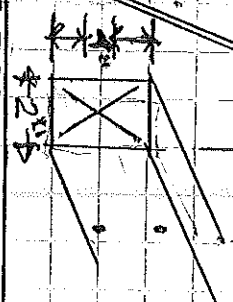
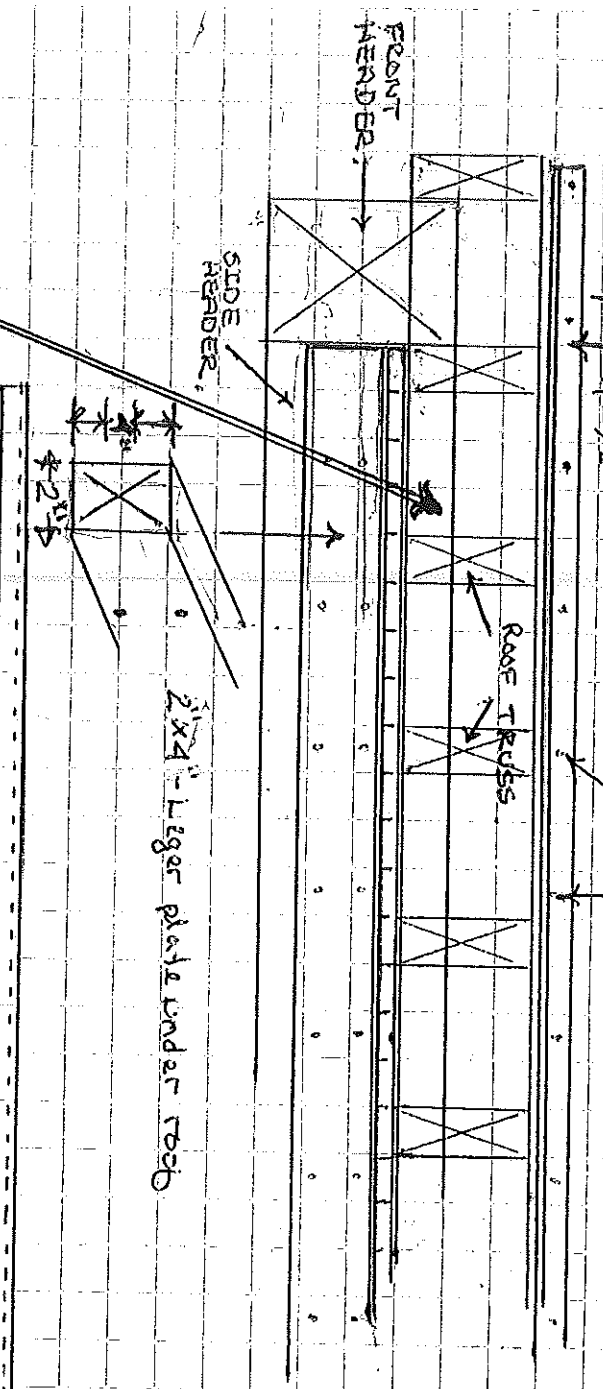
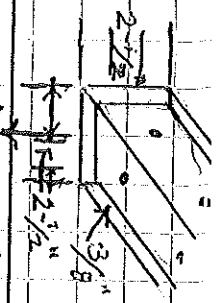


TOP

3-1/2" x 3/8" lag bolts
tied into trusses 2"x4" struts



Roof Construction

This layer with 3/8" steel L-bracket will
wrap around on both sides where porch meets
header.

All Purpose Building Permit Application

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

Location/Address of Construction: 463 St. John St. Portland

Total Square Footage of Proposed Structure _____ Square Footage of Lot 9,708

Tax Assessor's Chart, Block & Lot Chart# <u>664</u> Block# <u>F</u> Lot# <u>12</u>	Owner: <u>19 South Street, LLC</u>	Telephone: <u>775-6561x2002</u>
--	------------------------------------	---------------------------------

Lessee/Buyer's Name (if Applicable) _____	Applicant name, address & telephone: <u>Marc Fishman</u> <u>Po Box 15430, Portland 04112-5430</u>	Cost Of Work: \$ <u>4,500</u> Fee: \$ <u>66</u>
---	--	--

Current use: Apartments 775-6561x2002
CITY OF PORTLAND, ME
JUL - 5 2005

If the location is currently vacant, what was prior use: _____

Approximately how long has it been vacant: _____

Proposed use: Building a fire escape for life & safety CELEBRANCE.

Project description: Existing egress is unsafe & want to upgrade it for the tenants safety

Contractor's name, address & telephone: Rich Aluminium - 772-9822 (Tim Lige)

Who should we contact when the permit is ready: Marc Fishman 775-6561x2002

Mailing address: PO Box 15430 Portland ME 04112-5430

We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 775-6561x2002

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

I hereby certify that I am the Owner of record of the named property, 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 of applicant:  Date: 7/5/05

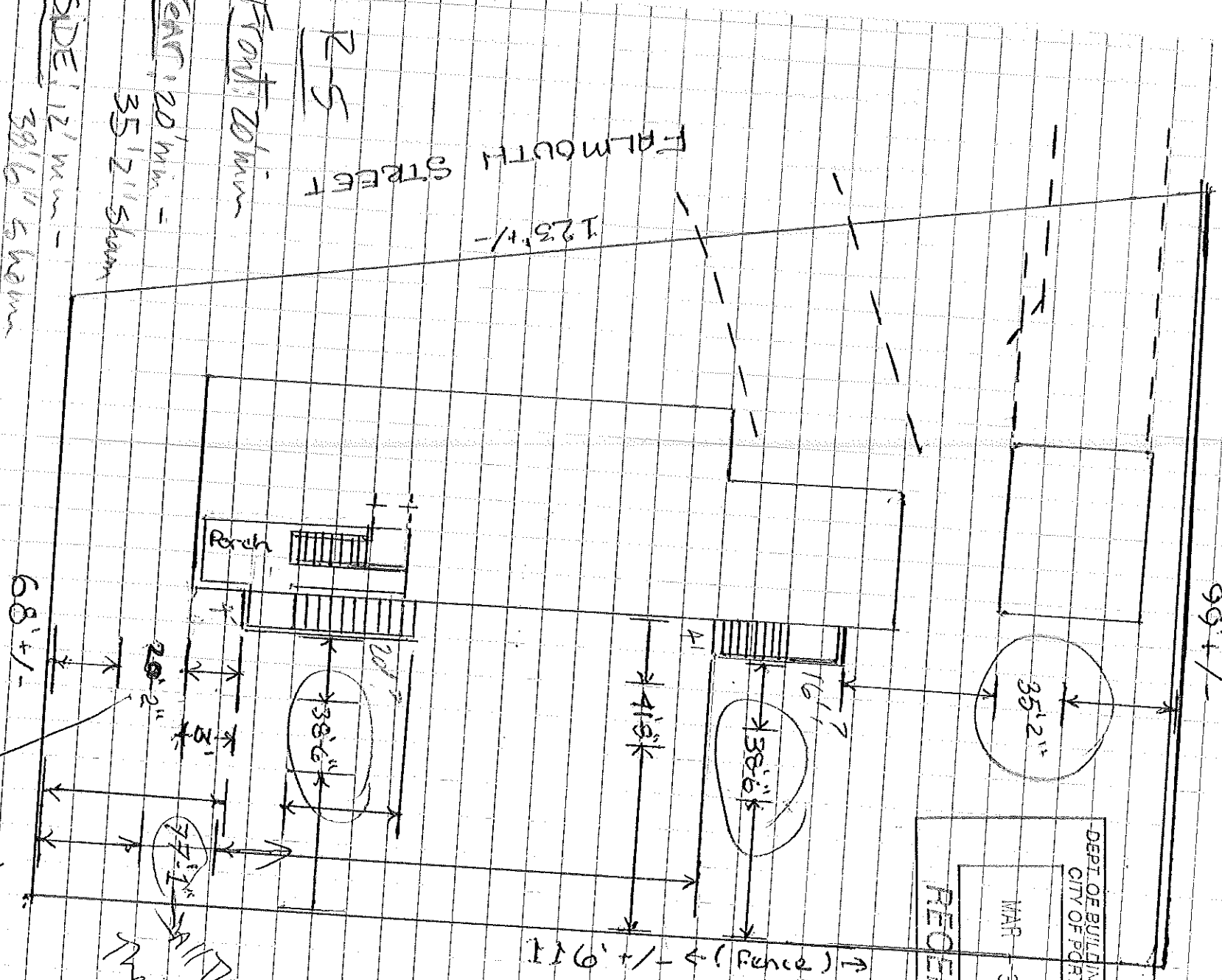
as Member
This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

