

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION
PERMIT

Permit Number: 071430

This is to certify that JLT MANAGEMENT INC. Jennie Taylorhas permission to add full second story to existing buildingAT 2015 CONGRESS ST

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is used or service is rendered. 4
OUR NOTICES REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Greg Cross

Health Dept. _____

Appeal Board _____

Other _____

Department Name

12/21/07 Chris SRA
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: 07-1430	Issue Date: 12/21/07	CBL: 216 A013001
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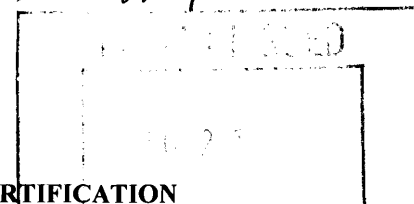
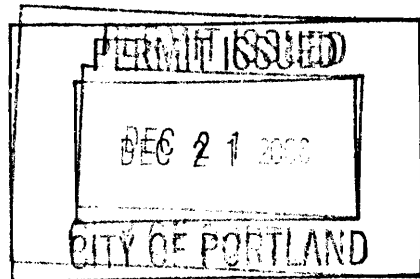
Location of Construction: 2015 CONGRESS ST	Owner Name: JLT MANAGEMENT INC	Owner Address: 425 MAIN ST	Phone:
Business Name:	Contractor Name: Lonnie Taylor	Contractor Address: 306 Warren Ave Portland	Phone: 2077972520
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	Zone: R-8

Past Use: Commercial - Office <i>Professional</i>	Proposed Use: Commercial - Office - add full second story to existing building <i>Business Service</i>	Permit Fee: \$320.00	Cost of Work: \$30,000.00	CEO District: 3
Proposed Project Description: add full second story to existing building		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>S</i> Type: <i>SB</i> <i>IBC 2003</i>	
		Signature: <i>(Proc. Clerk)</i> Date: <i>12/21/07</i>		
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: Idobson	Date Applied For: 11/26/2007	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <input 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>12/21/07</i>	Date: _____	Date: _____



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

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1430	Date Applied For: 11/26/2007	CBL: 216 A013001
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Location of Construction: 2015 CONGRESS ST	Owner Name: JLT MANAGEMENT INC	Owner Address: 425 MAIN ST	Phone:
Business Name:	Contractor Name: Lonnie Taylor	Contractor Address: 306 Warren Ave Portland	Phone (207) 797-2520
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

Proposed Use: Commercial - Office - add full second story to existing building	Proposed Project Description: add full second story to existing building
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/07/2007

Note:**Ok to Issue:**

- 1) This property shall remain a commercial "Business Service" building with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 12/21/2007

Note:**Ok to Issue:**

- 1) The attic scuttle opening must be 22" x 30".
- 2) Fastener schedule per the IRC 2003
- 3) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 5) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 6) The design load spec sheets for any engineered beam(s) must be submitted to this office.
- 7) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.

Dept: Fire **Status:** Approved **Reviewer:** Capt Greg Cass **Approval Date:** 12/13/2007

Note:**Ok to Issue:** **Comments:**

12/5/2007-mes: Lonnie Taylor brought in a new site plan showing parking, but the parking spaces are not realistic. The are scaled to be 7.2' x 20'. I called him back saying that he needs to show at least 9' wide spaces (he may have to remove two parking spaces (5 spaces required based on square footage)

12/7/2007-mes: On 12/5/07 the applicant brought in a parking plan showing 10 spaces, but the parking spaces scaled to be only 7.2' wide (20' deep-ok) which is not realistic. Only 5 spaces are required. I asked Lonnie to bring in a revised copy showing the 9'x19' spaces. Today I received a plan showing 8 parking spaces that would be acceptable.

Location of Construction: 2015 CONGRESS ST	Owner Name: JLT MANAGEMENT INC	Owner Address: 425 MAIN ST	Phone:
Business Name:	Contractor Name: Lonnie Taylor	Contractor Address: 306 Warren Ave Portland	Phone (207) 797-2520
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Dwellings	

12/13/2007-amachado: Received siteplan exemption from planning. Put with permit in Greg Cass's office.

11/27/2007-mes: This requires a site plans review for the additional floor area - I am not sure how many parking spaces are being shown or added (none indicated on the submittal, just a generic footprint of a parking area). There is a small new bump-out on the first floor proposed. Needs a site plan review or exemption from it- will let the applicant know



General Building Permit Application

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

Location/Address of Construction: <u>2015 Congress St.</u>		
Total Square Footage of Proposed Structure/Area <u>1920 sq existing + 960 new</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>00716/A13</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Lawrence + Stacey Taylor</u> Address <u>P.O. Box 1357</u> City, State & Zip <u>Raymond, Me. 04071</u>	Telephone: <u>207-655-3013</u> <u>207-797-2520</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>30,000⁰⁰</u> C of O Fee: \$ _____ Total Fee: \$ <u>310⁰⁴</u>
Current legal use (i.e. single family) <u>office space</u> If vacant, what was the previous use? <u>real estate office no change of use</u> Proposed Specific use: <u>OFFICE</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>replace 2nd Floor 1/2 Floor to Full 960'sq</u>		
Contractor's name: <u>Lonnie Taylor</u> Address: <u>306 Warren Ave</u> City, State & Zip <u>Portland, Me 04103</u> Telephone: <u>207-797-2520</u> Who should we contact when the permit is ready: <u>Lonnie</u> Telephone: <u>207-650-0423</u> Mailing address: <u>306 Warren Ave, Portland, Me 04103</u>		

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

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

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

Signature: [Signature]

Date: 11-1-07

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

CHK#
4479

* Fire Dept Requirements

- Lawrence Taylor
PO Box 1357
Raymond, Me 04071 } emailing
2015 Congress St.
Portland, Me. 04
207-797-2520 - (207-650-0423 mobile)
- office space
- 960 sq ft added to 960 sq existing on 1st floor w/ same in basement. 440 sq. on existing 2nd floor (1/2 story) approx 11x40
- Fire protection - Smoke / C.M. detectors -
w/ 1yr time alarm w/ safety alerts.

DEC 5



07/24/07

Attention: City of Portland

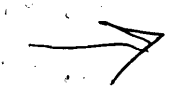
Re: Zoning
2015 Congress St.
Portland, ME 04102

Map/Block/Lot: 00216/A13

Innovative Distribution Services is a 3pl provider, third party logistic provider. We provide a service for our customers; we are a specialized labor force. We contract to perform functions in warehouses; the functions are supported by managers, supervisors and laborers. A few of our customers are Hannaford's, Sysco, AG and PFG. Contracts can be for a long duration of time or by the job. We work on site at our customers warehouses. We do not store any freight or transport it we handle the labor and machine end of the operations on location at the warehouse.

The building on Congress St. would be our main office. Offices for executive management as well as office support staff and human resources. We would handle billing, invoicing and other clerical activities. Currently IDS works in four other states; Maine is our incorporated state the office would conduct everyday business activities to support our customer sites.

need for...
get...



We have two utility trailers that may be stored on site when not in use; size 5x7.

Note given on...
...

We would like to put a full second story on the building. Currently it has three small rooms; a 1/2 a story. (Please see plans)

We would also like to erect a garage to store trailers paperwork, apparel etc. (Please see plans)

Not at...
...
Now

Sincerely,

Stacey Taylor
Innovative Distribution Services
(207) 650-0715 mobile

Met with Ann Machado - she ran this by Narge fu ok on business service - met with Ann again to go over zoning, set backs plot plan to meet appraisal - met zone & surface ratios requirements looking through

The only meal which may be offered is breakfast, which shall be offered only to overnight guests. No owner, operator, director, employee, shareholder, partner, corporate officer or agent of a bed and breakfast facility, hotel, inn, lodging house, motel, or tourist home (as defined in this code) may, for direct or indirect economic remuneration, arrange for or provide any housing accommodations including but not limited to long term, short term or overnight accommodations for an actual or potential guest, customer, or patron of the business at any off-premises site in the City, unless such a facility is authorized, under the applicable provisions of Portland's Land Use Code, to offer such accommodations as a bed and breakfast, hotel, inn, lodging house, motel or tourist home.

Billboard: A structure, either freestanding or attached to a building, the surface of which is available for hire for advertising purposes.

Building, height of: The vertical measurement from grade, or the predevelopment grade on the islands, to the highest point of the roof beams in flat roofs; to the highest point of the roof beams or the highest point on the deck of mansard roofs; to a level midway between the level of the eaves and highest point of pitched roofs or hip roofs; or to a level two-thirds of the distance from the level of the eaves to the highest point of gambrel roofs. For this purpose the level of the eaves shall be taken to mean the highest level where the plane of the roof intersects the plane of the outside wall on a side containing the eaves.

Business service: Establishments primarily engaged in rendering services to other business establishments on a fee or contract basis such as advertising, mailing services, building maintenance services, employment services, management and consulting services, protective services, personnel services and similar businesses.

Chemical-free night club: An alcohol-free commercial establishment that offers live entertainment, amplified music, and/or dancing, where the primary source of income for such alcohol-free commercial establishment is derived from the entertainment and/or any admission or cover charge.

Clinics: Any establishment where patients are admitted for examination and treatment by one (1) or more professionals such as, but not limited to, physicians, dentists, psychologists or social workers.





