

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

Location of Construction: 1341 Congress Street Portland 04101		Owner: Dr. Jill Gasiano		Phone:		Permit No: <b>991038</b>	
Owner Address: 1355 Congress Street 04101		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: W.F. Murray and sons		Address: P.O. Box 6257 Cape Elizabeth me 04107		Phone: **** 799-4216 ****		Permit Issued: <b>SEP 24 1999</b>	
Past Use: Credit union vacant		Proposed Use: Parking lot		COST OF WORK: \$ 6,500.00		PERMIT FEE: \$ 66.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type: 300A9C Signature: <i>Huffer</i>	
Proposed Project Description: Demolition of existing building landscaping and paying of parking lot				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		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"/>	
Permit Taken By: SP		Date Applied For: Sept. 9, 1999 K					

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..

- Zoning Appeal**
- Variance
  - Miscellaneous
  - Conditional Use
  - Interpretation
  - Approved
  - Denied

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review

- Action:**
- Approved
  - Approved with Conditions
  - Denied

Date: 9

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT \_\_\_\_\_ ADDRESS: \_\_\_\_\_ DATE: Sept. 14, 1999 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

CEO DISTRICT

3

*Handwritten initials*

COMMENTS

01/09/04 - Bldg has been demolished + is now a parking area. Tom M

Close out

CBldg 188 or 4  
permit # 991038

Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

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

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

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 (include Portion of Building): <b>1341 CONGRESS ST.</b>		
Total Square Footage of Proposed Structure <b>1066</b>	Square Footage of Lot <b>6839</b>	
Tax Assessor's Chart, Block & Lot Number Chart# <b>188</b> Block# <b>C</b> Lot# <b>004</b>	Owner: <b>DR JILL CAZIANO</b>	Telephone#:
Owner's Address: <b>1355 CONGRESS ST PORTLAND, ME. 04101</b>	Lessee/Buyer's Name (If Applicable)	Cost Of Work: <b>\$6,500.<sup>00</sup></b> Fee <b>\$66.<sup>00</sup></b>
Proposed Project Description: (Please be as specific as possible) <b>DEMOLITION OF EXISTING BUILDING LANDSCAPING &amp; PAVING OF PARKING LOT</b> <span style="float: right;"><b>46500.<sup>00</sup></b></span>		
Contractor's Name, Address & Telephone <b>L. P. MURRAY &amp; SONS PO BOX 6257 CAPE ELIZABETH, ME. 04107</b>		Rec'd By <b>[Signature]</b>
Current Use: <b>Credit Union - Vacant</b>	Proposed Use: <b>Parking Lot</b>	

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

- All construction must be conducted in compliance with the 1996 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 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

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 dampproofing
- 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.

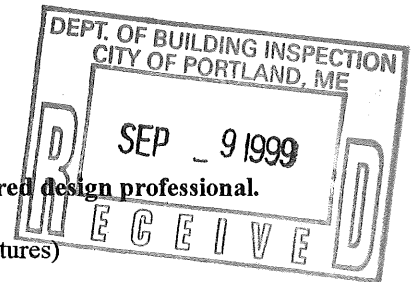
**Certification**

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: <b>[Signature]</b>	Date: <b>9 SEPT 99</b>
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Building Permit Fee: \$30.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum

*Call for PIC*



**BUILDING PERMIT REPORT**

DATE: 20 Sept. 99 ADDRESS: 1341 Congress ST. CBL: 188-C-004  
 REASON FOR PERMIT: Demo. vacant bldg. make parking area.  
 BUILDING OWNER: DR. Jill Gaziano  
 PERMIT APPLICANT: \_\_\_\_\_ Contractor L.P. Murray & Sons  
 USE GROUP \_\_\_\_\_ CONSTRUCTION TYPE \_\_\_\_\_

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)  
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

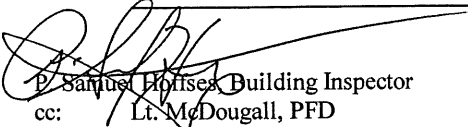
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: \*1, \*35

Approved with the following conditions: \_\_\_\_\_

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 from freezing. Section 1908.0
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 means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
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", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and 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 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) 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 3/4" 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. 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 1018.6)