TOP

R-5 Zone

99' +/-

DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 RECEIVED
 MAR 3 2006



FRMOUTH STREET
123' +/-

R-5

Front 20' min

REAR 20' min =
35' 2" shown

SIDE 12' min =
39' 6" shown

ST. JOTHU STREET

68' +/-

116' +/- (Fence)

Porch

35' 2"

38' 6"

41' 8"

20' 2"

77' 1"

to porch back to
Stairs
The 2nd Stairs
All The Way

refined
9' 9" x
9' 9"

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MORTGAGE INFORMATION OR DEED BOOK PAGE COUNTY Cumberland

PLAN BOOK PAGE LOT

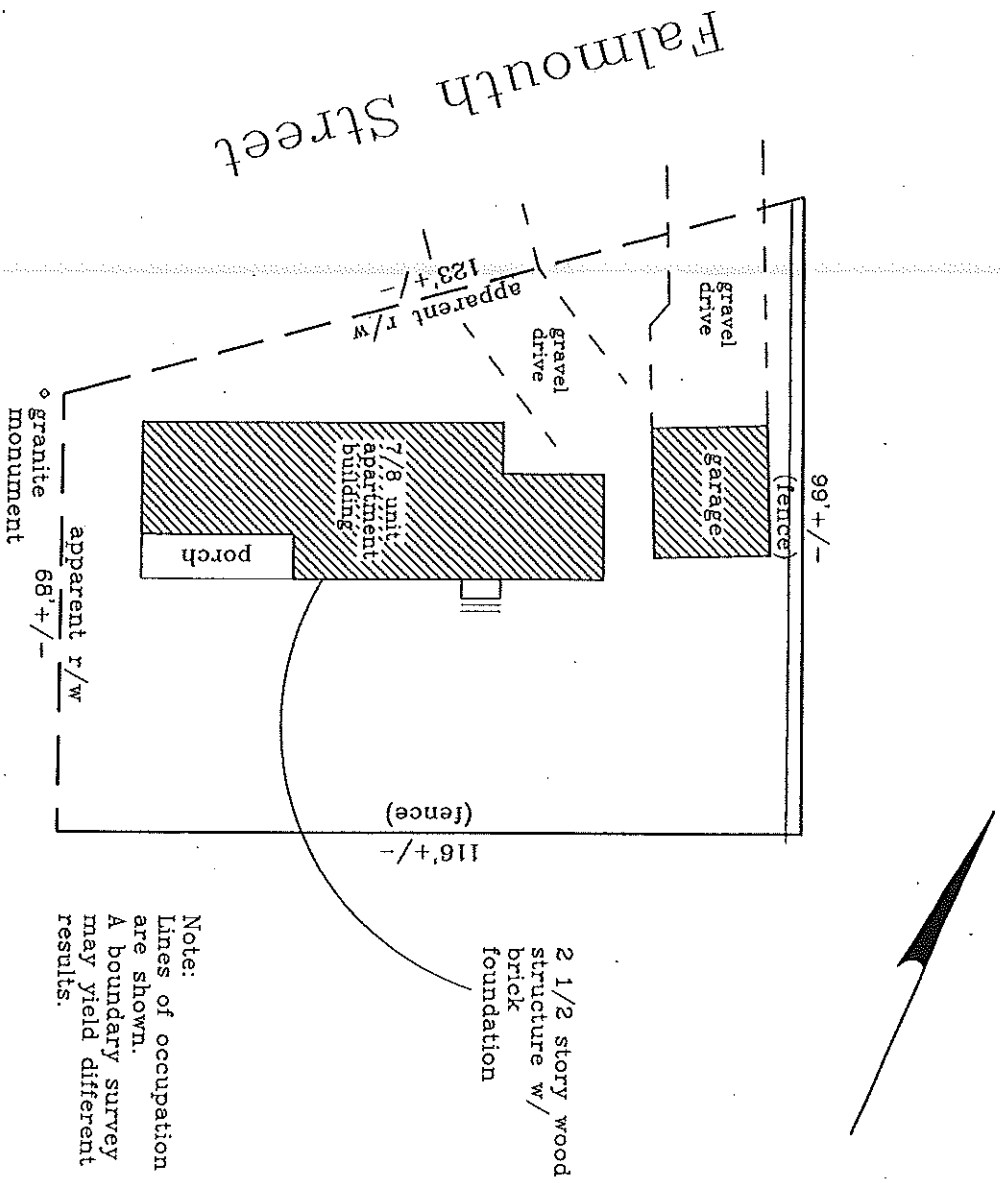
ADDRESS: 463 St. John Street, Portland, Maine

Job Number: 521-21

Inspection Date: 5-20-05

Owners: 19 South Street, LLC

Scale: 1" = 30'



to Brighton Ave. St. John Street

[Handwritten Signature]

I HEREBY CERTIFY TO: 19 South Street, LLC; Northeast Bank

and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel: 230051-0013 B

The structure does not fall within the special flood hazard zone.

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed.