2015 Congress

Staff Review Checklist

One & Two Family	Plan Review	Checklist
Soil type/Presumptive Load Value (Table R401.4.1)		
Component	Submitted Plan	Findings/Revisions/Dates
Structural		
Footing Dimensions/Depth (Table R403.1 & R403.1(1), (Section R403.1 & R403.1.4.1)	12x14	
Foundation Drainage, Fabric, Damp Proofing (Section R405 & R406)	4" frost wall (pinned to ext.)	
Ventilation/Access (Section R408.1 & R408.3) Crawls Space ONLY	N/A	
Anchor Bolts/Straps, Spacing (Section R403.1.6)	✓	
Lally Column Type (Section R407) Girder & Header Spans (Table R 502.5(2))	N/A	
Built-Up Wood Center Girder Dimension/Type	N/A } existing.	
Sill/Band Joist Type & Dimensions	N/A	
First Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	existing 2x4	
Second Floor Joist Species Dimensions and Spacing (Table R502.3.1(1) & Table R502.3.1(2))	existing 2x8	
Attic or Additional Floor Joist Species Dimensions and Spacing (Table R802.4(1) & R802.4(2))	Bottom cord of Trusses.	

Pitch, Span, Spacing & Dimension (Table R802.5.1(1) - R 802.5.1(8)) Roof Rafter; Framing & Connections (Section R802.3 & R802.3.1)	8/12 Roof Trusses @ 160 C	Need spec shd.
Sheathing; Floor, Wall and roof (Table R503.2.1.1(1))	1/2 CDX 5/8 T&G Advantec	
Fastener Schedule (Table R602.3(1) & (2))	IRC 2003	✓
Private Garage (Section R309)		
Living Space? (Above or beside)	N/A	
Fire Separation (Section R309.2)		
Opening Protection (Section R309.1)	N/A	
Emergency Escape and Rescue Openings (Section R310)	✓	
Roof Covering (Chapter 9)	Asphlt ✓	
Safety Glazing (Section R308)	✓	
Attic Access (Section R807)	20x30 ✓	
Chimney Clearances/Fire Blocking (Chap. 10)	2" ✓	
Header Schedule (Section 502.5(1) & (2))	✓	
Energy Efficiency (N1101.2.1) R-Factors of Walls, Floors, Ceilings, Building Envelope, U-Factor Fenestration	R-19 R-38 R-11 walls existing	
Type of Heating System		

<p>Means of Egress (Sec R311 & R312)</p> <p>Basement</p> <p>Number of Stairways</p> <p>Interior</p> <p>Exterior</p> <p>Treads and Risers (Section R311.5.3)</p> <p>Width (Section R311.5.1)</p> <p>Headroom (Section R311.5.2)</p> <p>Guardrails and Handrails (Section R312 & R311.5.6 – R311.5.6.3)</p>	<p>1</p> <p>1 7 3/4 10</p> <p>36"</p> <p>6-8"</p> <p>34-38"</p>	
<p>Smoke Detectors (Section R313)</p> <p>Location and Type/Interconnected</p>	<p>✓</p>	
<p>Dwelling Unit Separation (Section R317) and IBC – 2003 (Section 1207)</p>	<p>N/A</p>	
<p>Deck Construction (Section R502.2.1)</p>		

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

Location of Construction: 2015 Congress Street		Owner: Barbara Harrington		Phone: xxxx None given		Permit No: 991193	
Owner Address: SAA		Lessee/Buyer's Name: Lucas Ins. Agency		Phone: 774-2526		Business Name: Lucas Ins. Agency	
Contractor Name: Carrott Signs		Address: 239 Meadow Cross Rd. Topsham, ME		Phone: 725-0769		Permit Issued: NOV - 1 1999	
Past Use: Professional Office Insurance Agency		Proposed Use: SAA		COST OF WORK: \$ 0		PERMIT FEE: \$ 34.55	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: <i>Signature</i> Use Group: Type:	
				Signature:		Signature: <i>BOCAGS</i>	
Proposed Project Description: Install free standing Sign. Total S.F. 22 3/4.				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		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"/>	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zone: CBL: 216-A-013	
Permit Taken By: UB		Date Applied For: 10-15-99		Signature:		Date:	

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..

***Call Pick Up Mark Harrington
774-2526

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

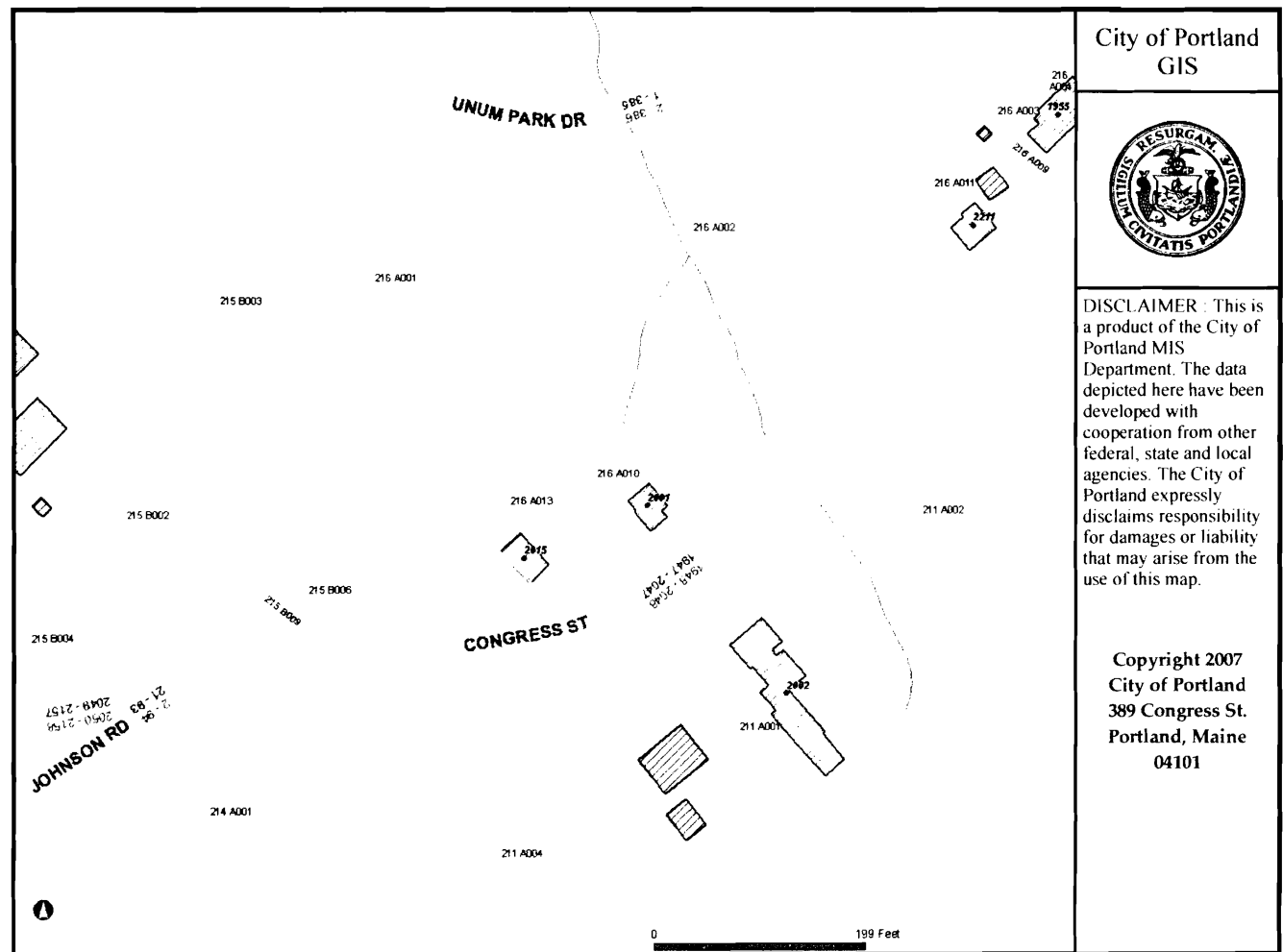
10-18-99

SIGNATURE OF APPLICANT ADDRESS: DATE: 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

PERMIT ISSUED
WITH REQUIREMENTS
CEO DISTRICT 3
ub



City of Portland
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

Copyright 2007
City of Portland
389 Congress St.
Portland, Maine
04101

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	216 A013001
Location	2015 CONGRESS ST
Land Use	SINGLE FAMILY
Owner Address	JLT MANAGEMENT INC 425 MAIN ST WESTBROOK ME 04092
Book/Page	25427/074
Legal	216-A-13 CONGRESS ST 2007-2015 15975 SF

Current Assessed Valuation

Land	Building	Total
\$75,300	\$92,400	\$167,700

Property Information

Year Built 1950	Style Cape	Story Height 1	Sq. Ft. 1313	Total Acres 0.367		
Bedrooms 4	Full Baths 1	Half Baths	Total Rooms 6	Attic Full Finsh	Basement Full	

Outbuildings

Type	Quantity	Year Built	Size	Grade	Condition
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Sales Information

Date	Type	Price	Book/Page
08/29/2007	LAND + BLDING	\$221,000	25427-074
11/02/1999	LAND + BLDING	\$125,000	15147-305

Picture and Sketch

Picture	Sketch	Tax Map
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[Click here to view Tax Roll Information.](#)

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.

New Search!