16. 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)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)
18. 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)
19. 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/1996), 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
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. 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/1996)
24. 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".
25. 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.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical (min.72 hours notice) and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996).
- \*35. Demolition of building shall be done in accordance with Chapter 33 Sections 3304.0 & 3310.0 of The bldg. Code.
36. \_\_\_\_\_
37. \_\_\_\_\_
38. \_\_\_\_\_

  
 D. Samuel Hopkins Building Inspector  
 cc: Li. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

**CITY OF PORTLAND**  
 Inspection Services Division  
 Demolition Call List

Site Address: 1349 Congress St Owner: Dr. Jill Cecina  
 Structure Type: Commercial (wood) Contractor: L.P. Morrey + Sons

<u>UTILITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME</u>	<u>DATE</u>
Central Maine Power Co.	1-800-730-4000	Todd Welch	8/16/99
Bell Atlantic	878-7000	<del>Phil</del> Jette	8/16/99
Portland Water District <i>Gas</i>	797-5002 - Ext. 6251	Phil Johnson	8/16/99
Public Cable Co.	775-3451 - Ext. 257	1999-3200100	
Dig Safe	1-888-34344-7235	1999-3200600	

AFTER CALL, THERE IS A WAIT OF 72 HOURS BEFORE DIGGING CAN BEGIN

<u>CITY APPROVALS</u>	<u>NUMBER</u>	<u>CONTACT NAME AND DATE</u>
DPW/Sewer Division <del>Mr. DiPaolo</del>	874-8300 Ext. 8467	Trayman 8/16/99
DPW/Traffic Division <del>Mr. Daugherty</del>	874-8300 Ext. 8457	Geoff Robson 8/16/99
DPW/Sealed Drain Permit Carol Morrill	874-8300 Ext. 8822	Carol 8/16/99
Parks/Forestry Division Jeff Farling	874-8300 Ext. 8389	Jeff 8/17/99
Building Inspects Insp Required	874-8300 Ext. 8703	Kathy 8/16/99
Historic Preservation	874-8300 Ext. 8726	Deb Adams 8/16/99
Fire Dispatcher	874-8300 Ext. 8076	Steve 8/16/99

WRITTEN NOTICE TO ADJOINING OWNERS

<u>ASBESTOS</u>	<u>NUMBER</u>	<u>CONTACT NAME AND DATE</u>
DEP - Environmental (Augusta) Ed Antz	287-2651	

U.S. EPA Region 1 - No phone call required. Just mail copy of State notification to:  
 Demo/Reno Clerk  
 US EPA Region 1 (SEA)  
 JFK Federal Building  
 Boston, MA 02203

I have contacted all of the necessary companies/departments as indicated above.

SIGNED: Jul Papp DATE: 8/16/99

ASBESTOS MONITORING  
INDUSTRIAL HYGIENE CONSULTANTS  
NVLAP & AIHA Accredited Laboratory

587 Spring Street  
Westbrook, Maine 04092  
Telephone: (207) 854-3939  
FAX: (207) 854-3658

Date: 8/30/99

FAX Transmittal No.:

773-8511  
773-0958

**BULK ANALYSIS FAX INFORMATION**

Receiving Party: Bob Amitage  
Organization/Firm: Architects

Sending Party: Lawrence  
RE: 1341 Congress St

MESSAGE: DRAFT INFORMATION

Client S/N	Laboratory S/N	Results
B-1	B9231006	⊖ No Asbestos Detected
-2	-007	⊖ N.A.D.
-3	-008	⊖ "
-4	-009	⊖ "
-5	-010	⊖ "
-6	-011	⊖ "
-7	-012	⊖ "
-8	-013	⊕ 2% Chrysotile

Released By: Deborah Myles Date & Time: 8/30/99

If you are having difficulties receiving this facsimile transmission, please contact the person listed below at (207) 854-3939. Thank you.