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

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Livingston-Hughes

Professional Land Surveyors

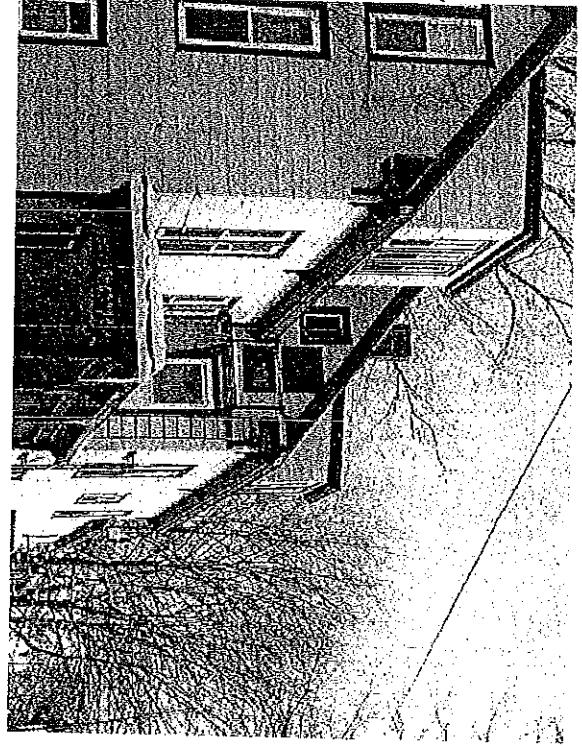
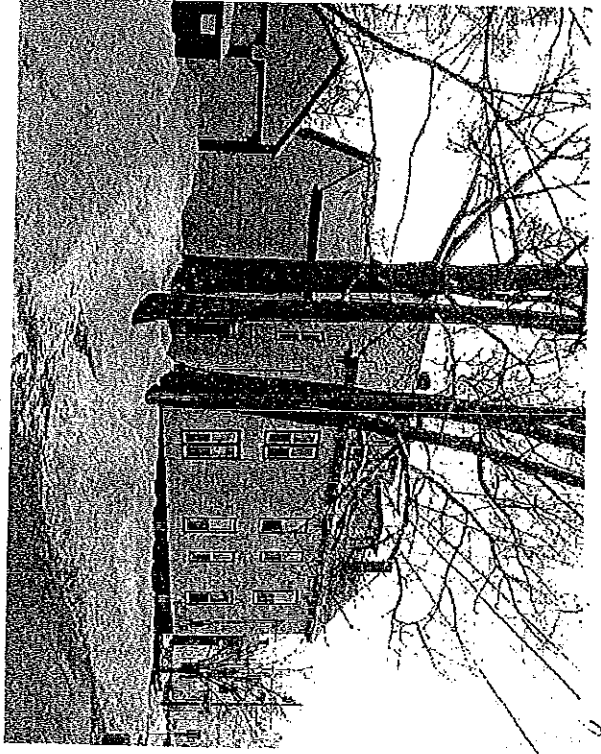
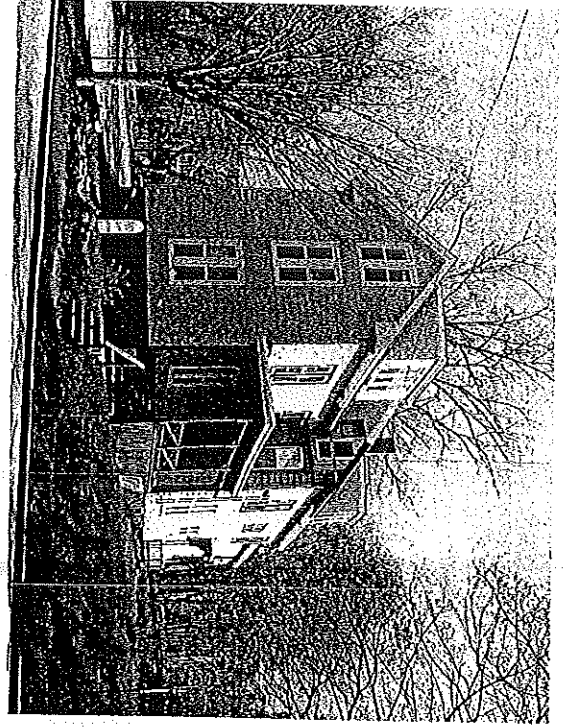
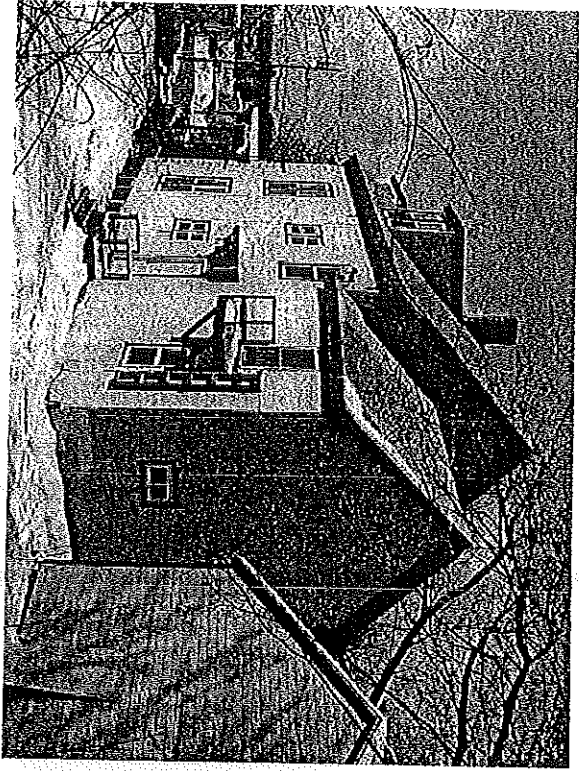
88 Guinea Road

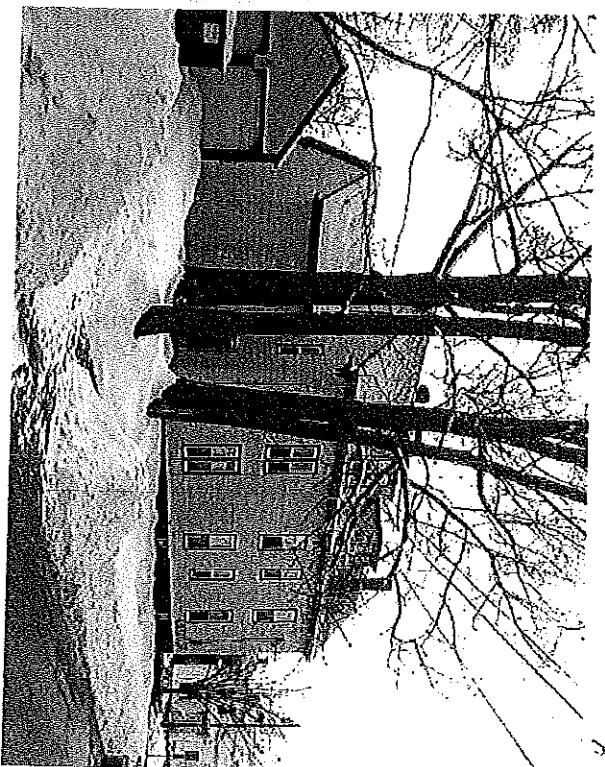
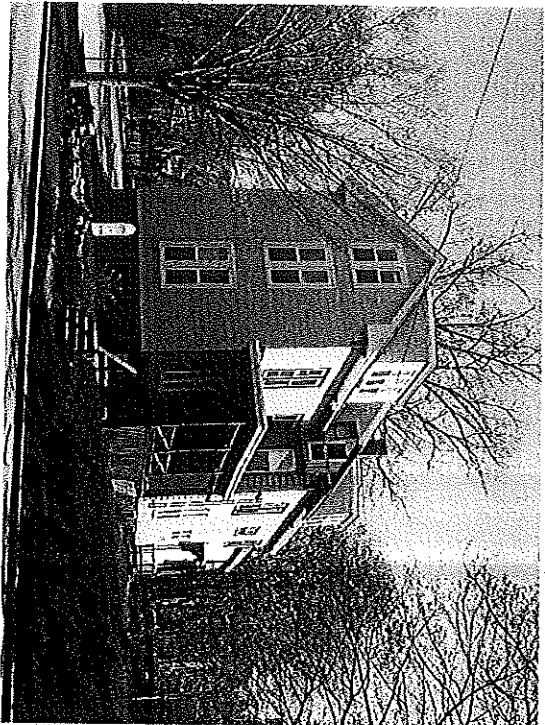
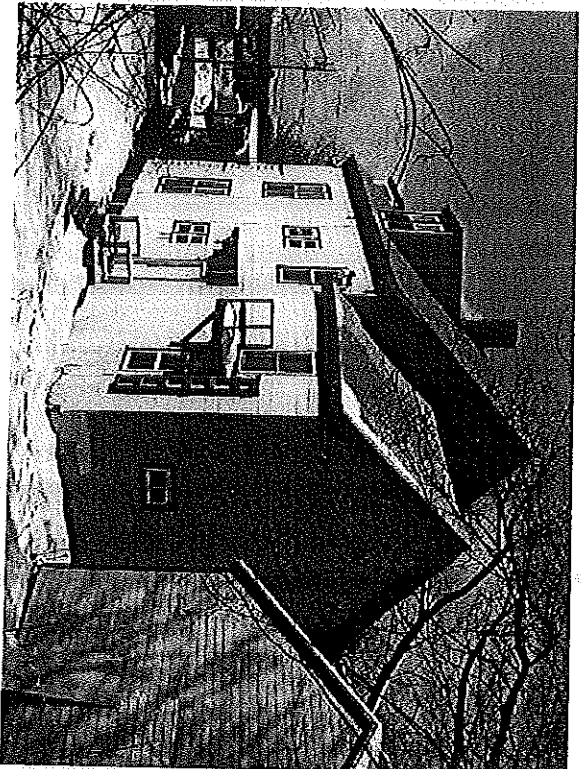
Kennebunkport, Maine 04046

207-967-9761 phone 207-967-4831 fax

www.livingston-hughessurveyors.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY





From: Tammy Munson
To: Mike Nugent
Date: 2/27/2006 3:54:52 PM
Subject: 463 St John Street - FYI

I discussed this property before you left. This is an old Noel Paradise building w/ a number of illegal units. They are bringing in the fire escape into this week. The current elevation that we have only addresses the front egress problem. Their are one or two units in the back that have ladders as a 2nd means of egress. In other words, they need 2 new fire escapes on the property. This permit will probably not be ready for building review by the end of the week so I will not be able to review this one. I told the builder we would try and expedite this for him. Marge is aware of the property and familiar w/this one.