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

2007-0207

Applicant

Application Date

Applicant's Mailing Address

Project Name/Description

Consultant/Agent/Phone Number

Address of Proposed Site

CBL:

Description of Proposed Development:

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment
(Yes, No, N/A)

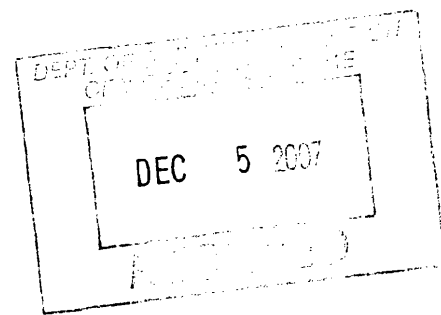
Planning Office
Use Only

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓
	✓

Planning Division Use Only

* Fire Dept Requirements

- Lawrence Taylor
PO Box 1357
Raymond, ME 04071 } mailing
2015 Congress St.
Portland, ME. 04
207-797-2520 - (207-650-0423 mobile)
- office space
- 960 sq ft added to 960 sq existing on 1st floor w/ same in basement. 440 sq. on existing 2nd floor (1/2 story) approx 11x40
- Fire protection - Smoke / C.M. detectors -
w/ 1 yr time alarm w/ safety alerts.





Planning Division
Barbara Barhydt, Development Review Services Manager

2015 Congress St

1 1/2 story 9000 sq

3200 sq → 9000 sq

3200
6400 sq

office space

Business Service - 3rd floor
- labor provided

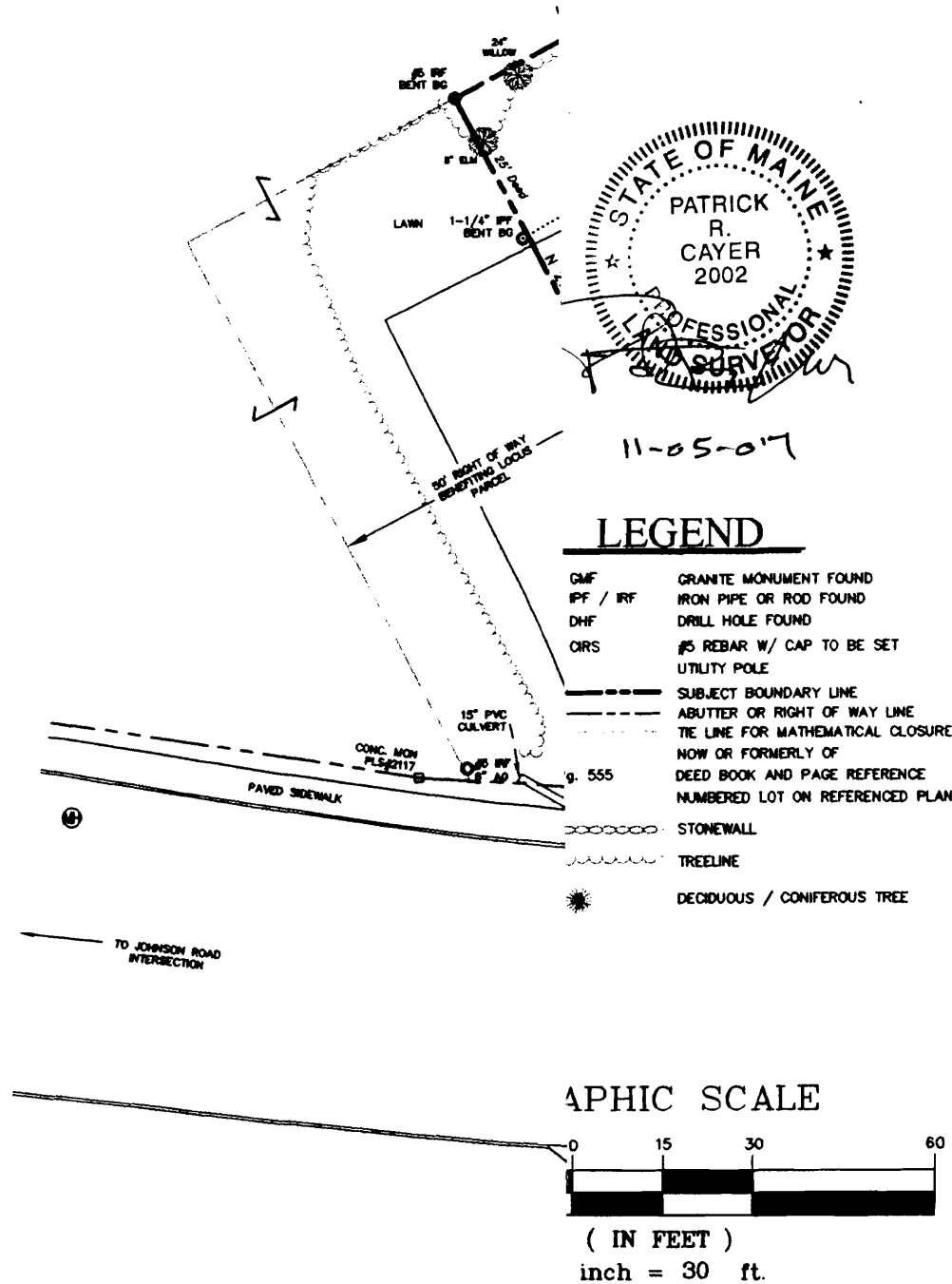
17 spaces

Building plans

N/F
UNUM CORP.

EMENTS SHOWN HEREON REFLECT EXISTING
AS OF THE DATE OF THIS SURVEY.

LINES SHOWN HEREON ARE PRELIMINARY
T TO FURTHER REVIEW AND ANALYSIS OF
PHYSICAL EVIDENCE BY LAND SERVICES



PREPARED BY:
LAND SERVICES INC.
Land Surveyors & Consultants
1250 Roosevelt Trail, P.O. Box 975
Raymond, Maine 04071
Tel: (207) 655-1945 - Fax: (207) 655-9053

LSI

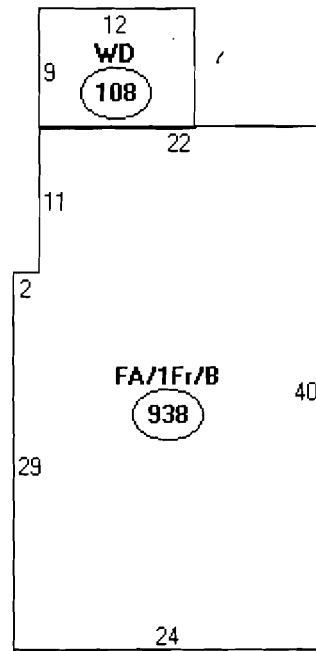
SEAL

PREPARED FOR:
JLT MANAGEMENT, INC.
425 Main Street
Wentbrook, Maine 04992

PLAN OF:
Land of
JLT MANAGEMENT, INC.
2015 Congress Street
Portland, Maine

SUBJECT TITLE:
**EXISTING CONDITIONS
&
PRELIMINARY BOUNDARY SURVEY**

DATE: July, 2007
SCALE: 1" = 30'

Descriptor/AreaA: FA/1Fr/B
938 sqftB: WD
108 sqft

$24 \times 40 = 960 \times 2 = 1920 \div 400 = 4.8$ or
 dl showing 8 pgs spcs

0080077

BK15147PG305

2015 Congress St.

WARRANTY DEED

ELNORA L. WYMAN, of Clearwater, Florida, for consideration paid, GRANTS to BARBARA A. HARRINGTON, as Trustee of the BARBARA A. HARRINGTON REVOCABLE TRUST w/n dated August 26, 1999, whose mailing address is 794 Main Road, Phippsburg, Maine 04562, with WARRANTY COVENANTS, certain real property, together with any and all improvements thereon, located at 2015 Congress Street, Portland, Cumberland County, Maine, and more particularly described on Exhibit A attached hereto and incorporated herein.

WITNESS my hand and seal this 22nd day of October, 1999.

WITNESS:

T. S. Hanson
Print Name: Tom S. Hanson

Elnora L. Wyman
Elnora L. Wyman

State of Maine
County of Cumberland, ss.

October 22, 1999

PERSONALLY APPEARED the above-named Elnora L. Wyman and acknowledged the foregoing instrument to be her free act and deed.

Before me,

T. S. Hanson
Print name: Tom S. Hanson
Notary Public/Attorney-at-Law

MAINE REAL ESTATE TAX PAID

LT
AS

Page 1 of 3

NOV 28 1999

EXHIBIT A

A certain lot or parcel of land, situated on the northerly side of Congress Street, in said City of Portland, bounded and described as follows:

Beginning at a point on the northerly side line of Congress Street which point is distant twenty-one and twenty-four hundredths (21.24) feet south eighty-seven degrees and seven minutes (87°7') west from a monument marking a change of course in said Congress Street and which said monument is distant ninety-one and four hundredths (91.04) feet south sixty-five degrees and thirty-one minutes (65°31') west of the division line of the point marking the division line of land now or formerly of Elbridge Johnson and land formerly of Robert S. Tinkham, guardian or trustee of Catherine and Norris Tinkham; thence for a distance of fifty-two and forty-four hundredths (52.44) feet south eighty-seven degrees and seven minutes (87°7') west to a monument and change in course in said Congress Street; thence north eighty-three degrees and thirty-seven minutes (83°37') west for a distance of fifteen and forty-four hundredths (15.44) feet to a point; thence north twenty-eight degrees and twenty-five minutes (28°25') west for a distance of one hundred seven and sixty-nine hundredths (107.69) feet to a point; thence north sixty-one degrees and thirty-five minutes (61°35') east for a distance of sixty feet to a point; thence running south twenty-eight degrees and twenty-five minutes (28°25') east for a distance of one hundred thirty-nine and ten hundredths (139.10) feet to the point begun at.

