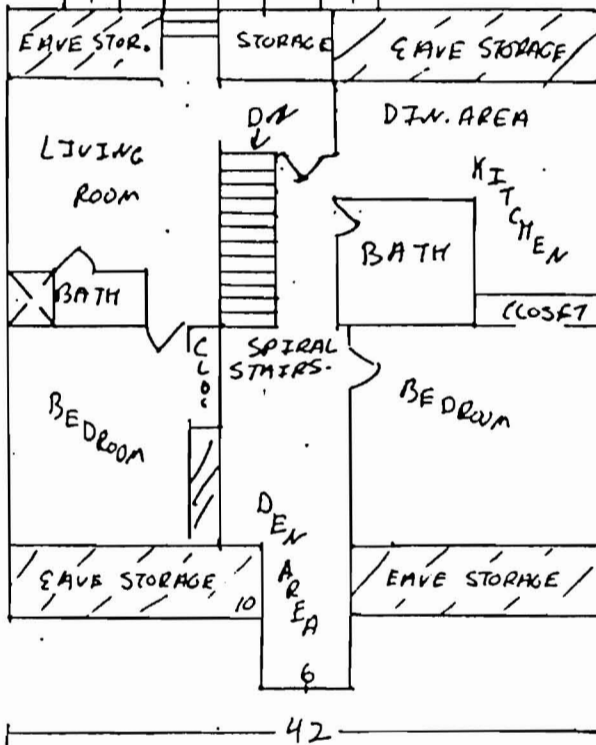
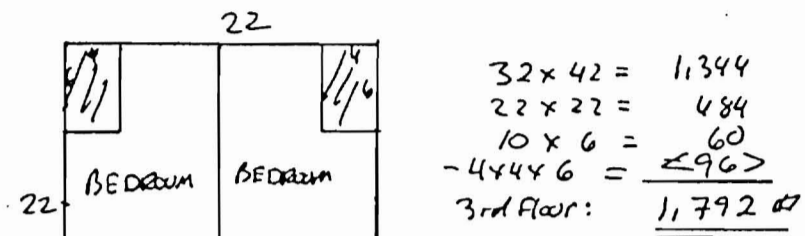
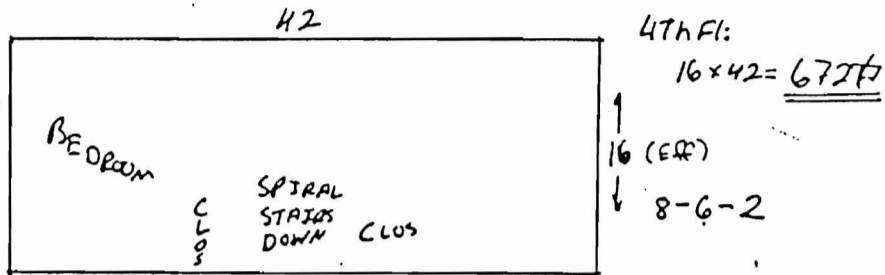


$22 \times 22 = 484$
 $42 \times 42 = 1,764$
 $5 \times 12 = 60$
 2nd Floor : 2,308

WITHDRAW

(Approximate Interior Dimensions)