CC: Jeanie Bourke; Marge Schmuckal



PORTLAND MAINE

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

*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

July 20, 2005

Marc R. Fishman
2 Cotton Street
P.O. Box 15430
Portland, Maine 04112-5430

RE: 463 St. John Street – 066A-F-012 – R-5 Zone – application #05-0903

Dear Mr. Fishman,

I am in receipt of your permit application to upgrade a fire escape for a multifamily building located at 463 St. John Street. Your permit is denied because our records show that this building is legally considered to be a two family dwelling. Before this office can allow renovations to a building, the use of the building must be verified. I have attached a copy of a determination letter dated October 15, 2005 that states the legal use of this property.

You will be required to either remove the illegal residential dwelling units or to legalized the illegal dwelling units before this permit can proceed.

If you have any questions, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file
Mike Nugent

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

October 15, 2004

Steve P. Davis
Steve Davis Real Estate
P.O. Box 6747
Portland, ME 04103-6747

RE: 463 St. John Street – 066A-F-12 - R-5 Zone

Dear Steve,

I am in receipt of your request to determine the legal zoning use of the building located at 463 St. John Street. As you know, this office researches its files to document to most recently approved number of units by a valid, issued building permit. Since the basis of our current zoning ordinance is June 5, 1957, the search and documentation begins after that date.

Our current files show that a building permit was issued in October 1959. That permit shows the last use and proposed use of the building as both being two (2) family dwelling units. Although, this office does not use electrical, plumbing, or housing reports to officially determine the number of dwelling units, it is noted that an electrical permit dated 1975 also shows the number of families as two dwelling units.

There are no more recently approved building permits to show any approved change of use for this property since October 1959. Therefore the legal number of units for this property is two (2) dwelling units.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file

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

1 of 1
 Card Number 066A F012001
 Parcel ID 066A F012001
 Location 463 ST JOHN ST
 Land Use FIVE TO TEN FAMILY
 Owner Address 19 SOUTH STREET LLC
 PO BOX 15430
 PORTLAND ME 04112

Book/Page 22402/085
 Legal 66A-F-12
 ST JOHN ST 461-465
 FALMOUTH ST 222-232
 9708 SF

Current Valuation Information

Land \$33,390 Building \$134,190 Total \$167,580

New Estimated Valuation Information

Land \$91,100 Building \$259,300 Total \$350,400 Phase-In Value \$258,990

Building Information

Bldg # 1 Year Built 1910 # Units 10 Bldg Sq. Ft. 5216 Identical Units 1

Total Acres 0.223 Total Buildings Sq. Ft. 5216 Structure Type APARTMENT - GARDEN Building Name

Exterior/Interior Information

Section	Levels	Size	Use	Beating	A/C
1	81/81	1176	UNFINISHED RES BSMT	NONE	NONE
1	01/01	1432	APARTMENT	HM/STEAM	NONE
1	02/02	1432	APARTMENT	HM/STEAM	NONE
1	A1/A1	1176	APARTMENT	NONE	NONE
				NONE	NONE
				NONE	NONE
				NONE	NONE
				NONE	NONE
				NONE	NONE
				NONE	NONE
				NONE	NONE

Building Other Features

Line 2 Structure Type PORCH - COVERED

Identical Units 1

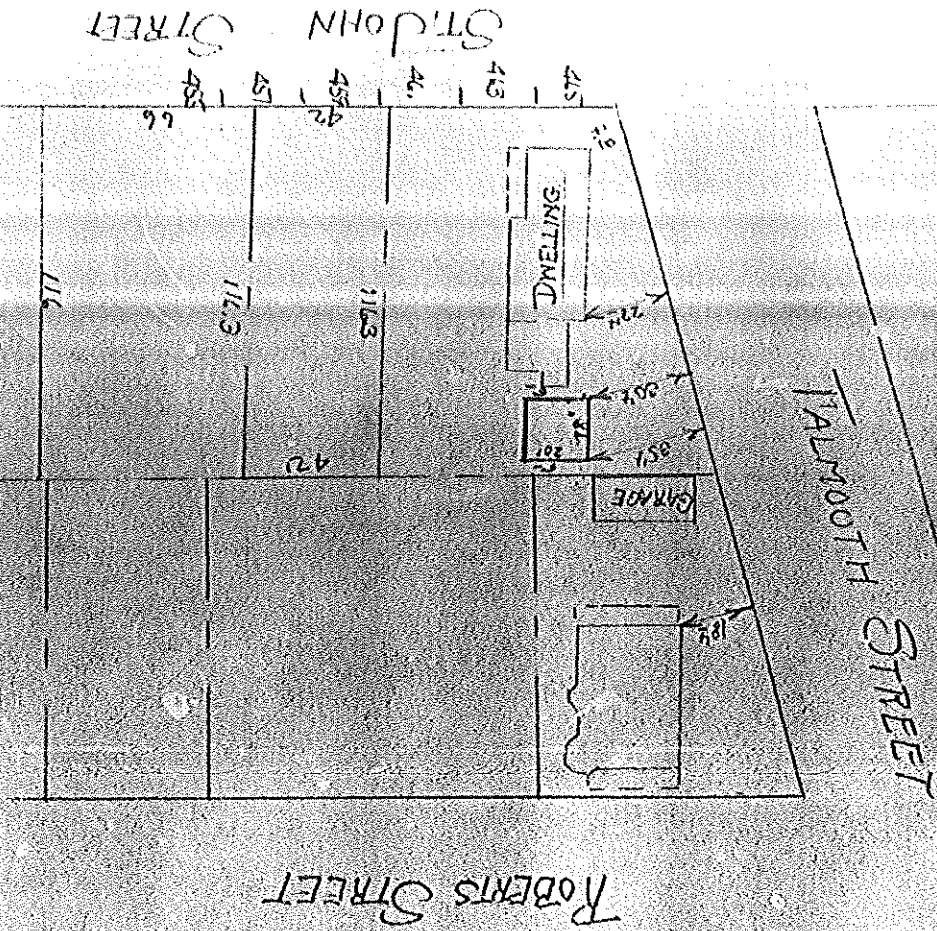
Yard Improvements

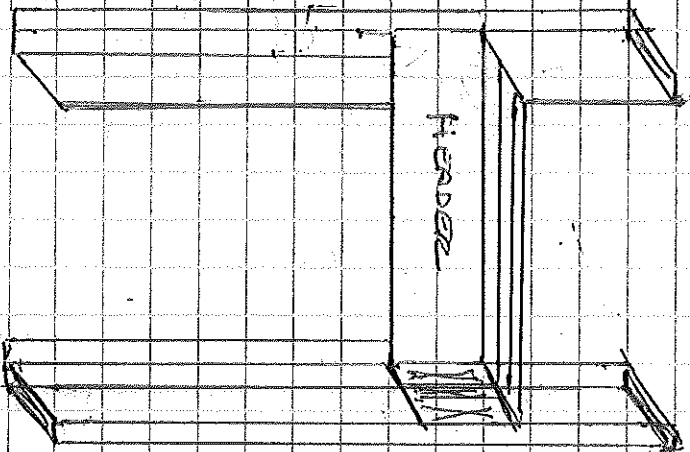
66-A

$$\text{REAR YARD} = \frac{105 \times 95}{8} \times 30 = 3000 \text{ sq ft}$$

50% of 3000 = 900 sq ft allowable occupancy

10 x 20 = 660 sq ft to be occupied

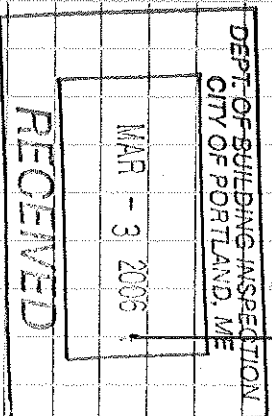




CUT INTO
SOFFIT LINE
TO GAIN
SPACE FOR A
28" x 56"
OPENING.