ALSO, a certain lot or parcel of land situated in Portland, County of Cumberland and State of Maine and bounded and described as follows:

Beginning at a point on the northerly side line of Congress Street distant thirty (30) feet, more or less, from the southwesterly corner of land formerly of Robert P. Tinkham and now of Otis L. & Barbara E. Scott; thence south sixty-five degrees thirty-five minutes (65°35') West for a distance of ten and ninety-three hundredths (10.93) feet; thence South eighty-seven degrees seven minutes (87°7') West along said Congress Street for a distance of twenty-one and twenty-four hundredths (21.24) feet to a point; thence North twenty-eight degrees twenty-five minutes West one hundred thirty-nine (139) feet to the northwesterly corner of land of the Grantor; thence North sixty-one degrees thirty-five minutes (61°35') East thirty (30) feet, more or less, to the northwesterly corner of land which I have heretofore conveyed to Robert E. Tinkham; thence in a general southerly and easterly direction and along the westerly side line of land heretofore conveyed to said Robert E. Tinkham to the point begun at.

ALSO a certain lot or parcel of land situated in Portland, County of Cumberland and State of Maine and bounded and described as follows:

Beginning at an iron pin marking the northerly corner of land now or formerly of Otis L. Scott, et. al. as described in deed from Robert E. Tinkham and recorded in the Cumberland County Registry of Deeds in Book 2506, Page 392; thence S45°-29'-44"W by land of said Scott and of the grantee herein, a distance of one hundred sixty-nine and ninety-nine hundredths (169.99) feet, more or less, to an iron marking the most westerly corner of land of the said grantee; thence N44°-30'-16"W a distance of twenty-five (25) feet to an iron; thence N45°-29'-44"E a distance of one hundred sixty-nine and ninety-nine hundredths (169.99) feet, more or less, to an iron and land now or formerly of Maurice B. Johnson; thence S44°-30'-16"E by land of said Johnson twenty-five (25) feet, more or less, to the point of beginning.

TOGETHER WITH the right perpetually to enter upon, for purposes of ingress and egress by foot and vehicles, a fifty (50) foot strip of land lying southwesterly of and contiguous to the southwesterly sideline of land described above and bounded and described as follows:

27
 [Handwritten signature]
 7/12/07

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Beginning at an iron marking the southerly corner of land deeded by Gladys Tinkham to Elnora L. Wyman by deed recorded in the said Registry in Book 2320, Page 440; thence S80°-17'-44" W by the northerly sideline of Congress Street, a distance of sixty and ninety-eight hundredths (60.98) feet to an iron; thence N44°-30'-16" W ninety-seven and ninety-four hundredths (97.94) feet to an iron; thence N45°-29'-44" E a distance of fifty (50.00) feet to an iron; thence S44°-30'-16" E by land of Elnora L. Wyman one hundred thirty-two and sixty-nine hundredths (132.69) feet, more or less, to the point of beginning.

The foregoing land is conveyed subject to all covenants, conditions, easements and restrictions of record as of the date hereof, usual public utilities serving the above-described land, and applicable land use and building laws and regulations.

Being the same land conveyed in deeds from Gladys C. Tinkham and Henry S. Tinkham to the grantor herein dated May 3, 1952, and recorded in the Cumberland County Registry of Deeds in Book 2320, Page 440, from Sherman L. Tinkham to the grantor herein dated February 7, 1978, and recorded in said Registry at Book 4186, Page 328, and from Henry S. Tinkham to the grantor herein dated May 27, 1981, and recorded in said Registry in Book 4788, Page 8.

LT
fsg
7/12/07

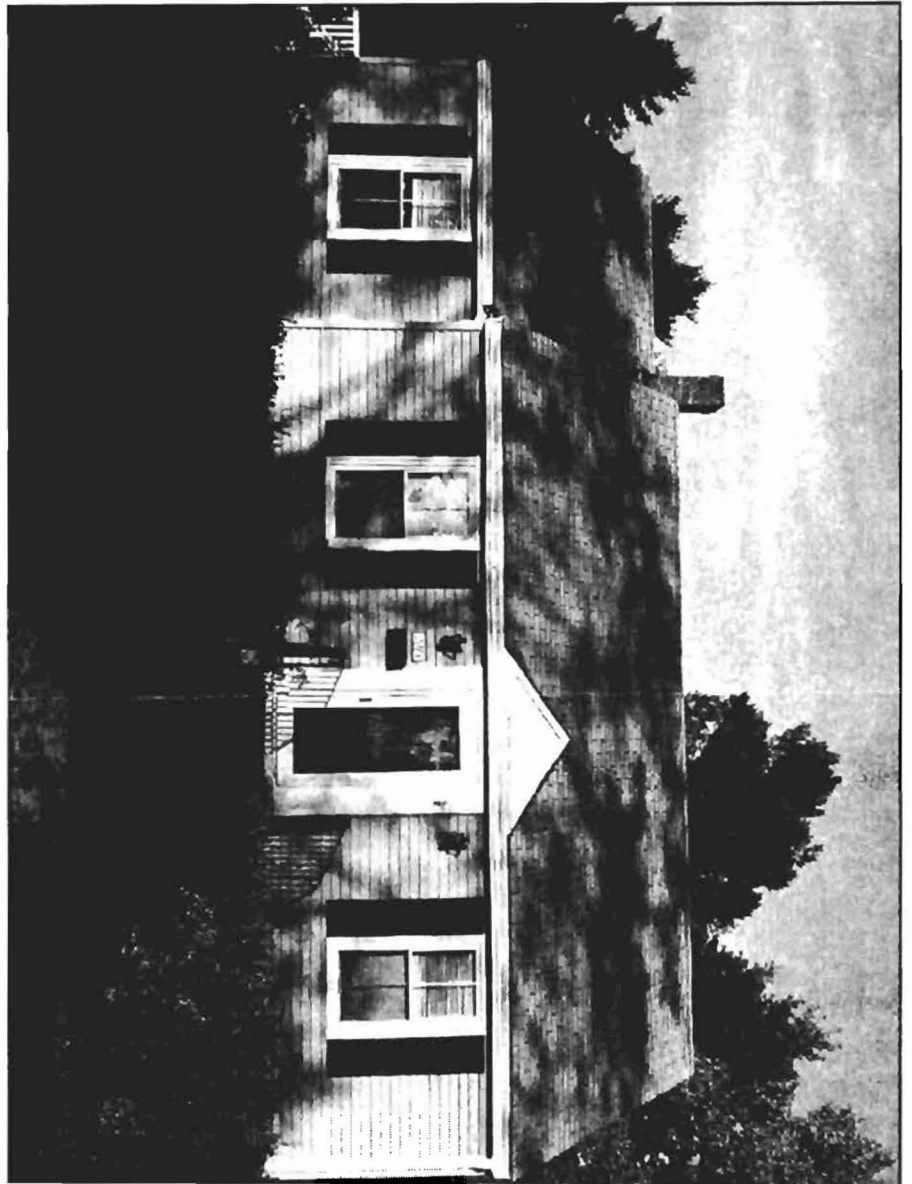
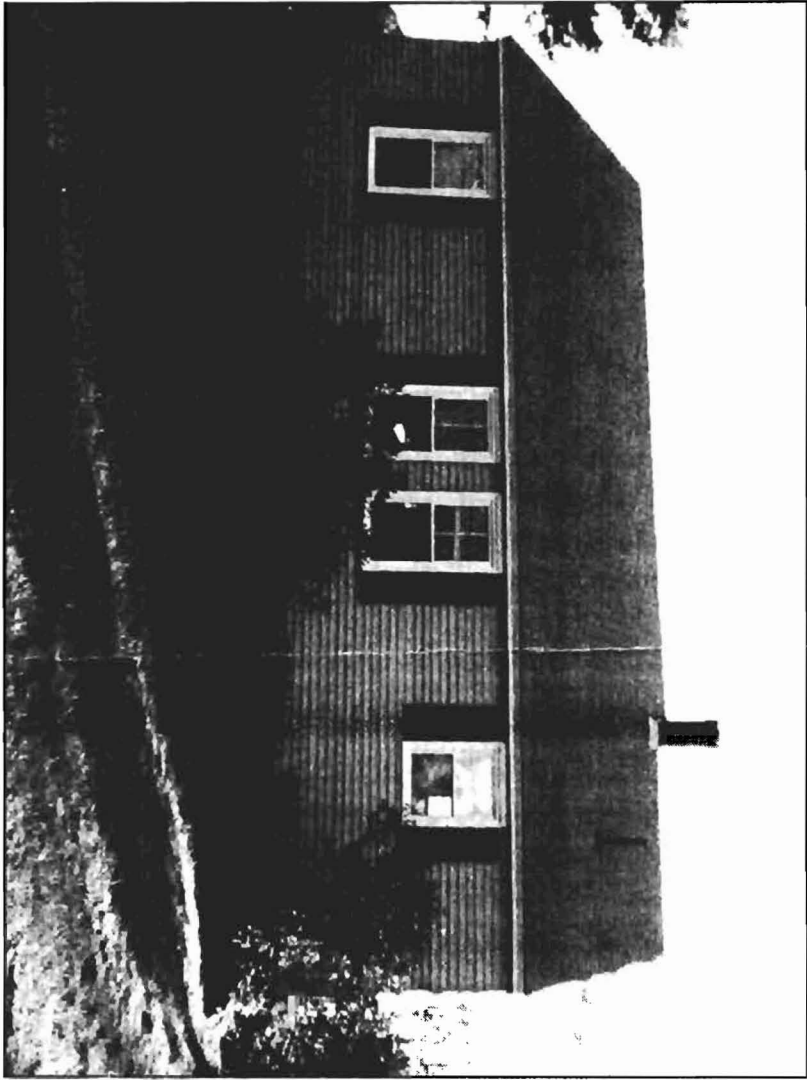
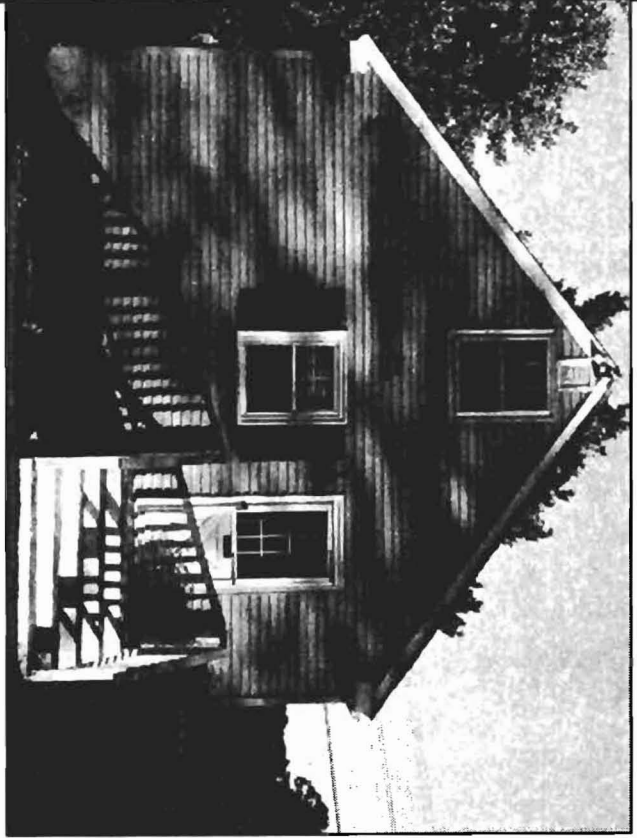
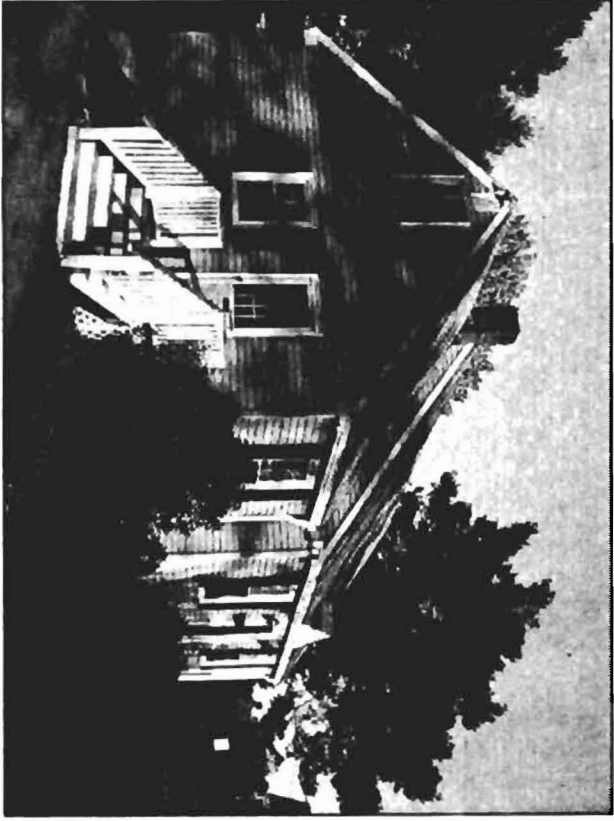
Page 3 of 3