BUILDING PLAN

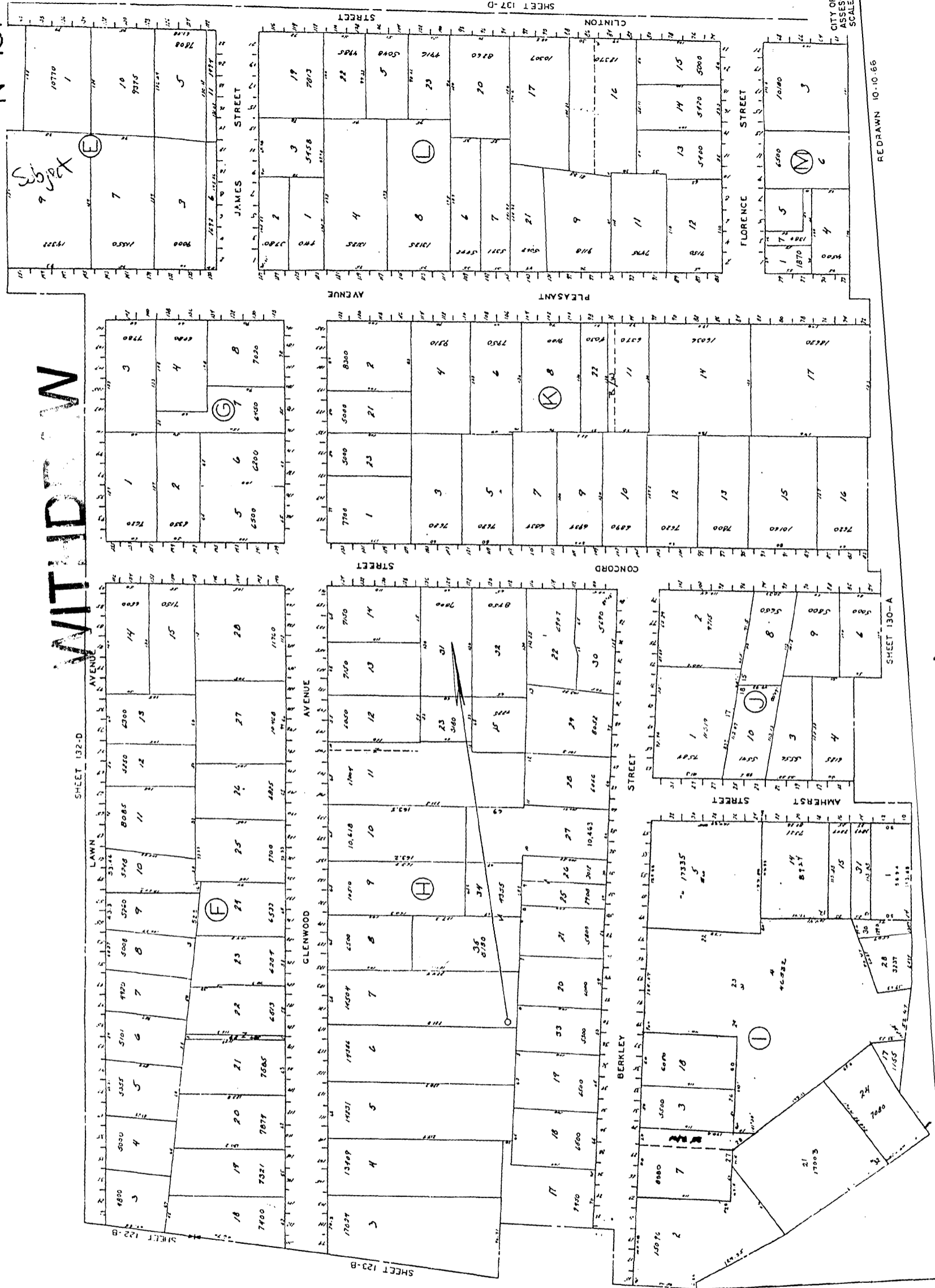


WITHDRAW

(Approximate Interior Dimensions)

