

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION 166 Eastern Promenade

Issued to **KEVIN JARNAGIN**

Date of Issue August 18, 1989

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. **8877154** has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES:

Entire

APPROVED OCCUPANCY

5 Dwelling unit building

Limiting Conditions:

None

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

PERMIT # _____ CITY OF Portland BUILDING PERMIT APPLICATION 7 MAP # _____ LOT# _____

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Bill Gardner

Address: 1363 Congress Street, 04102 773-3320

LOCATION OF CONSTRUCTION: 166 Eastern Promenade

CONTRACTOR: Owner SUBCONTRACTORS: _____

ADDRESS: _____

Est. Construction Cost: 18,000 Type of Use: 4 family dwelling

Past Use: _____

Building Dimensions L. _____ W. _____ Sq. Ft. _____ # Stories _____ Lot Size _____

Is Proposed Use: _____ Seasonal _____ Condominium _____ Apartment _____

Conversion: Explain to make renovations as per plans

COMPLETE ONLY IF THE NUMBER OF UNITS WILL CHANGE

Residential Buildings Only:

Of Dwelling Units _____ # Of New Dwelling Units _____

Foundation:

1. Type of Soil: _____
2. Set Backs - Front _____ Rear _____ Side(s) _____
3. Footings Size: _____
4. Foundation Size: _____
5. Other _____

Floor:

1. Sills Size: _____ Sills must be anchored.
2. Girder Size: _____
3. Lally Column Spacing: _____ Size: _____
4. Joists Size: _____ Spacing 16" O.C.
5. Bridging Type: _____ Size: _____
6. Floor Sheathing Type: _____ Size: _____
7. Other Material: _____

Exterior Walls:

1. Studding Size _____ Spacing _____
2. No. windows _____
3. No. Doors _____
4. Header Sizes _____ Span(s) _____
5. Bracing: Yes _____ No _____
6. Corner Posts Size _____
7. Insulation Type _____ Size _____
8. Sheathing Type _____ Size _____
9. Siding Type _____ Weather Exposure _____
10. Masonry Materials _____
11. Metal Materials _____

Interior Walls:

1. Studding Size _____ Spacing _____
2. Header Sizes _____ Span(s) _____
3. Wall Covering Type _____
4. Fire Wall if required _____
5. Other Materials _____

For Official Use Only	
Date: <u>11/2/87</u>	Subdivision: Yes / No _____
Trade Permits: _____	Name: _____
Blg Code: _____	Loc: _____
Time Limit: _____	Block: _____
Estimated Cost: <u>18,000</u>	Permit Expiration: _____
Value/Structure Fee: <u>10.00</u>	Ownership: _____ Public _____ Private _____

Celling:

1. Ceiling Joists Size: _____
2. Ceiling Strapping Size _____ Spacing _____
3. Type Ceilings: _____
4. Insulation Type _____ Size _____
5. Ceiling Height: _____

Roof:

1. Truss or Rafter Size _____ Span _____
2. Sheathing Type _____ Size _____
3. Roof Covering Type _____
4. Other _____

Chimneys:

Type: _____ Number of Fire Places _____

Heating:

Type of Heat: _____

Electrical:

Service Entrance Size: _____

Plumbing:

1. Approval of soil test if required _____
2. No. of Tubs or Showers _____
3. No. of Flushes _____
4. No. of Lavatories _____
5. No. of Other Fixtures _____

Swimming Pools:

1. Type: _____
2. Pool Size: _____ x _____ Guard Footage _____
3. Must conform to National Electrical Code and State Law.

Zoning:

District: R-4 Street Frontage Req. _____ Provided: _____

Required Setbacks: Front _____ Back _____ Side _____

Review Required:

Zoning Board Approval: Yes _____ No _____ Date: _____

Planning Board Approval: Yes _____ No _____ Date: _____

Conditional Use: _____ Variance _____ Site Plan _____ Subdivision _____

Shore and Floodplain Mgmt. _____ Special Exception _____

Other (Explain) _____

Date Approved: 11-2-87

Permit Received By: Kandi Cote

Signature of Applicant: William Gardner Date: _____

Signature of CEO: James V. Collins Date: 11-24-87

Inspection Dates: _____

117 MA 11129

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ _____
 Subdivision Fee \$ _____
 Site Plan Review Fee \$ _____
 Other Fees \$ _____
 (Explain) _____
 Late Fee \$ _____