HARD COPY: Typed original will follow via:  
 Overnight Delivery

Regular Mail  
 Hand Delivery

Total number of pages sent, including this cover page: 1

Doc: L:\...\fax-lab.2

**Site Review Pre-Application  
Multi-Family/Attached Single Family Dwellings/Two-Family Dwelling  
or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for Site Plan Review

**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.**

DR JILL F. GAZIANO

20 MAY 98  
Application Date

Applicant  
1351 CONGRESS ST

Project Name/Description  
1341-1345 CONGRESS ST / 2.8 CALEB ST

Applicant's Mailing Address  
ROBERT E. ARMITAGE

Address Of Proposed Site  
188 - C - 004

Consultant/Agent  
773-0958 773-8511

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  Other(Specify) DEMO EXIST'G BLD'G ADD PARKING

1066 S.F.  
Proposed Building Square Footage and /or # of Units

6839 S.F.  
Acreage of Site

RP  
Zoning

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) 7 sets of Site Plan packages containing the information found in the attached sample plans and checklist.

(Section 14-522 of the Zoning Ordinance outlines the process, copies are available for review at the counter, photocopies are \$ 0.25 per page)

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 an approval for the proposed project or use 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 approval at any reasonable hour to enforce the provisions of the codes applicable to this approval.

Signature of applicant: <u>Robert E. Armitage</u>	Date: <u>20 MAY 98</u>
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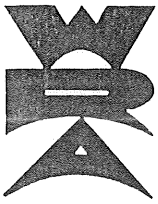
Site Review Fee: \$300.00

This application is for site review ONLY, a Building Permit application and associated fees will be required prior to construction.



*300 - met.*





ROBERT E. ARMITAGE, F.C.S.I., C.C.S.

• A R C H I T E C T •

666A CONGRESS STREET

PORTLAND, MAINE 04101

TELEPHONE (207) 773-0958

May 20, 1998

Mary Gresik  
Building Inspection Department  
City of Portland  
389 Congress St.  
Portland, ME. 04101

Re: Site Plan Review

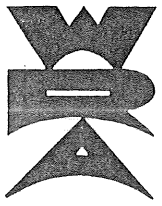
On behalf of my client Dr. Jill F. Gaziano, please find check NO. 1408 in the amount of Three hundred dollars (\$300.00) along with seven (7) sets of plans including the response to "Written Statements" as outlined in the Building Code 14-525 item "c" 1 to 11.

This application is to request a permit to demolish the existing building (formerly St. Pratricks Portland Federal Credit Union) fill and landscape the building area and to continue to utilize the remainder of the site for parking in accordance with the attached site plan.

Should you have any additional questions please do not hesitate to contact me.

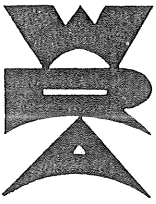
Very Truly Yours;

Robert E. Armitage, FCSI, CCS.



Response to "Written Statements" paragraph "c" of the Portland Building Code 14-525, page 1356.

- (1) *Description:* This property was formerly the location of Town & Country Federal Credit Union (formerly St. Patrick's Portland Federal Credit Union). The owner, Dr. Jill Gaziano, is requesting a permit to tear down the existing building, remove existing paving in the front area to provide for landscaping and utilize the remainder of the property for parking as it is presently being used.
- (2) *Total Land Area:* The total land area of the site is approximately 6,839 square feet. The existing building is 1,066 square feet and there is approximately 3,800 square feet of existing paved surface. There is NO proposed building or structure planned for this site.
- (3) *Existing or Proposed Easements:* None
- (4) *Types and Estimated Quantities of Solid Waste:* None
- (5) *Evidence of Off-Site Utilities:* Water, sewer, and gas are available in Caleb Street but are not required for this project.
- (6) *Existing Surface Drainage:* At present the front portion of this property is paved to the street so existing surface water runs off to the Drop Inlet at the corner of Caleb and Congress Streets. The balance of surface water in the rear parking area is contained on the site. It is proposed to control surface water runoff from the proposed parking area with bituminous curbing utilizing on site drainage.
- (7) *Sequence of Construction:* It is anticipated that once approvals are received the demolition of the existing building will start as soon as possible with the filling of the foundation, grading, landscaping, and finished paving to follow. The anticipated completion of the project should take no longer than eight (8) to ten (10) weeks from start to finish.
- (8) *State and Regulatory Approvals:* We are not aware of any state or federal approvals that are required for this project.
- (9) *Evidence of Financial Capacity:* See attached letter from bank.