NO 131

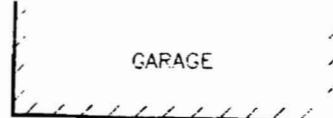
WILD W



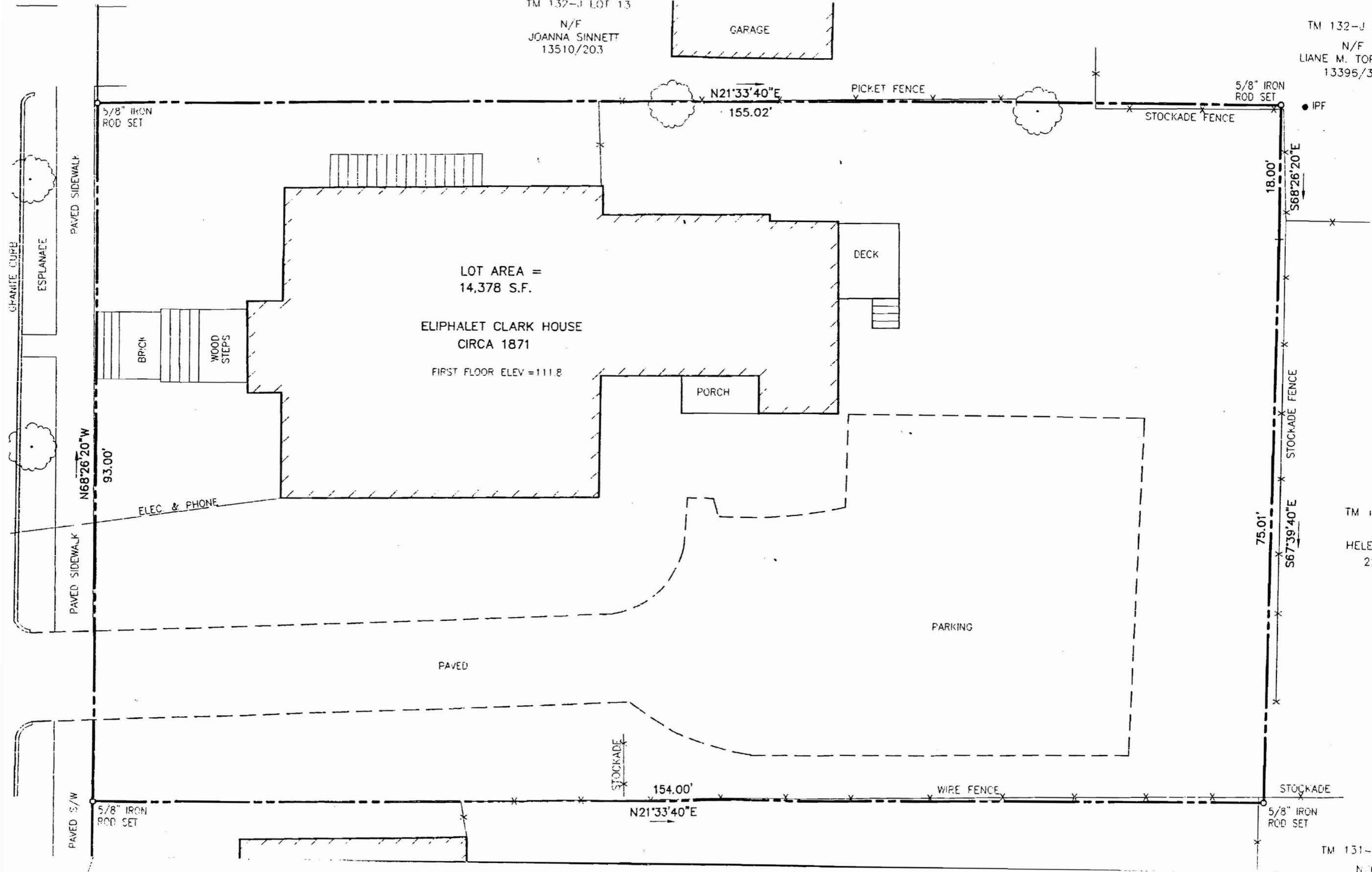
REDRAWN 10-10-66

CITY OF PORTLAND
ASSESSORS PLAN
SCALE 1" = 50'

TM 132-J LOT 13
N/F
JOANNA SINNETT
13510/203



TM 132-J LOT 15
N/F
LIANE M. TOPCHIK
13395/355



LOT AREA =
14,378 S.F.

ELIPHALET CLARK HOUSE
CIRCA 1871
FIRST FLOOR ELEV = 111.8

GRAVITE CURB
ESPLANADE
PAVED SIDEWALK
PAVED SIDEWALK
PAVED S/W

5/8" IRON
ROD SET

N68°26'20"W
93.00'

ELEC. & PHONE

BRICK

WOOD
STEPS

N21°33'40"E
155.02'

PICKET FENCE

5/8" IRON
ROD SET

STOCKADE FENCE

18.00'

S68°26'20"E

STOCKADE FENCE

75.01'

S67°39'40"E

STOCKADE

5/8" IRON
ROD SET

STOCKADE

154.00'