56"

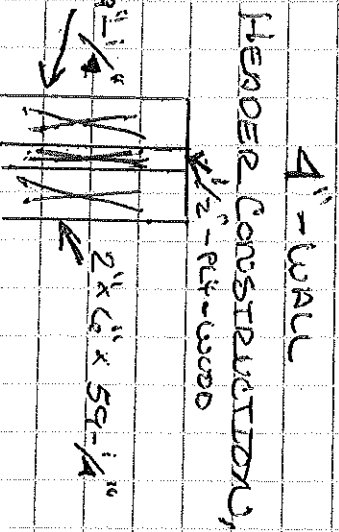
28"



NOTE:

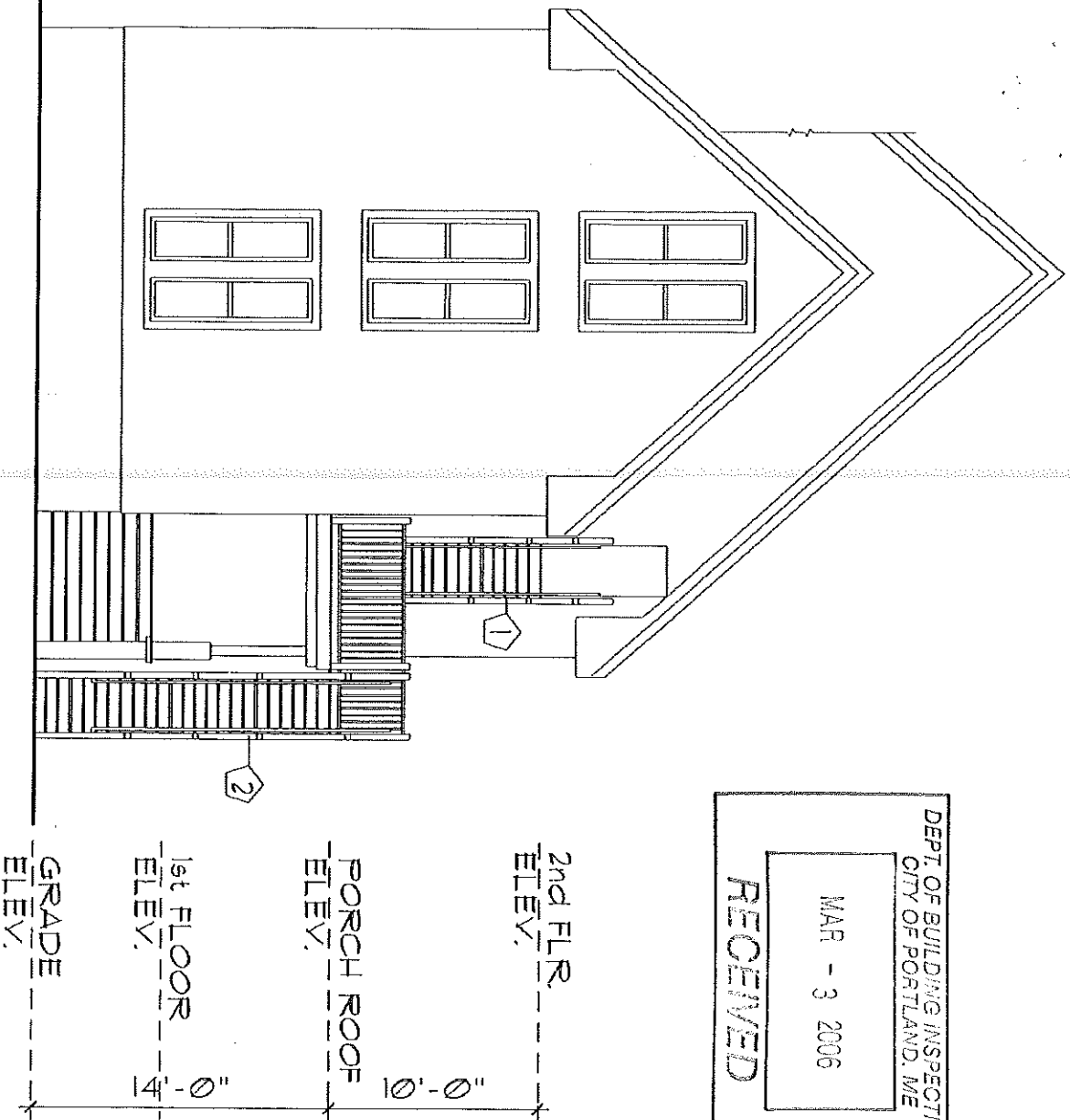
- ① WILL REMOVE WINDOW-UNIT IN BRASSHUT.
- ② WILL REMOVE ALL NON-FIRE RESISTANT DOORS TO CORN, ABRAS AND REPLACE WITH FIRE RATED DOORS.

WILL REMOVE ALL NON-FIRE RESISTANT WATS. FROM CORN, ABRAS WILLS, REPAIR WITH ~~1/4"~~ 3/4" FIRE RATED SHEET ROCK.



Handwritten signature

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 CITY OF PORTLAND, ME
 MAR - 3 2006
RECEIVED

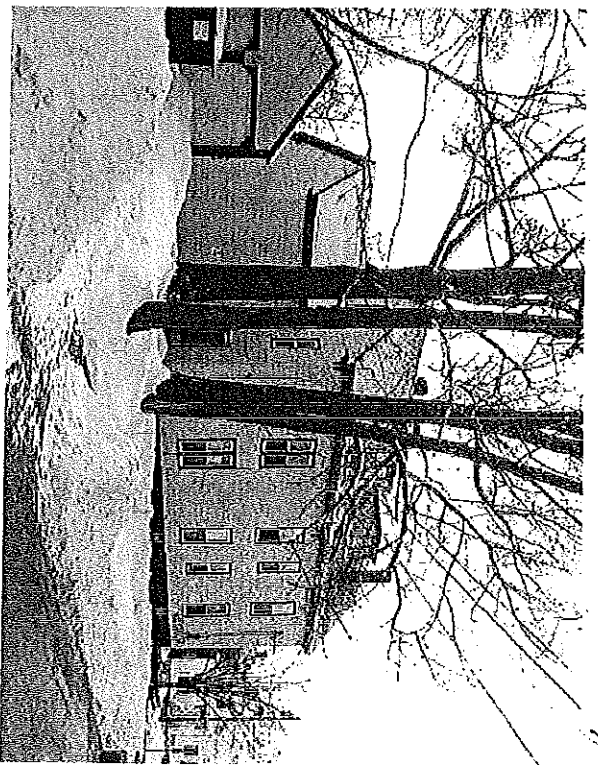
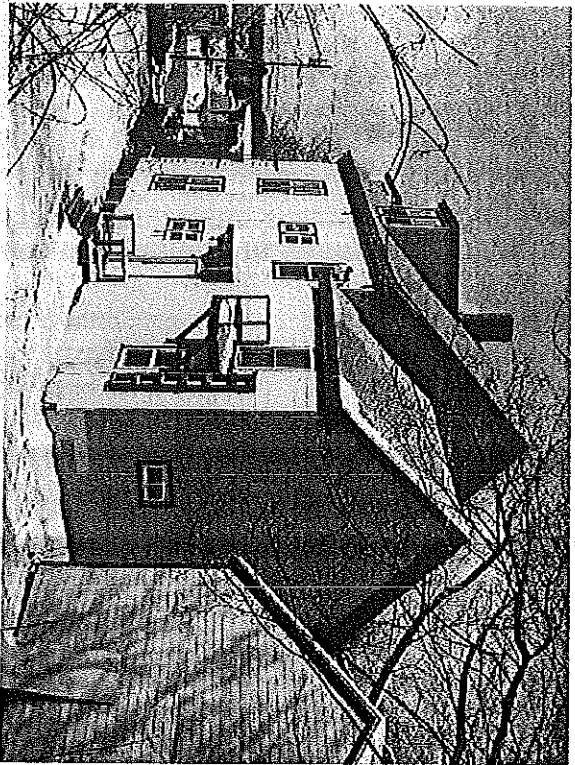
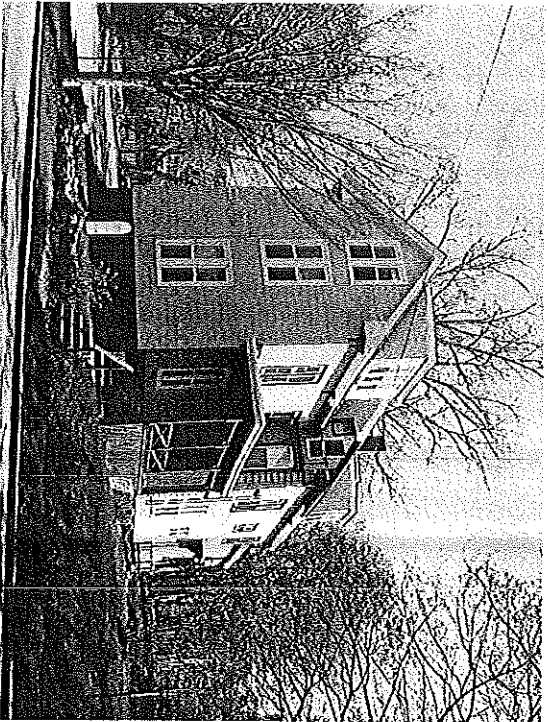