Inspection Record

Type	Date
WIP	12/15/88
FRAMED	6/16/89
FINAL	8/18/89

COMMENTS

OK. SEND COFO. FOR FIVE-UNIT TLDG

Mail to: Kevin Jarnagin
 33 E. Grand Ave, Unit 42
 OOB Me. 040

NEW OWNER KEVIN JARNAGIN

Signature of Applicant

William Gardner

Date



APPLICATION FOR AMENDMENT TO PERMIT

Amendment No. 1
Portland, Maine, May 26, 1988

PERMIT ISSUED

SEP 10 1988

City Of Portland

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for amendment to Permit No. 9711545 pertaining to the building or structure comprised in the original application in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith, and the following specifications:

Location 106 Eastern Avenue Within Fire Limits? Dist. No. 772-2400
Owner's name and address William Gardner 1303 Congress Street 04102 Telephone 773-3320
Lessee's name and address Telephone
Contractor's name and address Owner Telephone
Architect Plans filed No. of sheets
Proposed use of building 5 Five Units No. families
Last use Four Units No. families
Increased cost of work None Additional fee None

Description of Proposed Work

Amend Original Permit to add One New Unit

Handwritten notes: 116 sq ft

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth No. stories solid or filled land? earth or rock?
Material of foundation Thickness, top bottom cellar
Material of underpinning Height Thickness
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining
Framing lumber—Kind Dressed or full size?
Corner posts Sills Girt or ledger board? Size
Girders Size Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof

Approved: James J. Calhoun, Inspector of Buildings

Signature of Owner: William C. Gardner
Approved: Inspector of Buildings

FILE COPY

APPLICANT'S COPY

ASSESSOR'S COPY

Handwritten: 116 sq ft



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

November 25, 1987

Mr. Bill Gardiner
1363 Congress Street
Portland, ME 04102

RE: 166 Eastern Promenade.

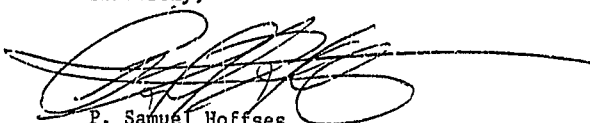
Dear Sir:

Your application to make renovations has been reviewed and a permit is herewith issued subject to the following requirements:

1. Please read and implement items 1 thru 5 of the attached building permit report.
2. Any and all doors opening into the stairway shall be rated and equipt with an approved self-closer.
3. No open stairway between levels of the same apartment unit can connect more than two (2) floors.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,


P. Samuel Hoffses
Chief of Inspection Services

cc: Lt. James P. Collins, Fire Prevention Bureau

PSH:lab

Mr. Warren Turner, Zoning Enforcement Inspector
389 Congress St.
Portland, Me.

Re: 166 E. Promenade



JUL 2 1953
DEPT. OF BUILDINGS
CITY OF PORTLAND

Dear Mr. Turner:

I received your letter of 6/30/53 where you stated our property is on a 4,750 sq. foot lot and would not allow a 5th unit.

In checking the assessor's map, I have found the actual address of our lot (map designation 3-A-6) is 162-164 E. Promenade, although it has been known as 166 for as long as anyone can remember. This may be the reason the original application was lost for a couple of months, as you recall. Also, the additional land we show on the site plan is behind lot 3-A-6, not behind the address shown as 166 on the assessor's map.

I am enclosing a copy of the deed and legal description for the 1336 sq. ft. lot which added to the correct footage of our lot on the E. Promenade, 4860 sq. ft., totals 6196 sq. feet. The addition of the 1336 sq. ft. lot is the contiguous lot behind our lot on Eastern Promenade. This should allow the 5th unit since the total is 6196 sq. ft.

If you have any questions, call me or Andy Berube at 772-2400.

Thank you,
Bill Gardner

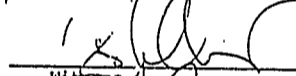
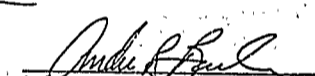

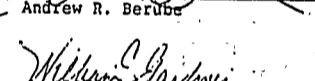
BK8292PG0224

022184

WARRANTY DEED - SHORT FORM

KNOW ALL MEN BY THESE PRESENTS THAT WE, Andrew R. Berube and William C. Gardiner, of the County of Cumberland and State of Maine, for valuable consideration received, hereby grant to Millpond Management, a Maine Corporation with its principal place of business in Portland, County of Cumberland and State of Maine, with WARRANTY COVENANTS, that certain lot or parcel of land, with any buildings thereon, located at 79 Morning Street, Portland, in the County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto and incorporated herein.