N21°33'40"E

WIRE FENCE

PARKING

PAVED

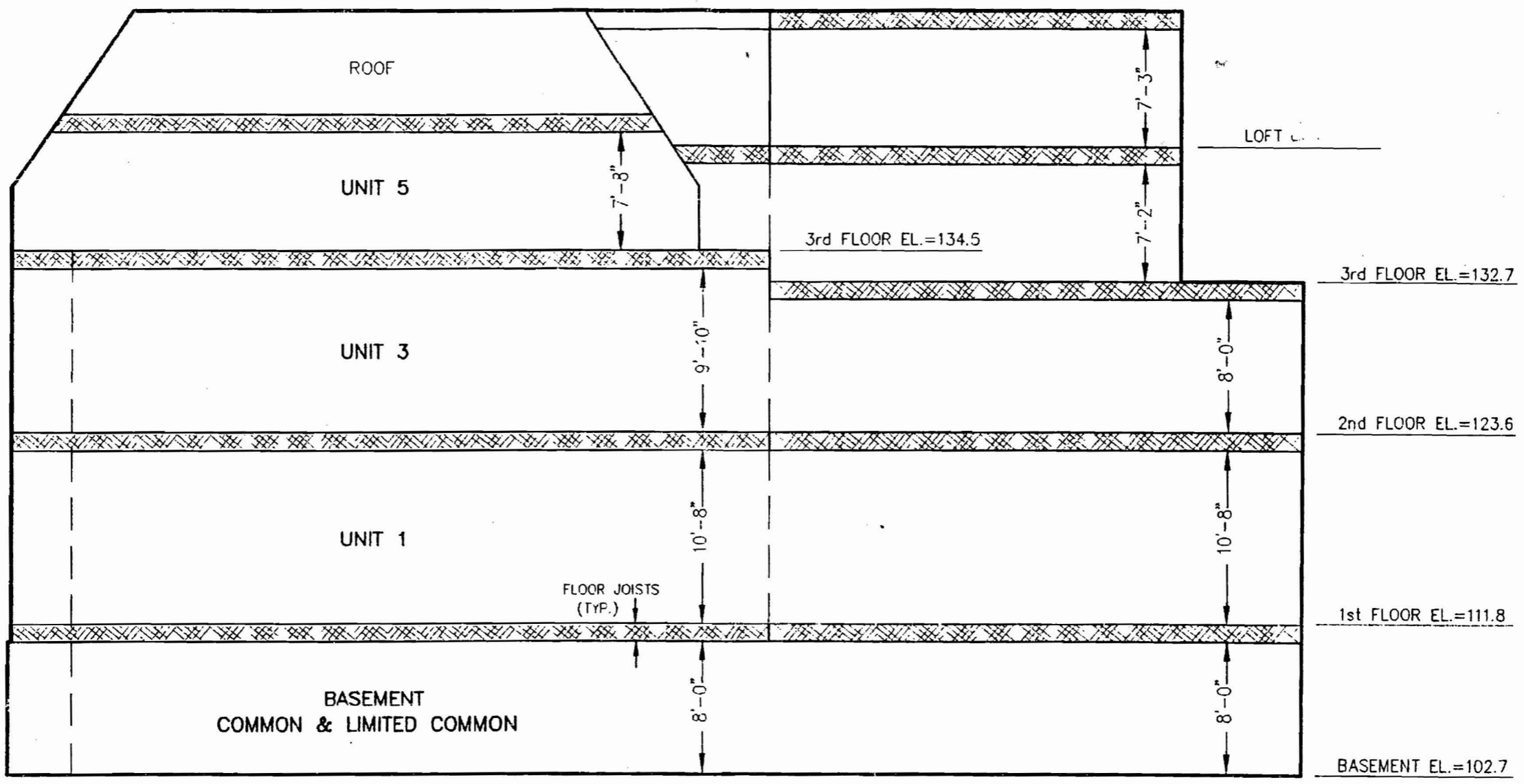
TM 131-D LOT
N/F
HELEN PETERS
2246/70