ST. JOHN'S STREET ELEVATION

KEYED NOTES

- ① 24 RISERS @ 7" EA.
- ② 18 RISERS @ 6.66" EA.

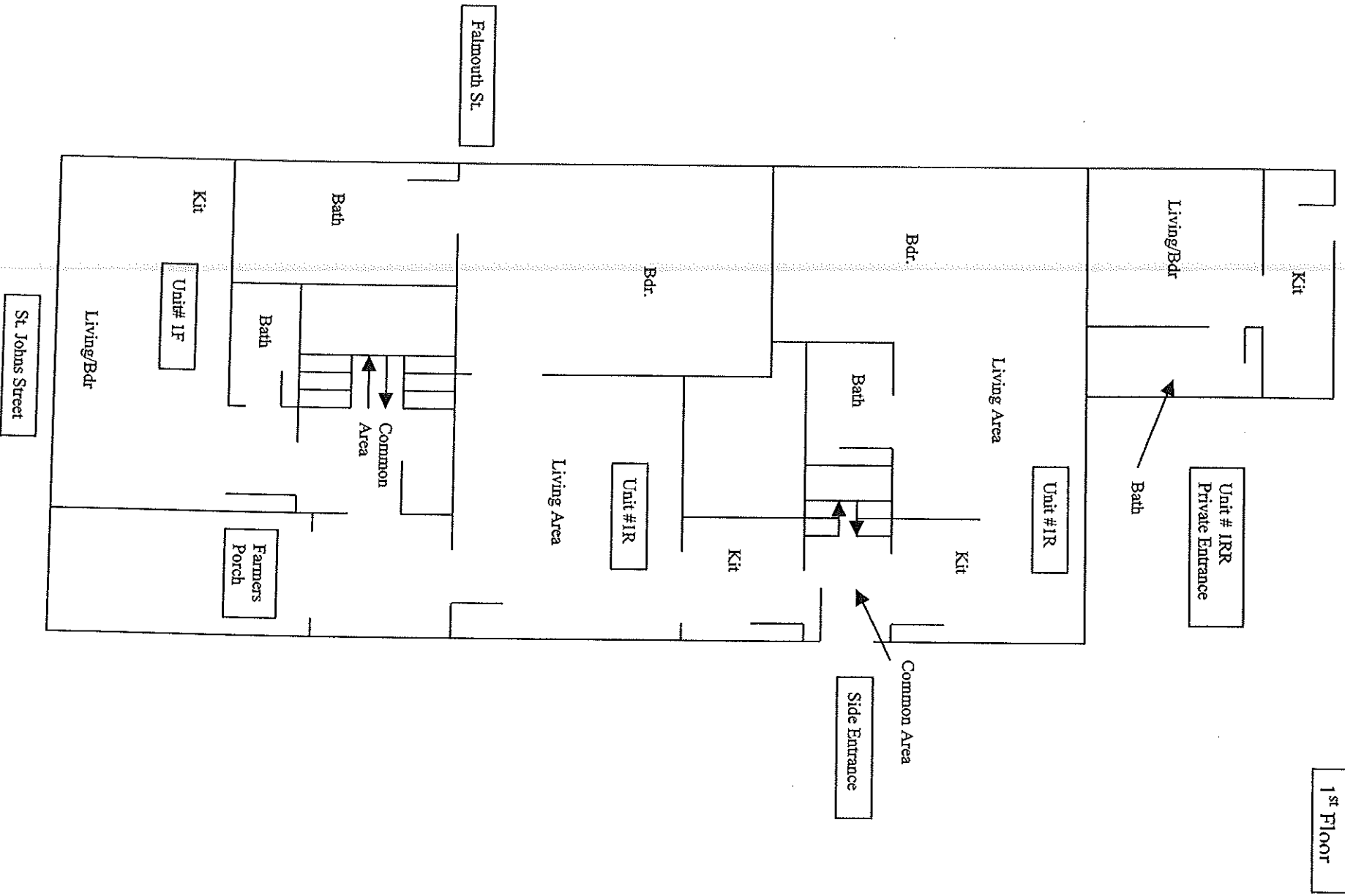
PROJECT: EXTERIOR STAIR	DRAWING: SKETCH #2
SCALE: No Scale	ARCHETYPE, P.A. PORTLAND, MAINE
DATE: April 26, 05	SKa - 2



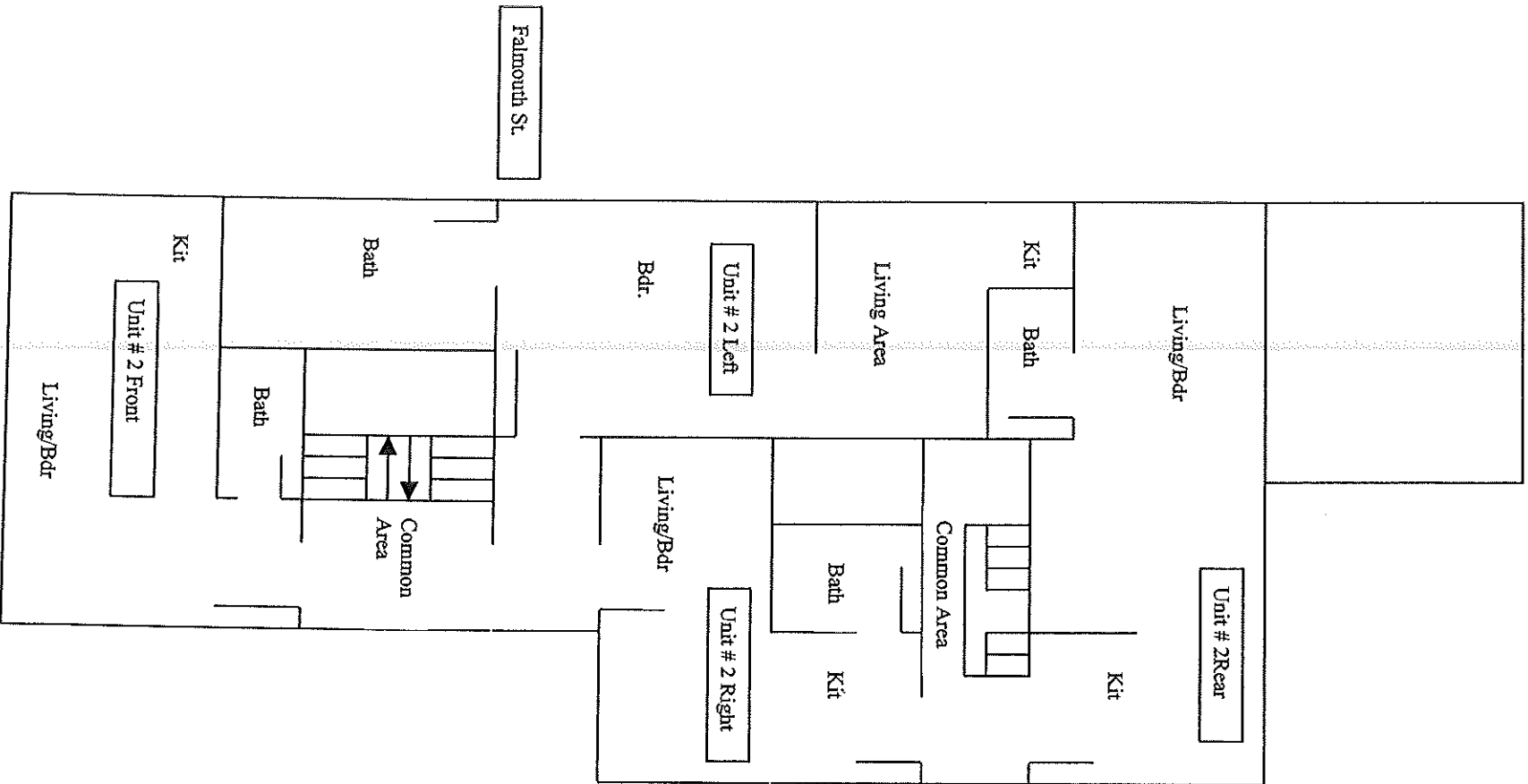
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CITY OF PORTLAND, ME
MAR - 3 2006
RECEIVED