RECEIVED
RECORDED REGISTRY OF DEEDS

1999 NOV -2 PM 3:43

CUMBERLAND COUNTY

John B. O'Brien



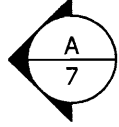
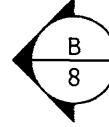
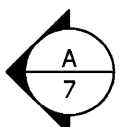
GC AND/OR HOME OWNER ARE RESPONSIBLE FOR COMPLYING WITH ALL LOCAL BUILDING CODES

GC AND/OR HOME OWNER ARE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS IN THE FIELD PRIOR TO DEMOLITION AND CONSTRUCTION

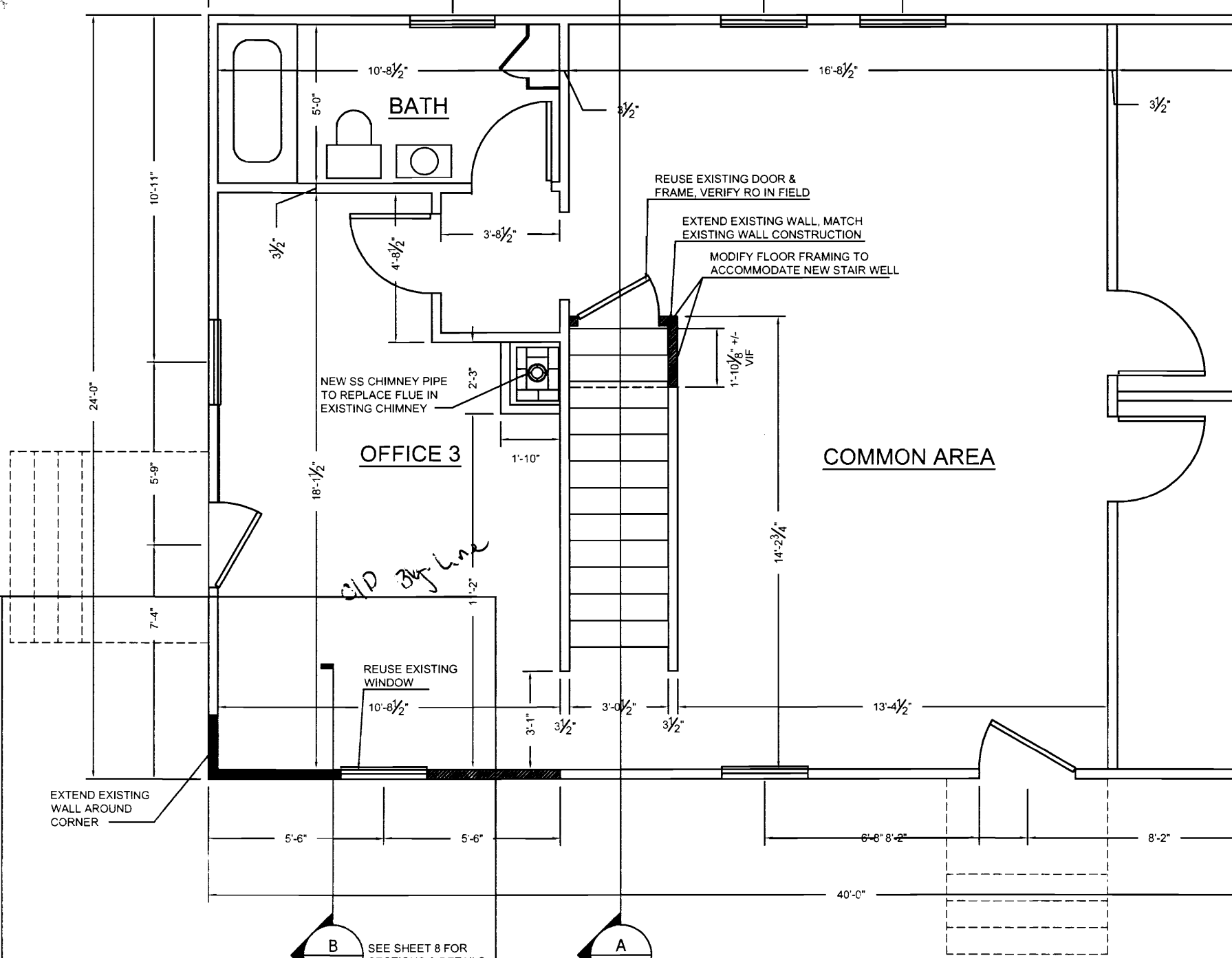
40'-0" = 4.00' SPACING SPACES

29' x 10' = 260 x 12 = 1920

CID by line



SEE SHEET 8 FOR SECTIONS & DETAILS



GC AND/OR HOME OW
RESPONSIBLE FOR CC
WITH ALL LOCAL BUIL

ROOF SYSTEM

8/12 ROOF TR
2x4 TRUSS BF
R19 FIBERGLA
FOAM EAVE V
5/8" T&G ADV
36" ICE & WAT
15 LB BUILDIN
30 YEAR ARCI
CONTINUOUS

ROOF TRIM

2x4 LEDGER 8
PRIMED 1x6 F.
CONT. VINYL I
PRIMED 1x6 R