(10) *Evidence of Applicant's Title:* See attached Copy of Deed.

(11) *Unusual Site Conditions:* To the best of our knowledge there are no unusual conditions affecting this site; further other than the removal of the existing building the site will remain in its present condition.



PrivateBank

KeyBank  
One Canal Plaza  
Portland, ME 04101-4035

(207) 874-7387  
(800) 452-8762  
(207) 874-7287 Fax

April 13, 1998

Planning Board - City of Portland  
389 Congress Street  
Portland, Maine 04101

Re: Dr. Jill Gaziano Schreiber

To whom it may concern:

Please be advised that Dr. Gaziano Schreiber of 301 Pleasant Hill Road, Scarborough, Maine 04074 is a very strong client of Key Bank.

It is our opinion that she has sufficient financial resources to complete the renovations on the Congress Street project, through to its entirety.

Should you have any questions regarding the above, please do not hesitate to contact me at Key Bank - Private Banking & Investing. I may be reached at (207) 874-7175.

Sincerely,

  
Timothy J. Richard  
Relationship Associate

39778

## WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, THAT TOWN & COUNTRY FEDERAL CREDIT UNION (formerly known as St. Patrick's Portland Federal Credit Union) a financial institution organized under the laws of the United States of America, with a place of business in the City of South Portland, County of Cumberland, State of Maine, for consideration paid, GRANTS to JILL F. GAZIANO of the City of Portland, County of Cumberland and State of Maine, with a mailing address of c/o 1355 Congress Street, Portland, Maine, her heirs and assigns forever, with WARRANTY COVENANTS, certain lots or parcels of land with the buildings thereon, situated in the City of Portland, County of Cumberland, State of Maine, bounded and described as follows:

Parcel A

A certain lot or parcel of land, with the buildings thereon, situated in the City of Portland, County of Cumberland and State of Maine, and being on the Westerly side of Caleb Street in said City of Portland and being Lot No. 4 as shown on Plan of A. E. Skillin, C.E. 1919, entitled Bradley Field, recorded in the Cumberland County Registry of Deeds in Plan Book 14, Page 50, to which Plan reference may be made for a more particular description of said lot.

Being the same premises conveyed to St. Patrick's Portland Federal Credit Union by deed of Stephen N. Flowers and Lillian M. Flowers dated January 25, 1977 and recorded in said Registry of Deeds in Book 3968, Page 127.

Parcel B

A certain lot or parcel of land, with the buildings thereon, situated in said City of Portland on the northeasterly side of Congress Street and the northwesterly side of Caleb Street, so-called, and being more particularly bounded and described as follows:

Beginning at a point formed by the intersection of the northeasterly side of Congress Street with the northwesterly side of Caleb Street; thence northeasterly by the northwesterly sideline of said Caleb Street one hundred (100) feet to a point on the sideline of Caleb Street which said point is the southerly corner of lot numbered four (4) as shown on Plan of Subdivision of the Bradley Field recorded in Cumberland County Registry of Deeds in Plan Book 14, Page 50; thence westerly forty and one tenth (40.1) feet by the sideline of said lot numbered four (4) to land now or formerly of Thomas C. Hudson; thence southwesterly by said Hudson land to the sideline of said Congress Street; thence forty-seven and eight tenths (47.8) feet more or less to the point of beginning; said above described premises being lot numbered two (2) on said Plan.

Being the same premises conveyed to St. Patrick's Portland Federal Credit Union by deed of Edmund W. McLaughlin dated January 12, 1972 and recorded in said Registry of Deeds in Book 3208, Page 633

IN WITNESS WHEREOF, the said Town & Country Federal Credit Union has caused this instrument to be sealed with its corporate seal and signed in its corporate name by Christopher M. Daudelin, its President, duly authorized, this 17<sup>th</sup> day of July, 1996.

TOWN & COUNTRY FEDERAL CREDIT UNION

Stephen M. Mowen By: Christopher M. Daudelin  
Witness Christopher M. Daudelin  
Its: President

STATE OF MAINE  
CUMBERLAND, SS.