3

1st Floor



2nd Floor



Falmouth St

St. Johns Street

St Johns Street

15'

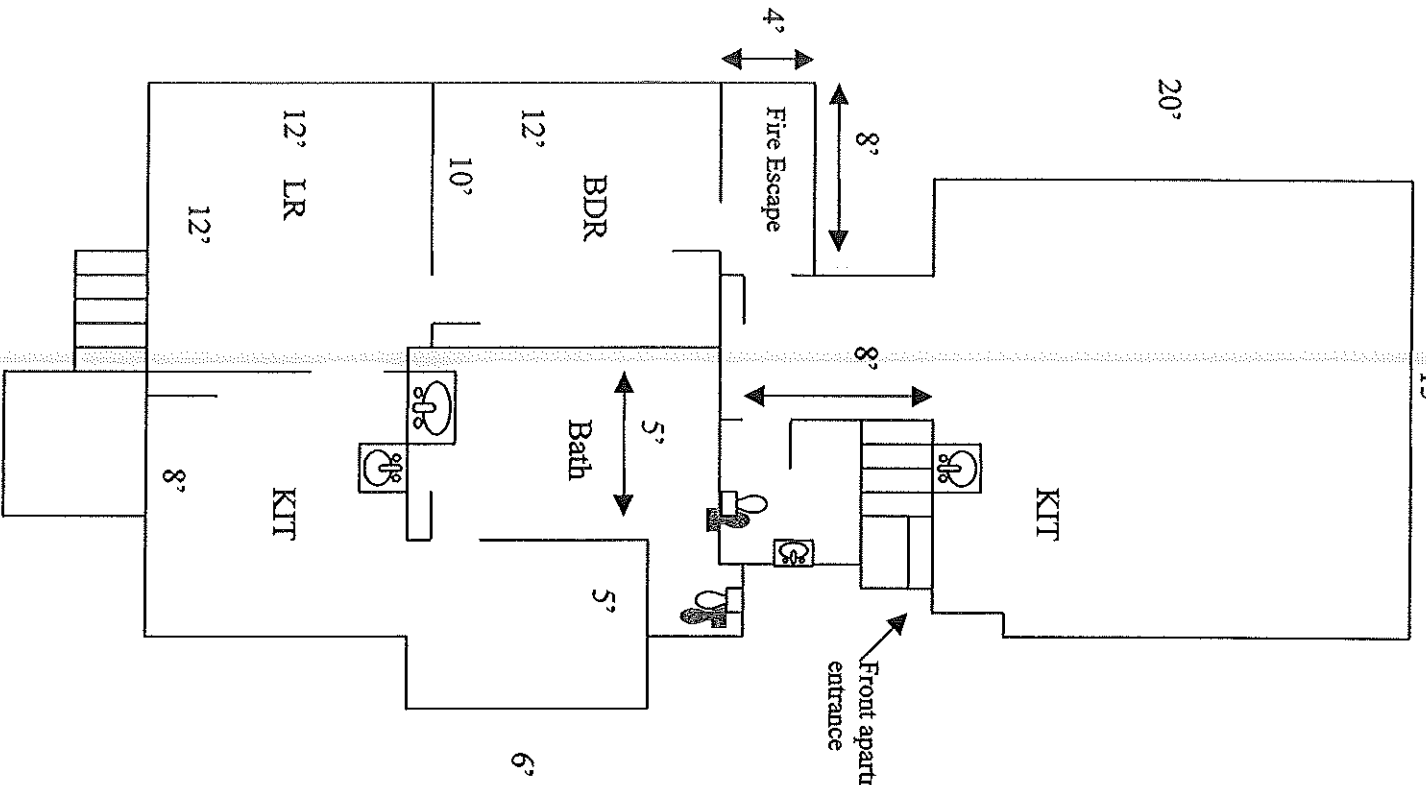
20'

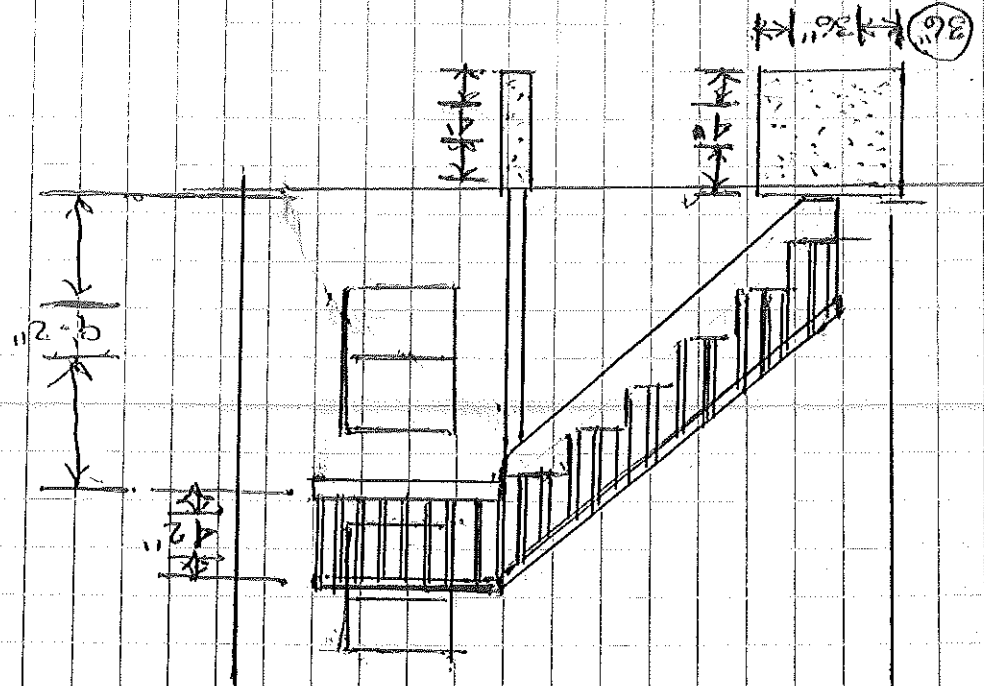
Unit # 3 Front

Falmouth St

Front apartment
entrance

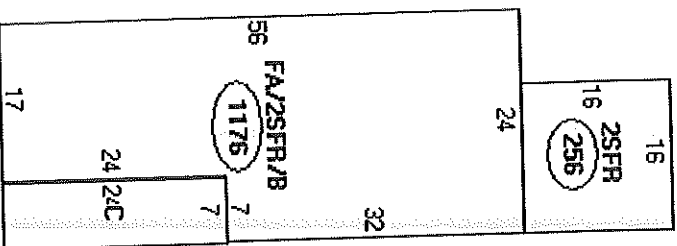
Unit # 3 Rear





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CITY OF PORTLAND, ME
MAR - 8 2000
RECEIVED