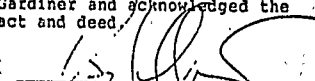
In witness whereof, we have hereunto set our hands and seals on this 6th day of May, 1988.

 _____ Witness	 _____ Andrew R. Berube
 _____ Witness	 _____ William C. Gardiner

State of Maine
Cumberland, ss

On May 6, 1988, personally appeared the above-named Andrew R. Berube and William C. Gardiner and acknowledged the foregoing deed to be their free act and deed.

Before me,



Notary Public/Attorney At Law

Heather L. [unclear]
Type or Print Name

3461R/R08064

BK8292PC0225

3461R R98064

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY LOCATED AT
79 Morning Street, Portland, MAINE

A certain lot or parcel of land with any buildings thereon, situated on the northeasterly side of Morning Street, in the City of Portland, County of Cumberland and State of Maine, and more particularly described as follows:

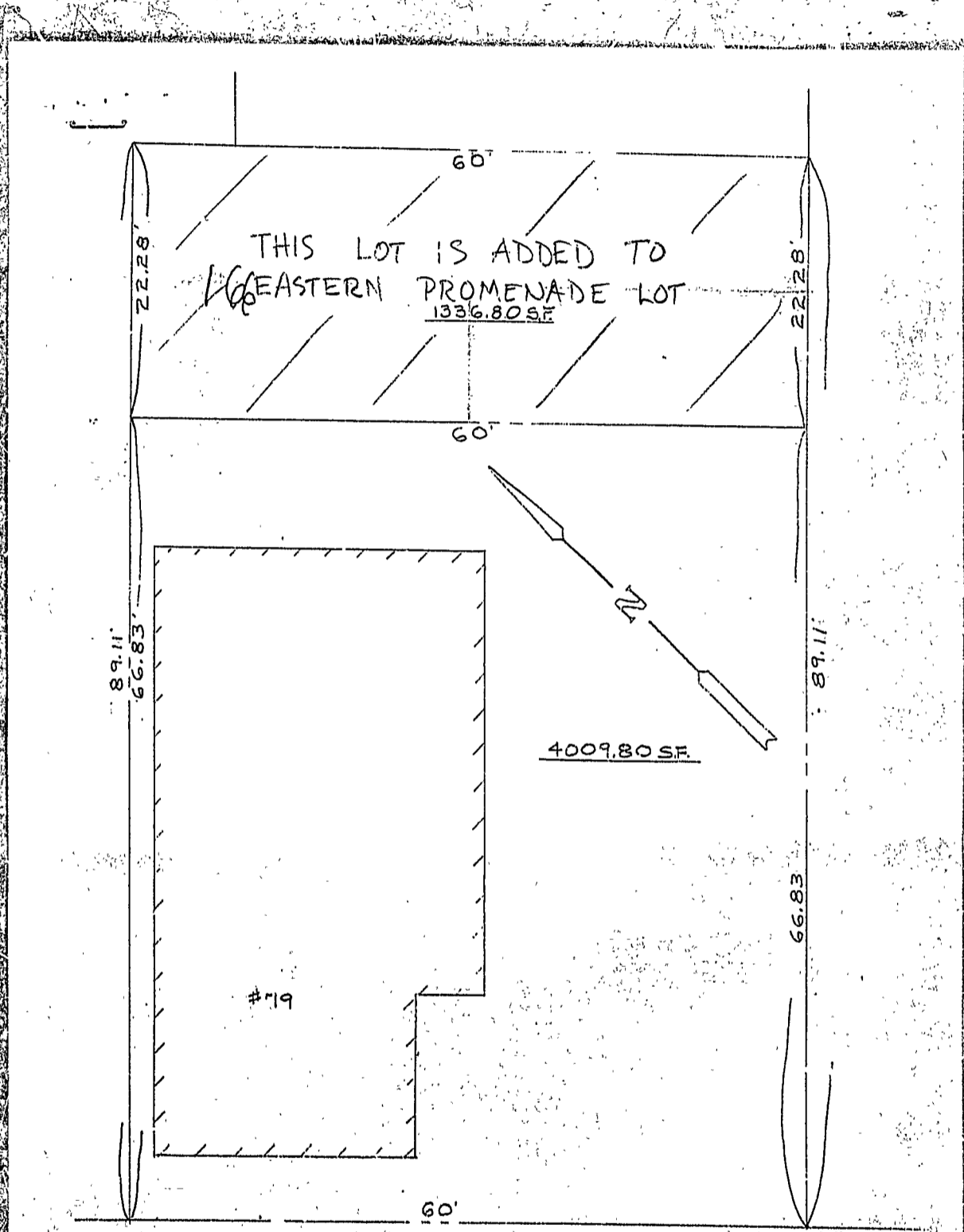
Beginning at a point on said northeasterly side of said Morning Street distant sixty-two and eighty-nine hundredths (62.89) feet northwesterly from Moody Street; thence northwesterly by said Morning Street, a distance of sixty (60) feet to a point; thence from these two points extending back at right angles with said Morning Street, a distance of sixty-six and eighty-three hundredths (66.83) feet.