SOFFIT DETAI

CEILING

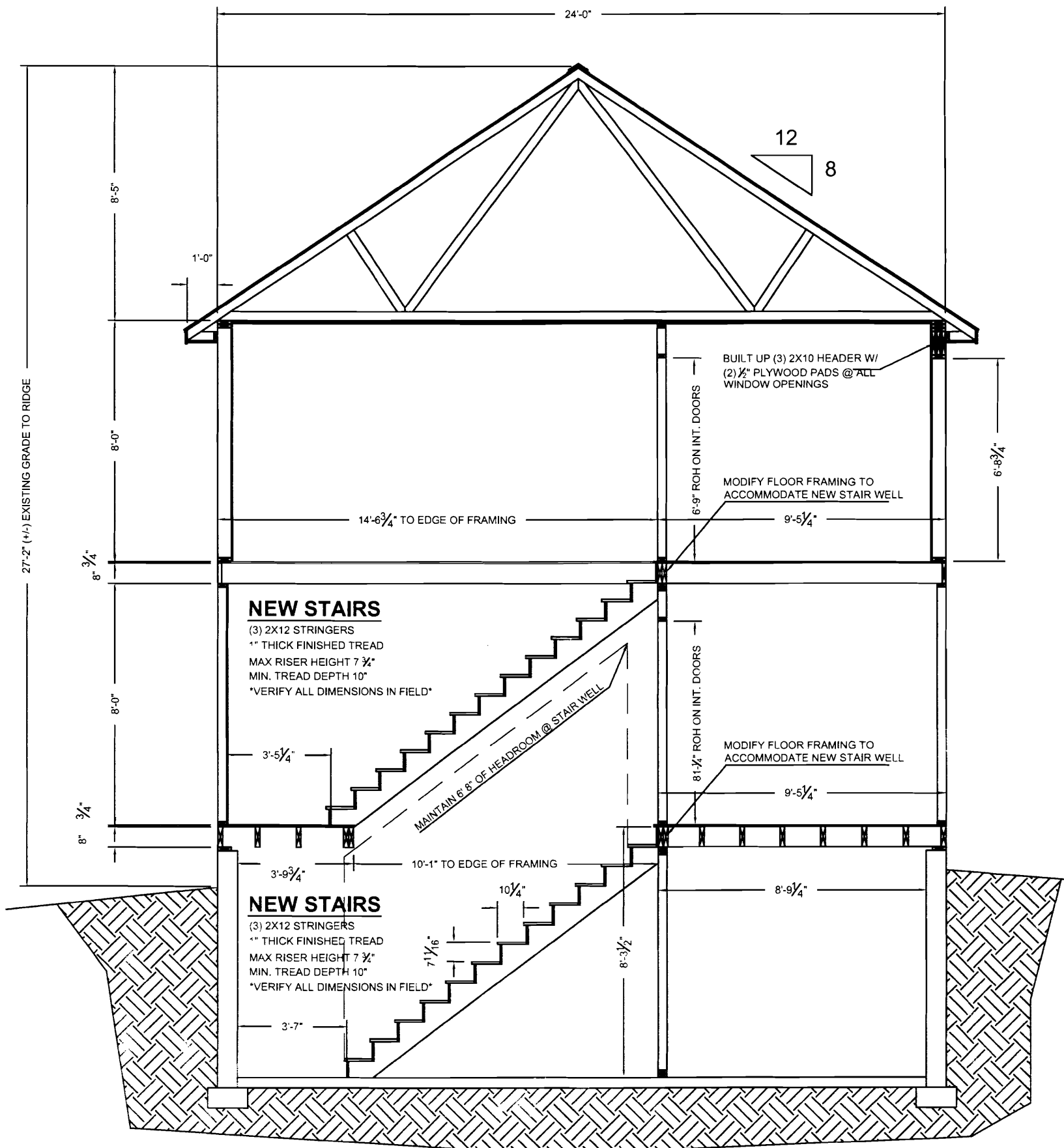
1x4 STRAPPIN
3 MIL VAPOR I
1/2" GYPSUM'

NEW EXTERIC

1/2" GYPSUM'
3 MIL. PLASTIC
2x6 STUDS @
R19 FIBERGLA
1/2" CDX PLYV
TYVEK HOUSE
VINYL SIDING

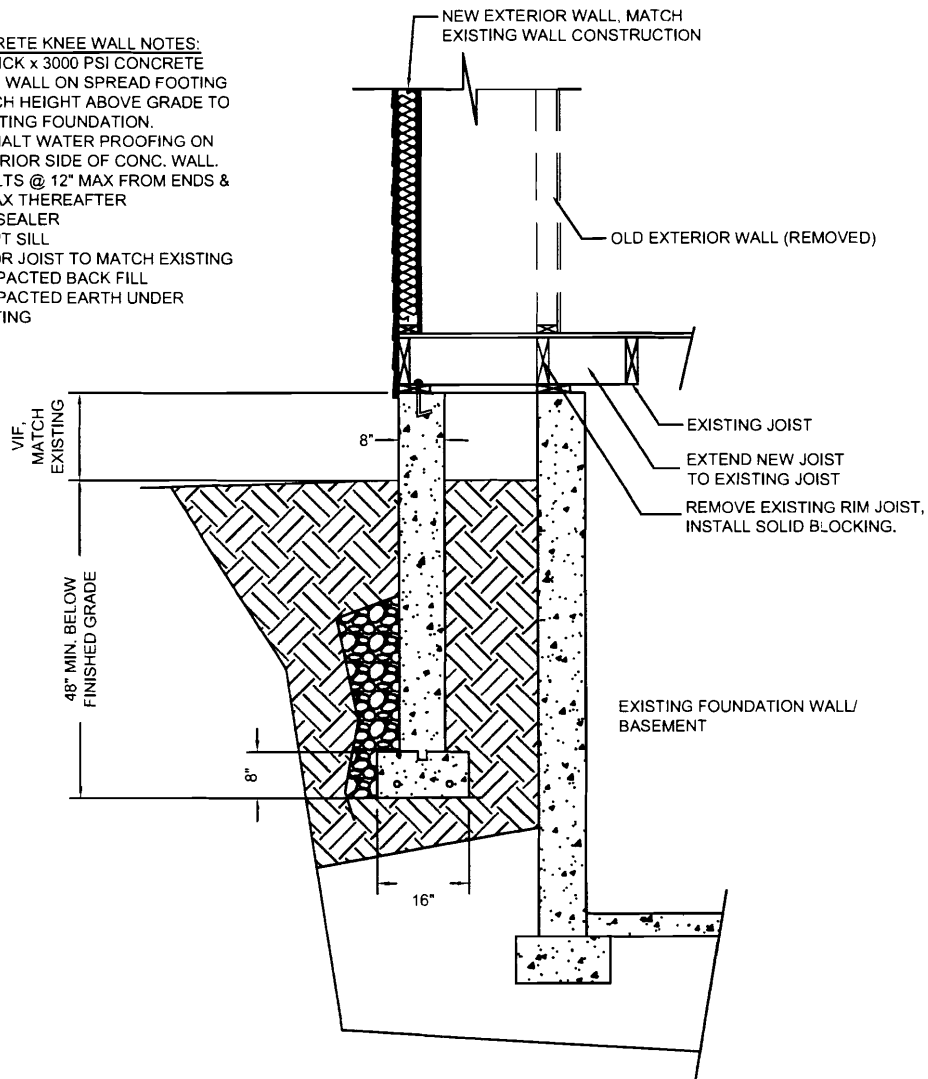
EXISTING WA

1/2" GYPSUM'
2x4 STUDS @
INSULATION
1/2" PLYWOOD
VINYL SIDING



**SECTION A: EXISTING BSMT & 1ST FLOOR
W/ PROPOSED SECOND FLOOR**
SCALE: 1/4" = 1'-0"

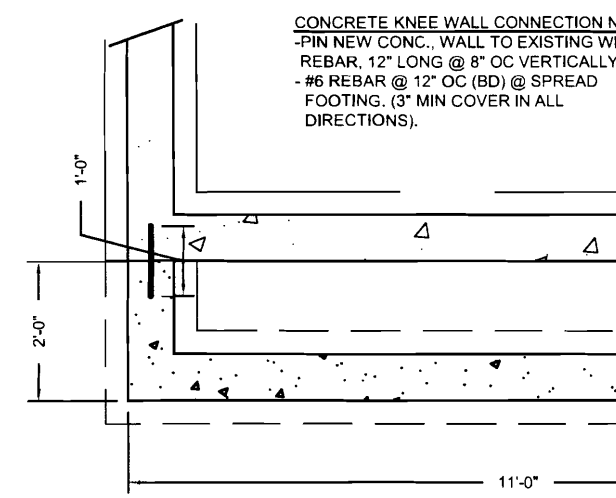
- CONCRETE KNEE WALL NOTES:**
- 8" THICK x 3000 PSI CONCRETE KNEE WALL ON SPREAD FOOTING
 - MATCH HEIGHT ABOVE GRADE TO EXISTING FOUNDATION.
 - ASPHALT WATER PROOFING ON EXTERIOR SIDE OF CONC. WALL.
 - J-BOLTS @ 12" MAX FROM ENDS & 6" MAX THEREAFTER
 - SILL SEALER
 - 2X6 PT SILL
 - FLOOR JOIST TO MATCH EXISTING
 - COMPACTED BACK FILL
 - COMPACTED EARTH UNDER FOOTING