TM 131-D LOT 10
N/F

WITHDRAW

UNIT 1

INE

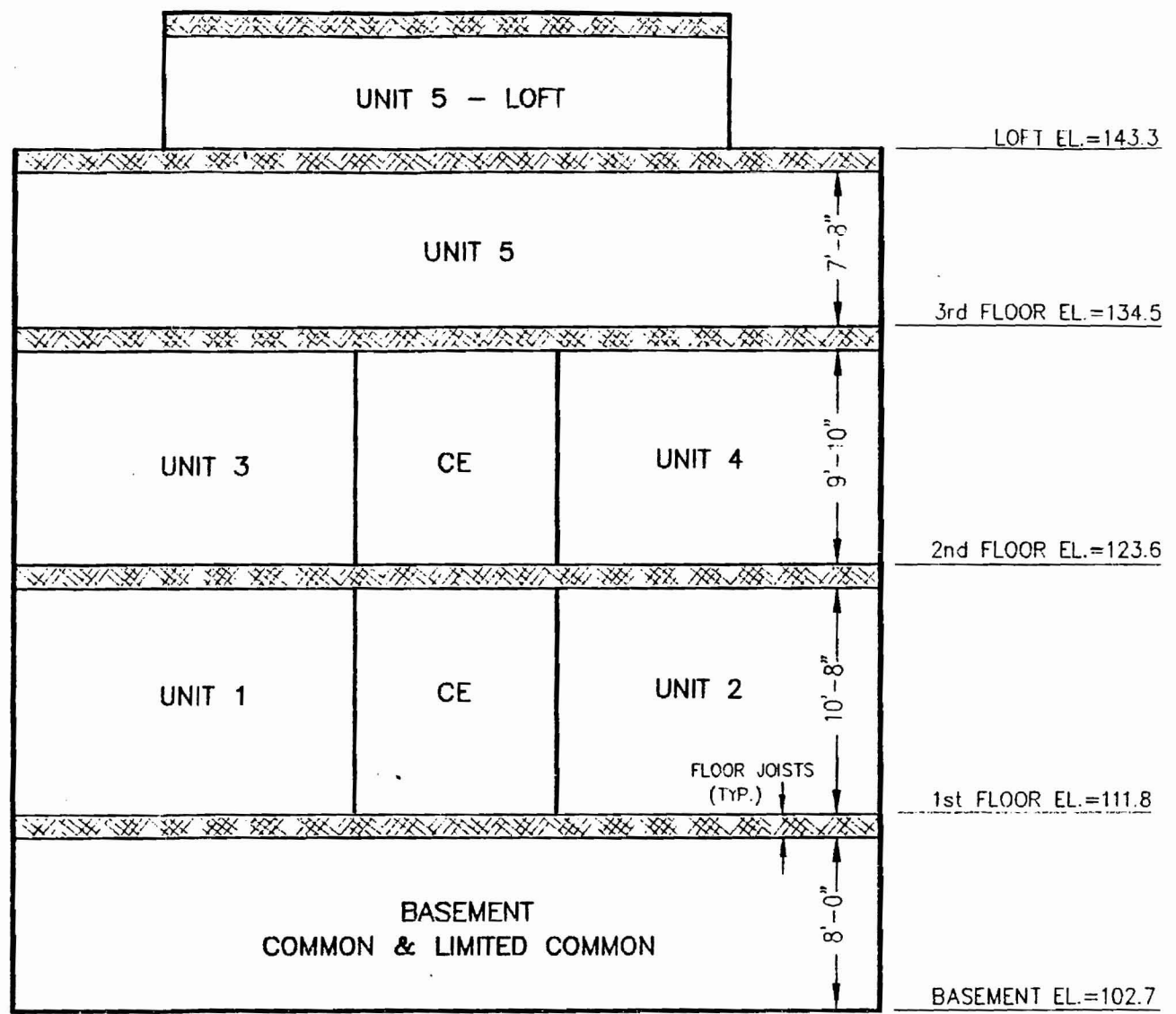


SIDE VIEW

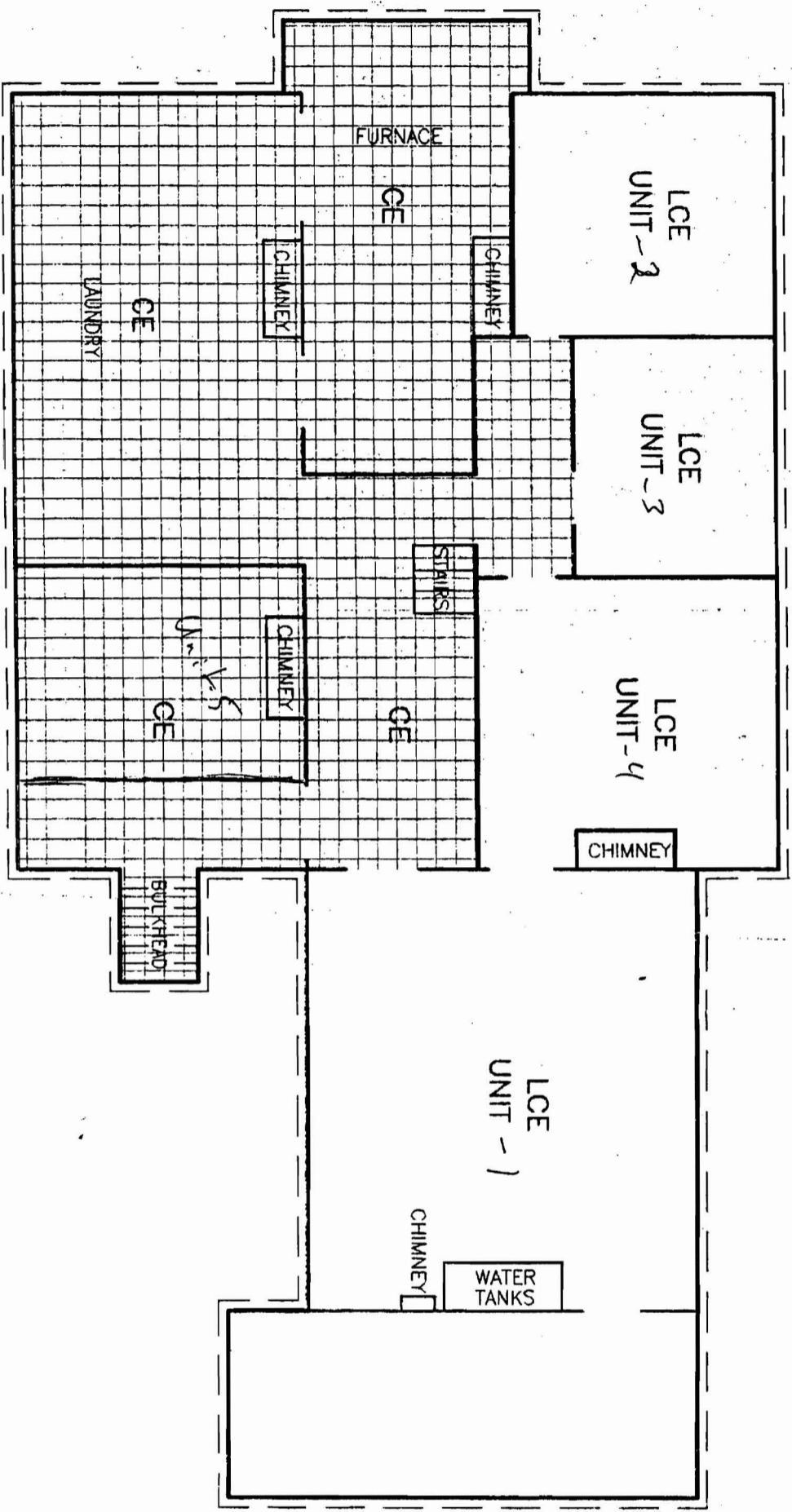