Being a portion of the premises conveyed to Andrew R. Berube and William C. Gardiner by deed of Edmund C. Brozek dated March 10, 1988 and recorded in said Registry of Deeds in Book 8214, Page 176.

RECEIVED
REGISTERED REGISTRY OF DEEDS
1988 MAY 19 AM 10:21

CUMBERLAND COUNTY

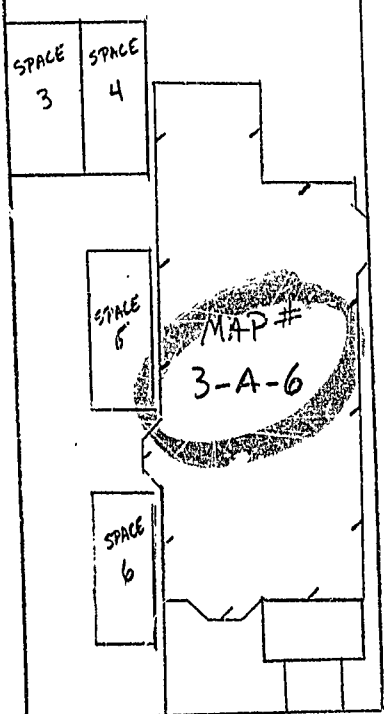
James J. Walsh



SCALE: 1"=10'

79 MORNING STREET MAP 3-A-15

SPACE 1	SPACE 2	PART OF MAP # 3-A-15 1336 SQ. FT LOT
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162-164 E. PROM
BUT KNOWN AS #166



CITY OF PORTLAND, MAINE

389 CONGRESS STREET
PORTLAND, MAINE 04101
(207) 775-5451

DEPARTMENT OF PLANNING & URBAN DEVELOPMENT

P. SAMUEL HOFFSES, CHIEF
INSPECTION SERVICES DIVISION

166 Eastern Promenade

June 30, 1988

Mr. William Gardner
1363 Congress Street
Portland, Maine 04102

Dear Mr. Gardner:

Unless there has been additional land acquired, this office has determined that we can not issue a permit for an additional apartment unit in the building at 166 Eastern Promenade in the R-6 Residence Zone.

We have been advised by the Office of the City Assessor that these Ocean View condominiums have a total land area of 4,750 square feet, which would not be sufficient to justify adding a fifth apartment or condo unit.

Please let us hear from you if additional land area has been acquired for this building to warrant having an additional apartment in the basement, and also whether the basement unit would meet the requirements of the Fire Prevention Code as to the amount of windows above the ground level.

Sincerely,

Warren J. Turner
Zoning Enforcement Inspector

cc: P. Samuel Hoffses, Chief, Inspection Services
Marland Wing, Code Enforcement Officer

Warren Turner
Zoning Department

Re: Building Permit #001545 at 166 E. Promenade

Dear Warren:

Attached is the information required for the amended building permit we discussed.

Currently the building is a four unit building and we are adding an apartment in the walk-in basement. Originally, we proposed combining two apartments on the first floor, but now we will leave those existing apartments as they are.

The square footage total of the lots on the Eastern Promenade and the additional vacant lot between the lot at 166 Eastern Promenade and 79 Morning Street is 6196 square feet. This exceeds the required 5000 square feet for 5 units. Also, since we are now adding one unit, we are adding 2 spaces for parking to meet the requirement.

Thank you for processing this amendment, notify me of any required fee.

Sincerely,

Bill Gardiner
772-2400 or 773-3320



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date March 31, 1989
 Receipt and Permit number 00117

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 166 Eastern Promenade - Basement
 OWNER'S NAME: Kevin Jarnagin ADDRESS: Mass.