July 17 1996

Personally appeared the above named Christopher M. Daudelin and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of Town & Country Federal Credit Union.

Before me,

Stephen M. Mowen  
Notary Public/Attorney-at-Law

STEPHEN M. MOWEN  
Printed Name

RECEIVED  
RECORDED REGISTRY OF DEEDS

96 JUL 19 PM 12:02

CUMBERLAND COUNTY

John B. Brian



FRONT ELEVATION FROM CONGRESS STREET



REAR ELEVATION FROM CALEB STREET



VIEW OF EXIST'G PARK'G AREA TOWARD REAR PROPERTY



VIEW OF LOT FROM CALEB STREET

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

19980050

I. D. Number

**Gaziano, Jill, Dr.**

Applicant

**1351 Congress St, Portland, ME**

Applicant's Mailing Address

**Robertf Armitage**

Consultant/Agent

**773-0958** **773-8511**

Applicant or Agent Daytime Telephone, Fax

**5/20/98**

Application Date

**Congress St**

Project Name/Description

**1341- 1345 Congress St**

Address of Proposed Site

**188-C-004**

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) \_\_\_\_\_

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** Subdivisio \_\_\_\_\_ Engineer Review **\$354.00** Date **5/20/98**

**Planning Approval Status:**

Reviewer **Kandi Talbot**

Approved  Approved w/Conditions See Attached  Denied

Approval Date **9/21/98** Approval Expiration **9/21/99** Extension to \_\_\_\_\_  Additional Sheets Attached

OK to Issue Building Permi **Kandice Talbot** **9/13/99**  
signature date

**Performance Guarantee**  Required\*  Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<b>8/25/99</b> date	<b>\$36,000.00</b> amount	expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<b>9/13/99</b> date	<b>\$618.00</b> amount	
<input type="checkbox"/> Building Permit Issue	date		
<input type="checkbox"/> Performance Guarantee Reduced	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	date		
<input type="checkbox"/> Performance Guarantee Released	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	date	signature	



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

19980050

I. D. Number

Gaziano, Jill, Dr.  
Applicant  
1351 Congress St, Portland, ME  
Applicant's Mailing Address  
Robertf Armitage  
Consultant/Agent  
773-0958 773-8511  
Applicant or Agent Daytime Telephone, Fax

5/20/98  
Application Date  
Congress St  
Project Name/Description

1341- 1345 Congress St  
Address of Proposed Site  
188-C-004  
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) \_\_\_\_\_

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 \$354.00 Date: 5/20/98

**DRC Approval Status:**

Reviewer Jim Wendel

Approved  Approved w/Conditions see attache  Denied

Approval Date 9/21/98 Approval Expiration 9/21/99 Extension to \_\_\_\_\_  Additional Sheets Attached

Condition Compliance Jim Wendel 9/13/99  
signature date

Performance Guarantee  Required\*  Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>8/25/99</u> date	<u>\$36,000.00</u> amount	_____ expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>9/13/99</u> date	<u>\$618.00</u> amount	
<input type="checkbox"/> Building Permit	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate Of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

19980050

I. D. Number

**Gaziano, Jill, Dr.**

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1351 Congress St, Portland, ME

Applicant's Mailing Address

**Robertf Armitage**

Consultant/Agent

773-0958 773-8511

Applicant or Agent Daytime Telephone, Fax

5/20/98

Application Date

Congress St

Project Name/Description

1341- 1345 Congress St

Address of Proposed Site

188-C-004

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply):  
 Office  Retail  Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify) \_\_\_\_\_  
 New Building  Building Addition  Change Of Use  Residential

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: 5/20/98

**Fire Approval Status:**

Reviewer Lt Mc Dougall *WMD*

Approved  Approved w/Conditions see attached  Denied  
 Approval Date 5/21/98 Approval Expiration \_\_\_\_\_ Extension to \_\_\_\_\_  Additional Sheets Attached  
 Condition Compliance Lt Mc Dougall 5/20/98  
 signature date

**Performance Guarantee**

Required\*

Not Required

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

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issued	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	
	date		
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