HORIZONTAL BOUNDARY

WITHDRAW

WITHDRAW



FRONT VIEW

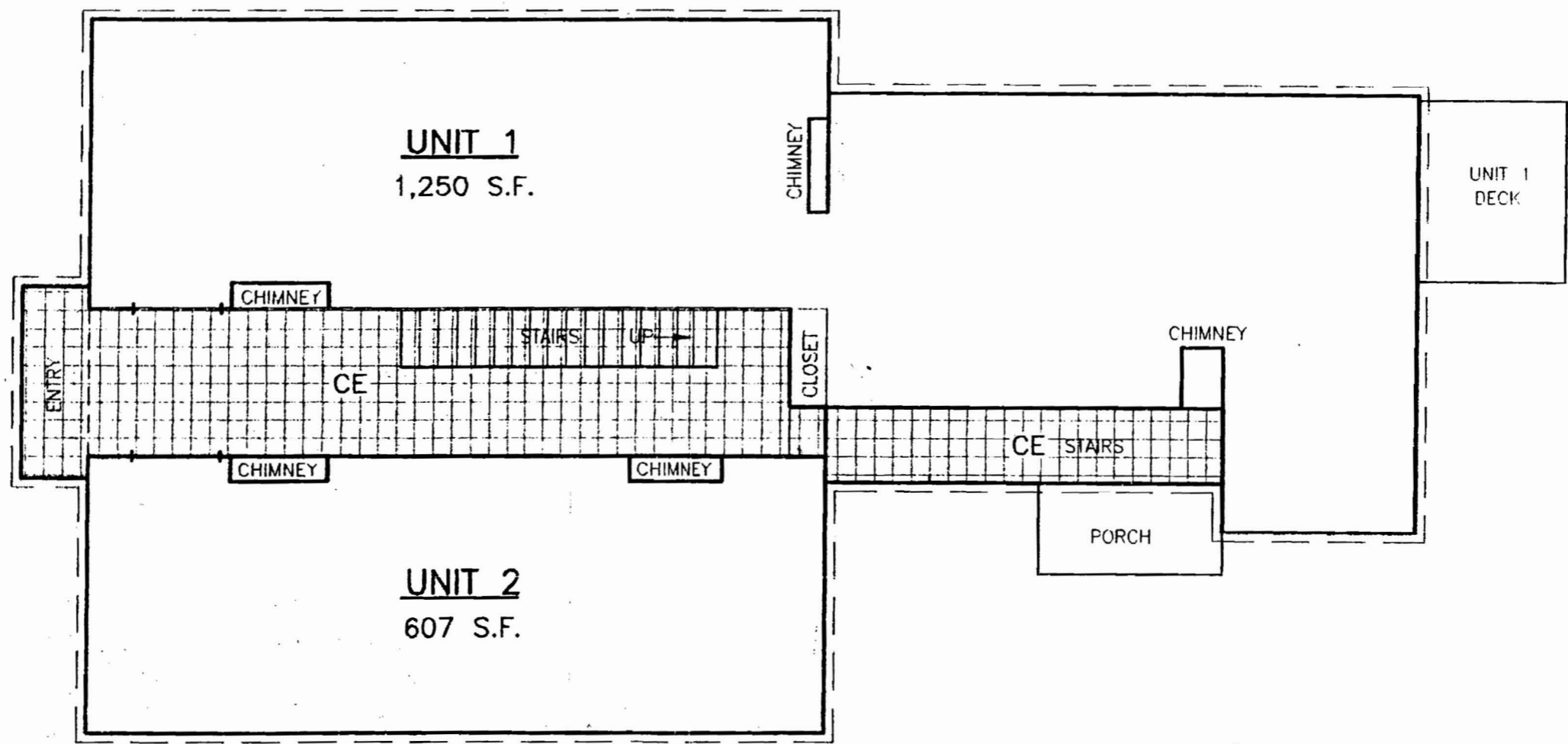


BASEMENT

SCALE
1/8" = 1'