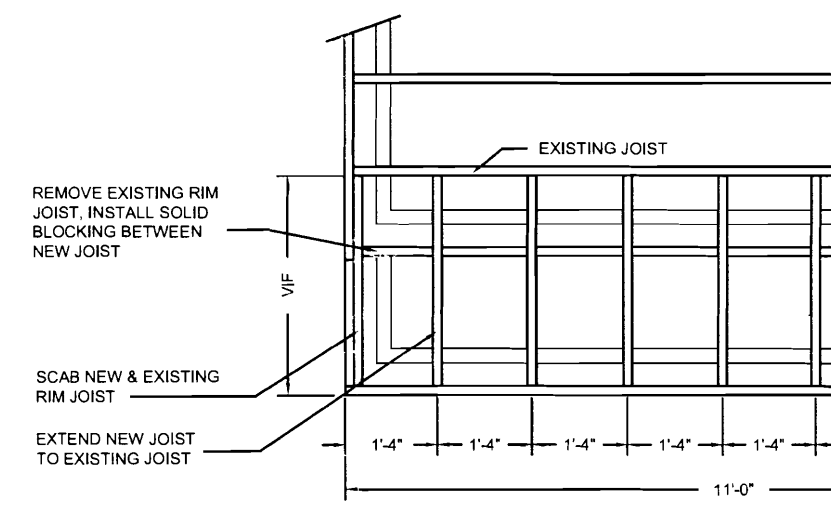
SECTION B: CONCRETE KNEE WALL TO SUPPORT NEW WALL ABOVE
 SCALE: 1/4" = 1'-0"

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FOUNDATION DETAIL @ KNEE
 1/4" = 1'-0"



FRAMING DETAIL @ KNEE
 1/4" = 1'-0"

WALL TYPE: W1,

- 2X6 SPF STUD @ 16" OC
- VINYL SIDING TO MATCH EXISTING
- INFILTRATION BARRIER, (TYVEK OR SIMILAR)
- 1/2" CDX EXT. SHEATHING
- R19 5-1/2" BATT INSULATION
- 3 MIL VAPOR BARRIER
- 1/2" GWB.

NOTE: EXISTING 1ST FLOOR WINDOWS TO REMAIN OR BE RELOCATED; SEE FLOOR PLANS FOR NOTES

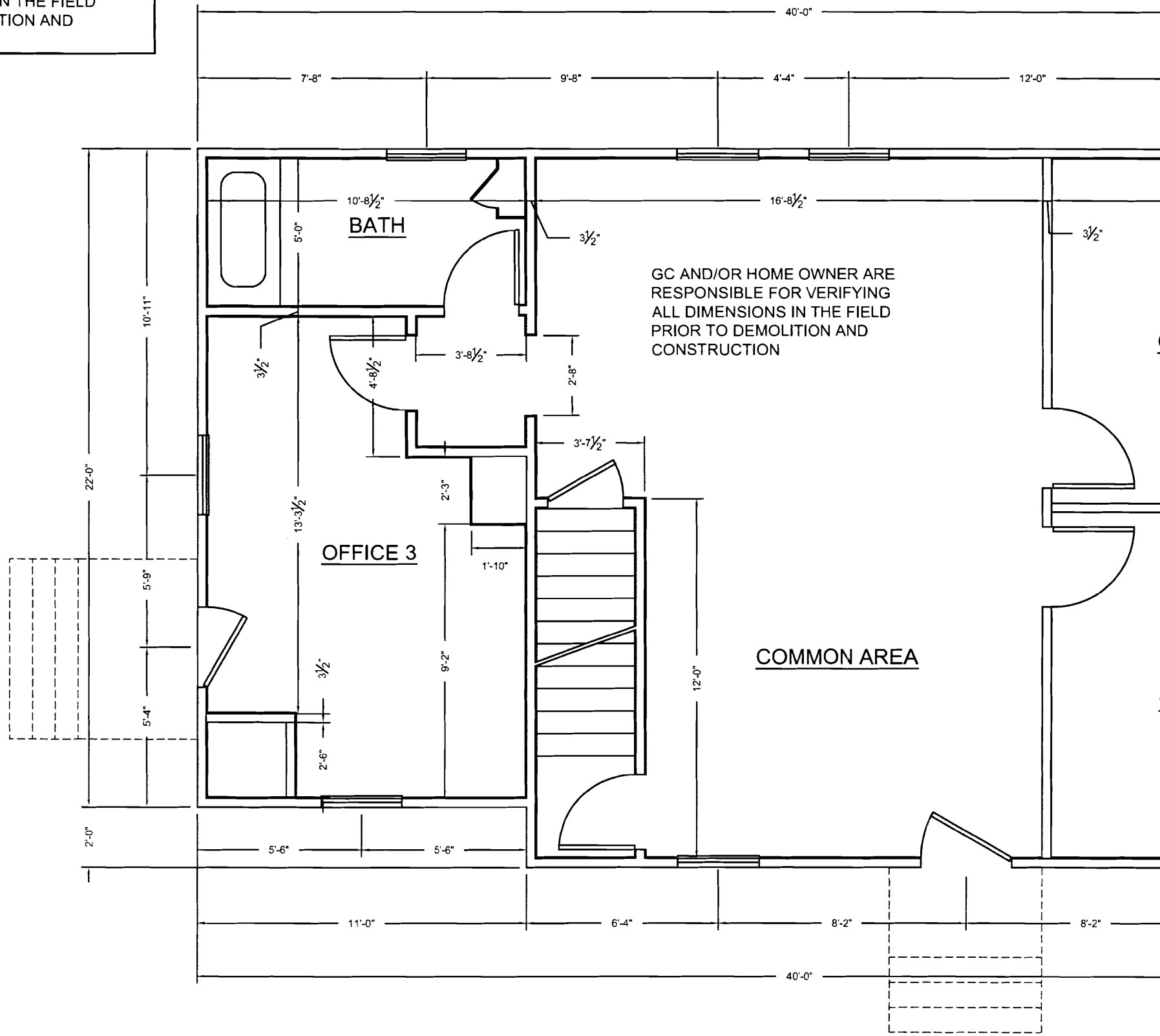
2ND FLOOR WINDOW SCHEDULE						
QTY	TYPE	ROOM	DESCRIPTION/ COLOR	MFG.	SIZE	ROUGH OPENING
1	2	COMMON AREA	DOUBLE HUNG, INSULATED / WHITE	TBD	3036	SEE MFG. SPECS
1	1	OFFICE 4	DOUBLE HUNG, INSULATED / WHITE	TBD	3040	SEE MFG. SPECS
2	1	OFFICE 5	DOUBLE HUNG, INSULATED / WHITE	TBD	3040	SEE MFG. SPECS
2	1	OFFICE 6	DOUBLE HUNG, INSULATED / WHITE	TBD	3040	SEE MFG. SPECS
1	1	OFFICE 7	DOUBLE HUNG, INSULATED / WHITE	TBD	3040	SEE MFG. SPECS
2	1	OFFICE 8	DOUBLE HUNG, INSULATED / WHITE	TBD	3040	SEE MFG. SPECS
1	2	STORAGE	DOUBLE HUNG, INSULATED / WHITE	TBD	3036	SEE MFG. SPECS
1	2	BATH	DOUBLE HUNG, INSULATED / WHITE	TBD	3036	SEE MFG. SPECS

NOTE: EXISTING 1ST FLOOR DOORS TO REMAIN OR BE RELOCATED; SEE FLOOR PLANS FOR NOTES

2ND FLOOR DOOR SCHEDULE									
NO.	QTY	TYPE	MATL.	CORE	LOCATION	HAND	SIZE	RO	PRE HUNG
1	1	HG	WOOD	SOLID	COMMON AREA TO OFFICE 4	RH	3068	38-1/2" X 81-1/4"	YES
2	1	HG	WOOD	SOLID	HALLWAY 2 TO OFFICE 5	LH	3068	38-1/2" X 81-1/4"	YES
3	1	HG	WOOD	SOLID	HALLWAY 2 TO OFFICE 6	RH	3068	38-1/2" X 81-1/4"	YES
4	1	HG	WOOD	SOLID	HALLWAY 2 TO OFFICE 7	RH	3068	38-1/2" X 81-1/4"	YES
5	1	F	WOOD	HOLLOW	OFFICE 7 FROM CLST	LHR	2068	26-1/2" X 81-1/4"	YES
6	1	F	WOOD	HOLLOW	COMMON AREA TO BATH	RH	2668	32-1/2" X 81-1/4"	YES
7	1	F	WOOD	HOLLOW	COMMON AREA FROM STORAGE	LHR	2668	32-1/2" X 81-1/4"	YES
8	1	HG	WOOD	SOLID	COMMON AREA TO OFFICE 8	LH	3068	38-1/2" X 81-1/4"	YES
9	1	F	WOOD	HOLLOW	OFFICE 8 FROM CLST	RHR	2068	26-1/2" X 81-1/4"	YES