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

19980050  
I. D. Number

Gaziano, Jill, Dr.  
Applicant  
1351 Congress St, Portland, ME  
Applicant's Mailing Address  
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773-0958                      773-8511  
Applicant or Agent Daytime Telephone, Fax

5/20/98  
Application Date  
Congress St  
Project Name/Description

1341- 1345 Congress St  
Address of Proposed Site  
188-C-004  
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) demo old structure

Proposed Building square Feet or # of Units \_\_\_\_\_ Acreage of Site \_\_\_\_\_ R-P 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 \$354.00    Date: 5/20/98

**Inspections Approval Status:**

Reviewer Marge Schmuckal

Approved                       Approved w/Conditions see attached                       Denied  
 Approval Date 9/23/99                      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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>8/25/99</u> date	<u>\$36,000.00</u> amount	_____ expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>9/13/99</u> date	<u>\$618.00</u> amount	
<input type="checkbox"/> Building Permit Issued	_____ date		
<input type="checkbox"/> Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date	<input type="checkbox"/> Conditions (See Attached)	
<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
<input type="checkbox"/> Certificate Of Occupancy	_____ date		
<input type="checkbox"/> Performance Guarantee Released	_____ date	_____ signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
<input type="checkbox"/> Defect Guarantee Released			

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

19980050

I. D. Number

**Gaziano, Jill, Dr.**

Applicant

**1351 Congress St, Portland, ME**

Applicant's Mailing Address

**Robertf Armitage**

Consultant/Agent

**773-0958**

**773-8511**

Applicant or Agent Daytime Telephone, Fax

**5/20/98**

Application Date

**Congress St**

Project Name/Description

**1341- 1345 Congress St**

Address of Proposed Site

**188-C-004**

Assessor's Reference: Chart-Block-Lot

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**DRC Conditions of Approval**

see planner's conditions

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**Planning Conditions of Approval**

- i. New granite curb shall be installed along Caleb Street where it is not existing in order to reduce the curb cut the proposed 24 feet width. Any existing granite curb on Congress and Caleb Streets shall be repaired or replaced if determined so by Public Works.
  - ii. Sidewalk shall be installed along the frontage of Caleb Street. This sidewalk shall be built in accordance with the City of Portland Technical and Design Standards and Guidelines.
  - iii. Parking lot shall be for employees only.
  - iv. Landscaping shall be installed along Caleb Street instead of fencing. The landscaping shall be trees or low shrubs.
  - v. A revised plan shall be submitted to meet the conditions of this approval.
- 

**Inspections Conditions of Approval**

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**Fire Conditions of Approval**



## CITY OF PORTLAND

September 25, 1998

Robert Armitage  
666A Congress Street  
Portland, ME 04101

Re: 1341-1345 Congress Street

Dear Mr. Armitage:

On September 21, 1998 the Portland Planning Authority granted minor site plan approval for an eleven-space parking lot located at 1341-1345 Congress Street with the following conditions:

- i. New granite curb shall be installed along Caleb Street where it is not existing in order to reduce the curb cut to the proposed 24 feet width. Any existing granite curb on Congress and Caleb Streets shall be repaired or replaced if determined so by Public Works.
- ii. Sidewalk shall be installed along the frontage of Caleb Street. This sidewalk shall be built in accordance with the City of Portland Technical and Design Standards and Guidelines.
- iii. Parking lot shall be for employees only.
- iv. Landscaping shall be installed along Caleb Street instead of fencing. The landscaping shall be trees or low shrubs.
- v. A revised plan shall be submitted to meet the conditions of this approval.

The approval is based on the submitted site plan. 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:

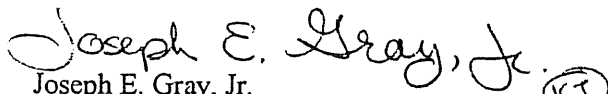
1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.

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2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
5. 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.)
6. 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. (KJ)  
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner  
Kandice Talbot, Planner  
P. Samuel Hoffses, Building Inspector  
Marge Schmuckal, Zoning Administrator  
Tony Lombardo, Project Engineer  
Development Review Coordinator  
William Bray, Director of Public Works  
Jeff Tarling, City Arborist  
Penny Littell, 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