DWG. NO. 2 OF 2

WITHDRAW



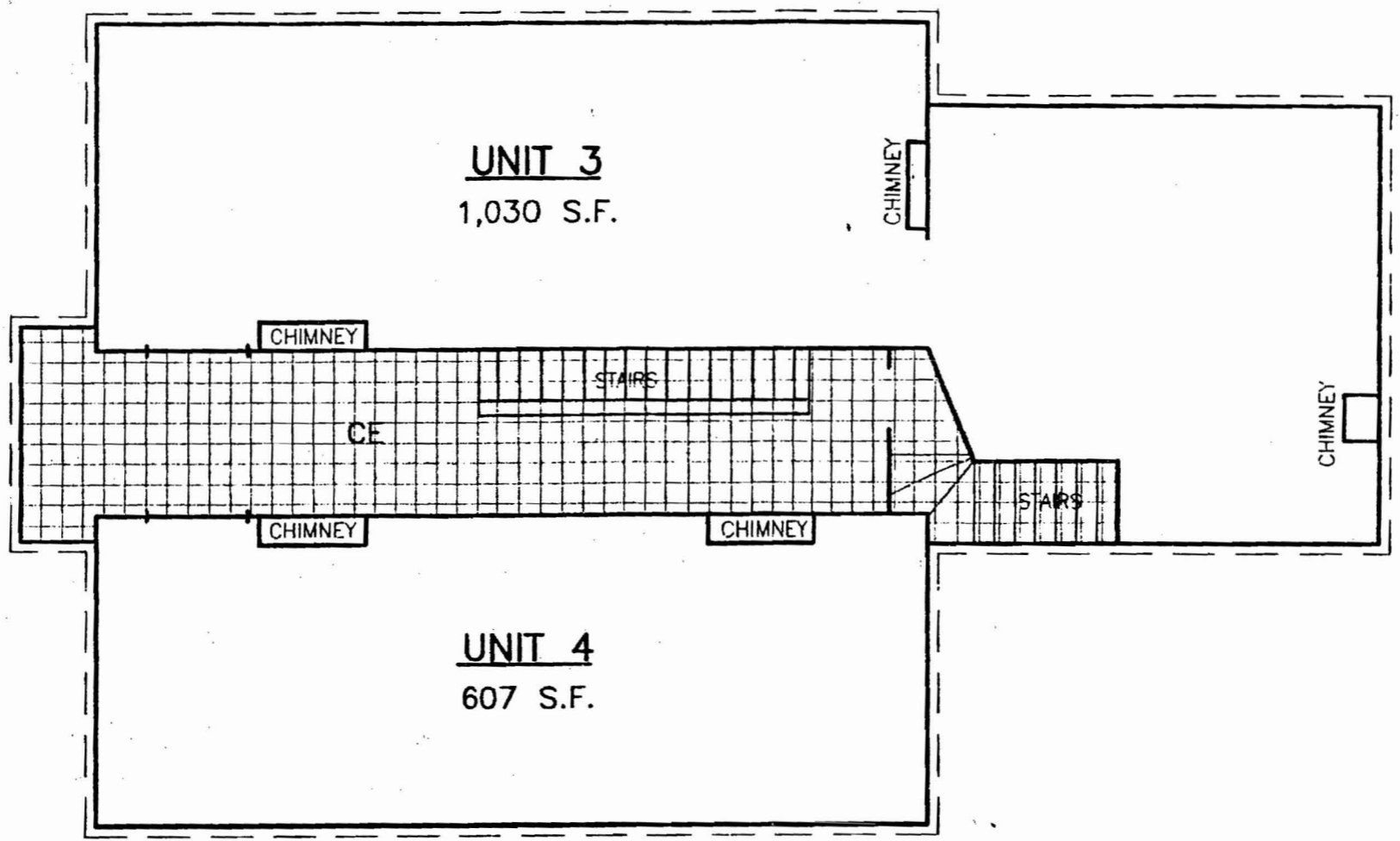
UNIT 1
1,250 S.F.

UNIT 2
607 S.F.