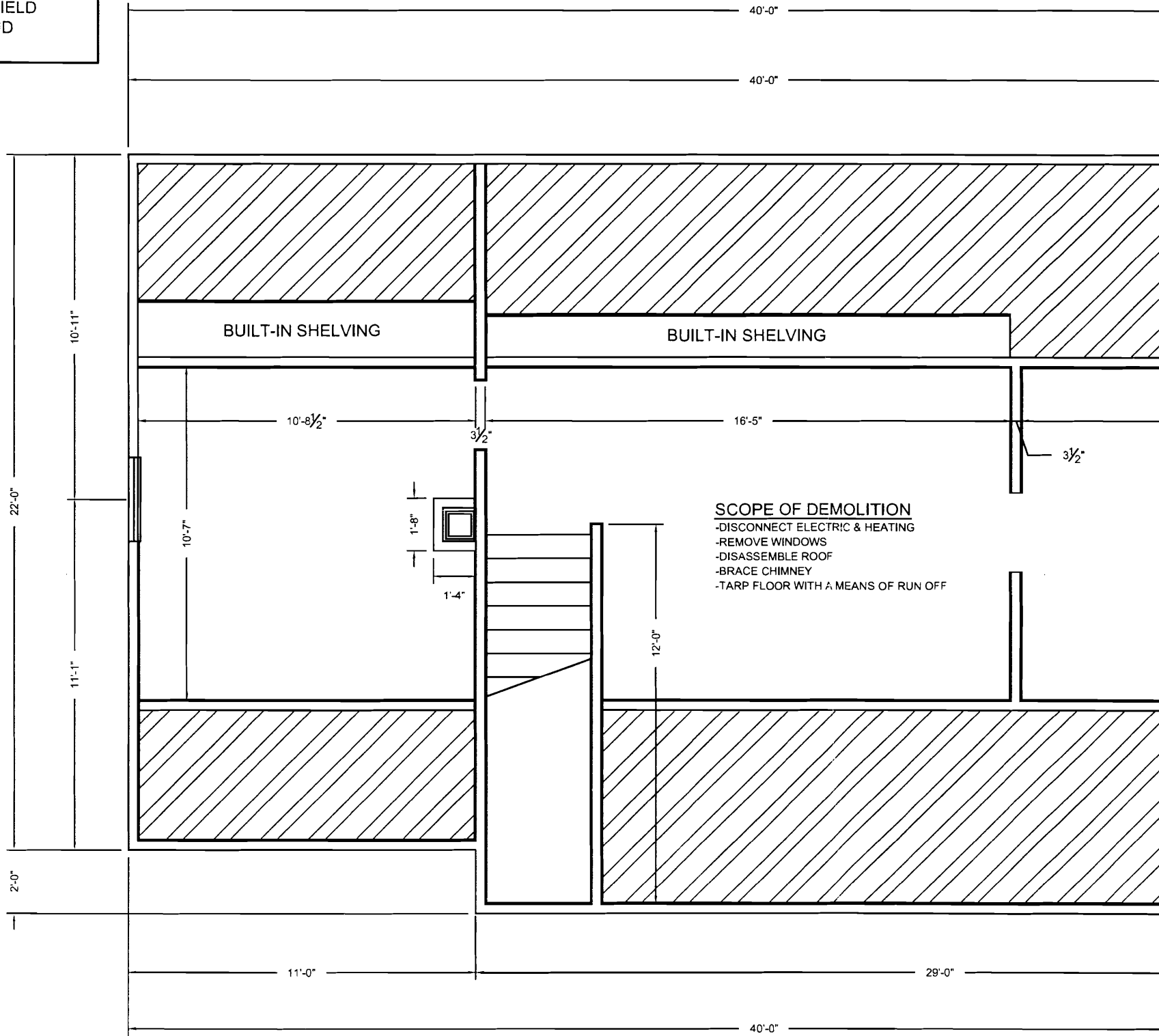
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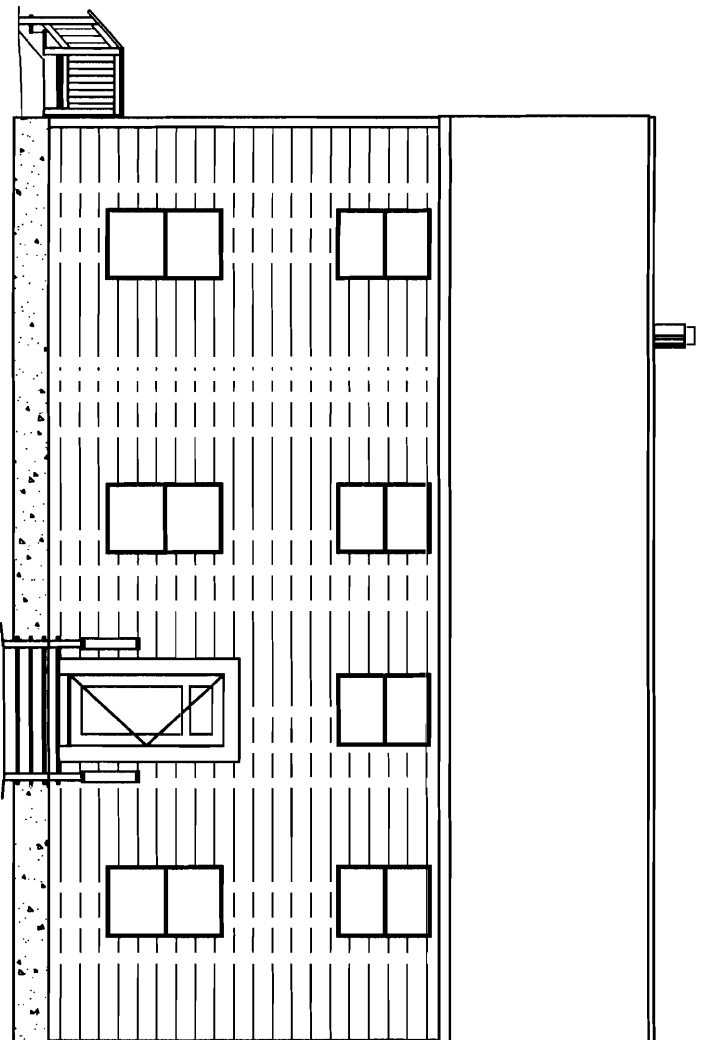
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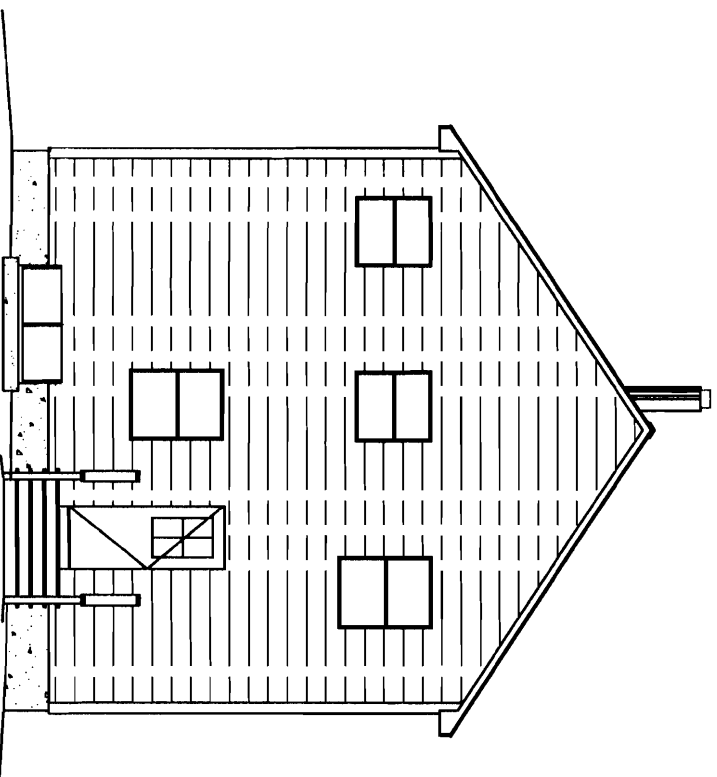
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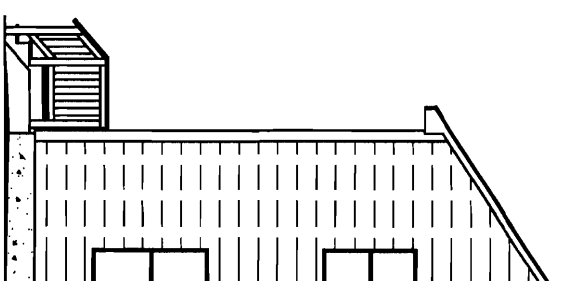




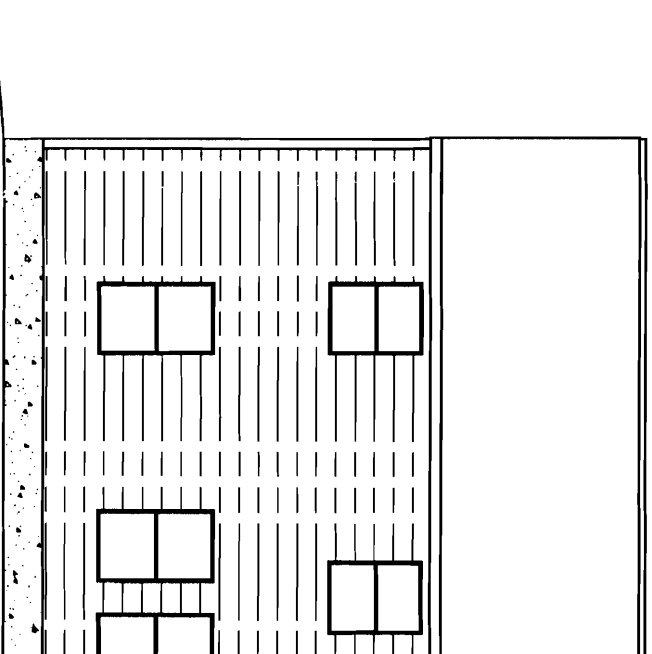
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



LEFT ELEVATION
SCALE: 1/8" = 1'-0"



REAR ELEVATION
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