TOP



Descriptor/Area
 A: FA/2SFR/B
 1176 sqft
 B: 2SFR
 256 sqft
 C: OFP
 168 sqft

$$\begin{array}{r}
 1176 \\
 256 \\
 \hline
 1600 \# \\
 168 \\
 \hline
 1600 \# \\
 4 \times 20 = 80 \\
 4 \times 16 = 64 \\
 \hline
 144 \#
 \end{array}$$

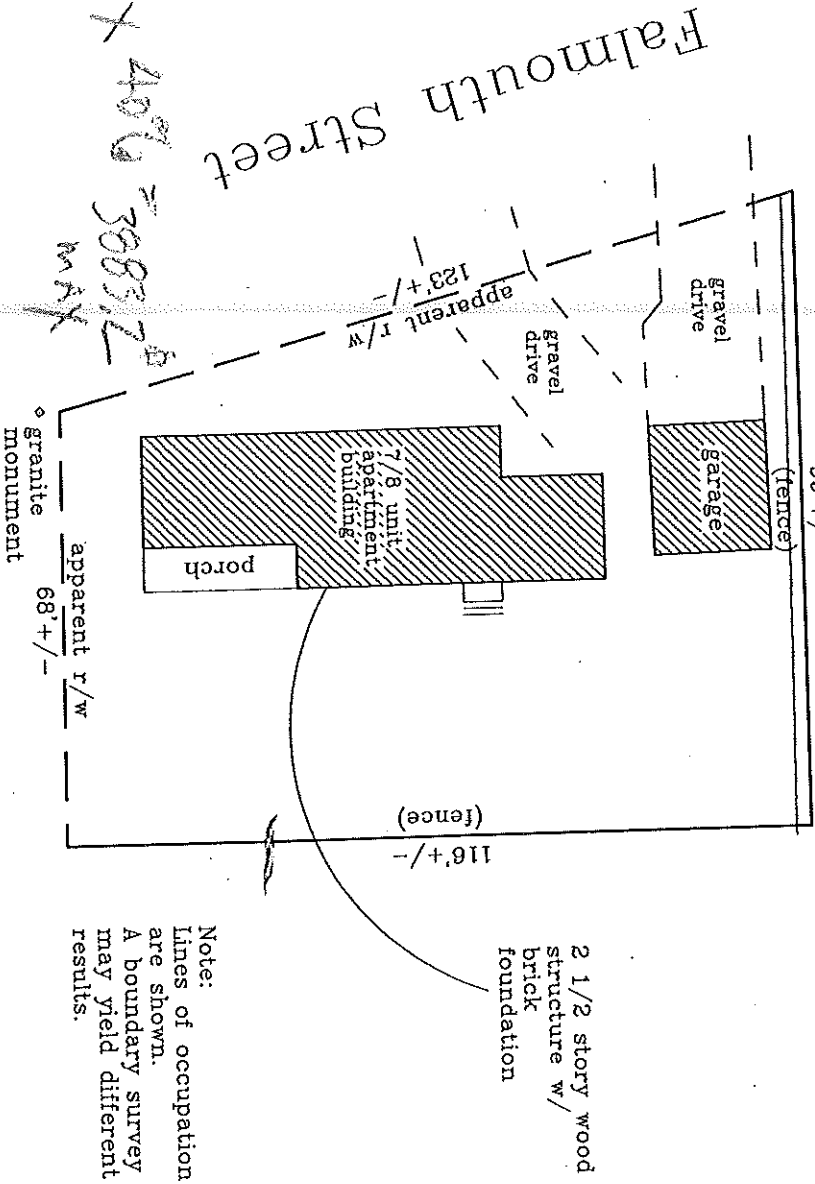
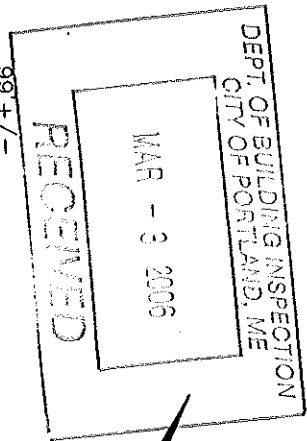
$$9708 \# \times 40\% = 3883.2 \quad \text{OK}$$

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MORTGAGE INSPECTION OF: DEED BOOK 22402 PAGE 85 COUNTY Cumberland
 PLAN BOOK --- PAGE --- LOT ---

ADDRESS: 463 St. John Street, Portland, Maine Job Number: 521-21
 Owners: 19 South Street, LLC Inspection Date: 5-20-05
 Scale: 1" = 30'



to Brighton Ave. St. John Street

[Handwritten signature]

I HEREBY CERTIFY TO: 19 South Street, LLC; Northeast Bank
 and its title insurer.

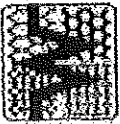
Monuments found did not conflict with the deed description.
 The dwelling setbacks do not violate town zoning requirements.
 As delineated on the Federal Emergency Management Agency Community Panel: 230051-0013 B
 The structure does not fall within the special flood hazard zone.
 The land does not fall within the special flood hazard zone.
 A wetlands study has not been performed.

Note:
 Lines of occupation are shown.
 A boundary survey may yield different results.

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

Livingston-Hughes
 Professional Land Surveyors
 88 Guinea Road
 Kennebunkport, Maine 04046
 207-967-9761 phone 207-967-4831 fax
 www.livingston-hughessurveyors.com

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY



McNICHOLS CO.

To: Adam Flaherty

Company: Port City Properties

Fax: 1-207-780-9944

From: Cheryl Bemis

Phone: 978-692-4141

Fax: 978-692-0044

Email: Cheryl.Bemis@mcnichols.com

Thank you for your recent inquiry for McNichols quality products. We are pleased to provide you with a quote of the materials you have selected. Please contact me if you have any questions and let me know when I can place this order.

Sincerely,

Cheryl Bemis

Phone: 978-692-4141

Fax: 978-692-0044

Email: Cheryl.bemis@mcnichols.com

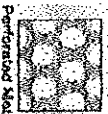
Visit us at <http://www.mcnichols.com>

Register with our web site to view your inquiry and sales history!

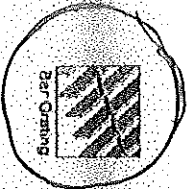
Use the following web address to register now.

<http://www.mcnichols.com/cqapp/customerregistration.jsp>

Visit www.mcnichols.com to see our entire line of Hdrle Products!



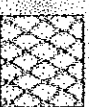
Perforated Metal



Bar Grating



Wire Mesh



Expanded Metal



Sturdy Grating



FlueGates



Handrail Components



Pud-C Grip

Strong, Quality, and Performance That's The Way We Do It!



PORTLAND MAINE

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

*Lee Urban- Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

July 20, 2005

Marc R. Fishman
2 Cotton Street
P.O. Box 15430
Portland, Maine 04112-5430

RE: 463 St. John Street – 066A-F-012 – R-5 Zone – application #05-0903

Dear Mr. Fishman,

I am in receipt of your permit application to upgrade a fire escape for a multifamily building located at 463 St. John Street. Your permit is denied because our records show that this building is legally considered to be a two family dwelling. Before this office can allow renovations to a building, the use of the building must be verified. I have attached a copy of a determination letter dated October 15, 2005 that states the legal use of this property.

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Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file
 Mike Nugent

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

October 15, 2004

Steve P. Davis
Steve Davis Real Estate
P.O. Box 6747
Portland, ME 04103-6747

RE: 463 St. John Street – 066A-F-12 - R-5 Zone

Dear Steve,

I am in receipt of your request to determine the legal zoning use of the building located at 463 St. John Street. As you know, this office researches its files to document to most recently approved number of units by a valid, issued building permit. Since the basis of our current zoning ordinance is June 5, 1957, the search and documentation begins after that date.

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Zoning Administrator

Cc: file