1st FLOOR

WITHDRAW

10'-8"
8'-0"
LC



2nd FLOOR

VERTICAL BOUNDARY

WITHDRAW

TUE May 29 11:06:23 2001

10

11

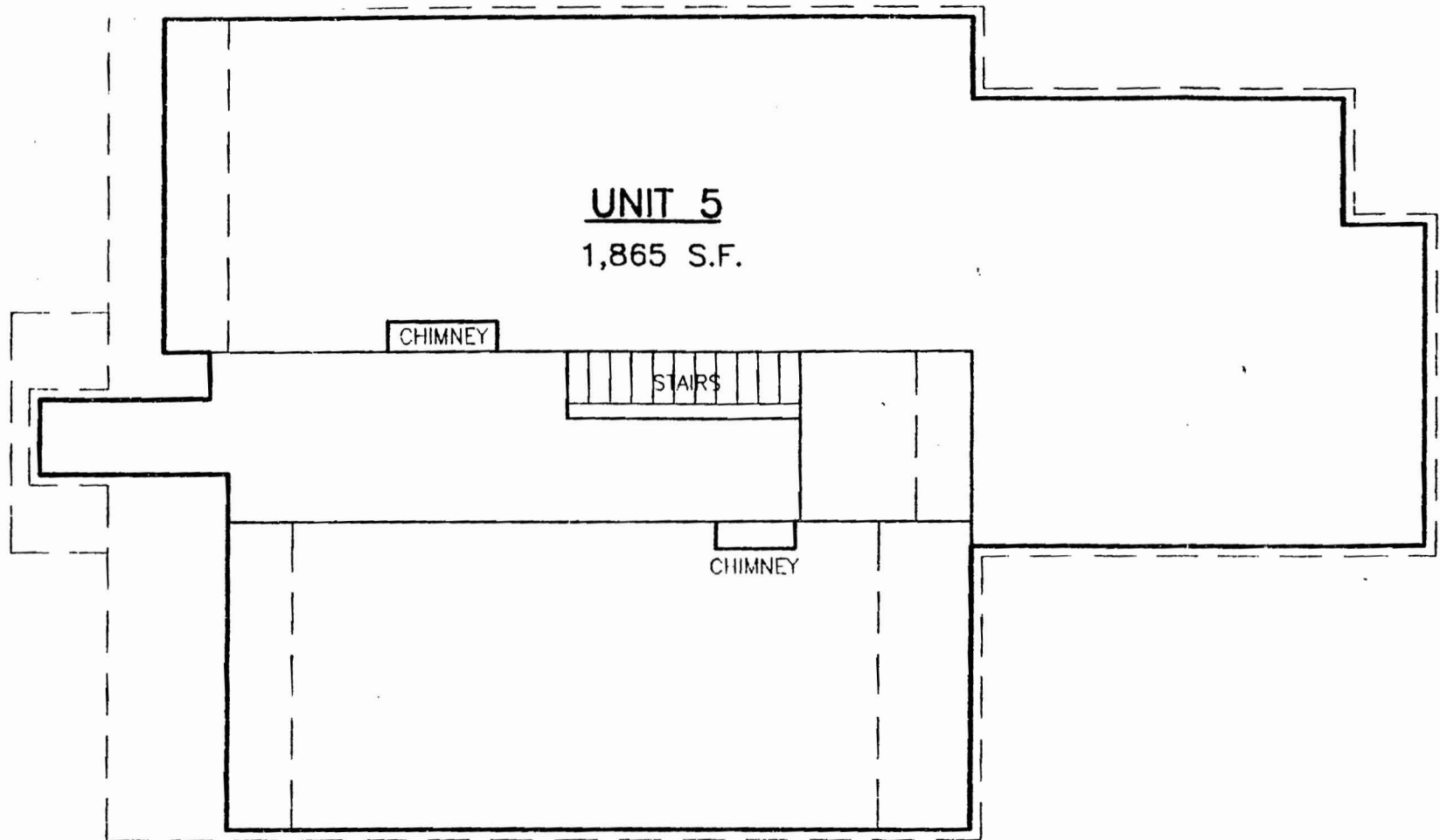
12

13

14

15

16



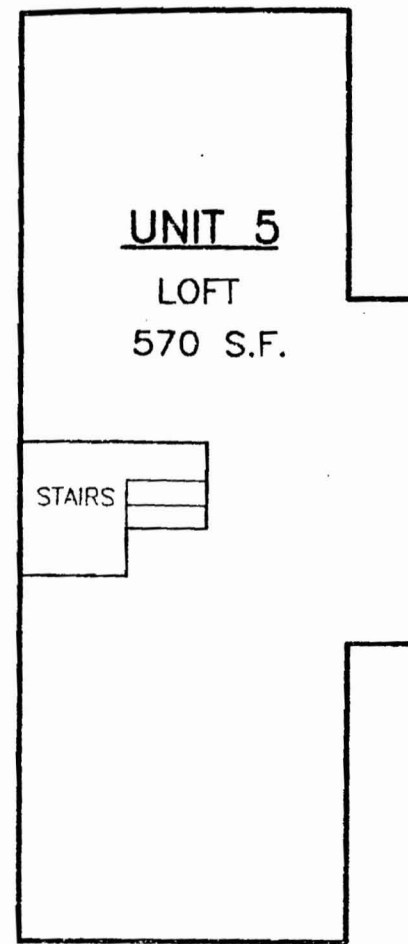
UNIT 5
1,865 S.F.

CHIMNEY

STAIRS

CHIMNEY

3rd FLOOR



UNIT 5
LOFT
570 S.F.

STAIRS

3rd FLOOR-LOFT

VERTICAL BOUNDARY

WITHDRAW