OUTLETS:	FEEES
Receptacles <u>X</u> Switches <u>X</u> Plugmold _____ ft. TOTAL <u>31-60</u>	5.00
FIXTURES: (number of)	
Incandescent <u>X</u> Fluorescent _____ (not strip) TOTAL <u>1-10</u>	3.00
Strip Fluorescent _____ ft.	
SERVICES:	
Overhead <u>X</u> Underground _____ Temporary _____ TOTAL amperes <u>100</u> ..	3.00
METERS: (number of) <u>1</u>50
MOTORS: (number of)	
Fractional	
1 HP or over	
RESIDENTIAL HEATING:	
Oil or Gas (number of units)	
Electric (number of rooms) <u>4</u>	4.00
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler)	
Oil or Gas (by separate units)	
Electric: Under 20 kw's _____ Over 20 kw's _____	
APPLIANCES: (number of)	
Ranges _____	
Cook Tops _____	
Wall Ovens _____	
Dryers _____	
Fans _____	
Water Heaters _____	
Disposals _____	
Dishwashers _____	
Compactors _____	
Other (denote) _____	
TOTAL, <u>3</u>	4.50
MISCELLANEOUS: (number of)	
Branch Panels <u>1</u> - 100 amp.	1.00
Transformers	
Air Conditioners Central Unit	
Separate Units (windows)	
Signs 20 sq. ft. and under	
Over 20 sq. ft.	
Swimming Pools Above Ground	
In Ground	
Fire/Burglar Alarms Residential	
Commercial	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under	
over 30 amps	
Circus, Fairs, etc.	
Alterations to wires	
Repairs after fire	
Emergency Lights, battery	
Emergency Generators	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT	INSTALLATION FEE DUE:
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	DOUBLE FEE DUE:
TOTAL AMOUNT DUE:	<u>21.00</u>

INSPECTION:
 Will be ready on _____, 1989; or Will Call X
 CONTRACTOR'S NAME: Henry G. Gagne
 ADDRESS: 660 East Bridge St., West., ME 04092
 TEL.: 797-3472
 MASTER LICENSE NO.: 3013 SIGNATURE OF CONTRACTOR: Henry G. Gagne
 LIMITED LICENSE NO.: _____

ELECTRICAL INSTALLATIONS --

Permit Number 00187

Location 1416 East Main Street

Owner Robert J. ...

Date of Permit 3/14/19

Final Inspection

By Inspector [Signature]

Permit Application Register Page No. 100

INSPECTIONS: Service 100 Amp by [Signature]
Service called in 7/14/19
Closing-in 6/19/19 by [Signature]

PROGRESS INSPECTIONS: _____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____
_____ / _____ / _____

DATE:	REMARKS:

(Handwritten mark)

BUILDING PERMIT REPORT

DATE: 11-24-87

ADDRESS: 166 E. Prom

REASON FOR PERMIT: Renovations

BUILDING OWNER: Bill Gardiner

CONTRACTOR: Same

PERMIT APPLICANT: Same

APPROVED: xx DENIED

CONDITION OF APPROVAL OR DENIAL:

- 1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- 2.) 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.
- 3.) Each apartment shall be equipped with an approved single station smoke detector powered by the house current. The detector shall be located in an area which will provide protection for the sleeping areas.
- 4.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.

any and all doors opening into the stairway shall be rated and equip with an approved self-closer.

No open stairway between levels of the same apartment unit, can connect more than two (2) floors.

BUILDING PERMIT REPORT

DATE: 25/Nov/82

ADDRESS: 166. Eastern Promenade

FOR PERMIT: renovations

BUILDING OWNER: Gardiner

CONTRACTOR: 11

PERMIT APPLICANT: 11

APPROVED: 1. Nov 5 DENIED

CONDITION OF APPROVAL OR DENIAL:

- *1.) All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with self-closers.
- *2.) 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.
- *3.) The boiler shall be protected by enclosing with one(1) hour fire rated construction including fire doors and ceiling, or by placing over the boiler, two(2) residential sprinkler heads supplied from the domestic water.
- *4.) 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 opening without the use of separate tools. Where windows are provided as a means of egress or rescue, they shall have a sill height not more than 44 inches (1118 mm) above the floor. All egress or rescue windows from sleeping rooms must have minimum net clear openings of 5.7 square feet (0.53m²). The minimum net clear opening height dimension shall be 24 inches (610 mm). The minimum net clear opening width dimension shall be 20 inches (508 mm).
- *5.) In addition to any automatic fire alarm system required by Sections 1018.3.5, a minimum of one single station smoke detector shall be installed in each guest room, suite of sleeping area in buildings of Use Groups R-1 and I-1 and in dwelling units in the immediate vicinity of the bedrooms in buildings of Use Group R-2 or R-3. When actuated, the detector shall provide an alarm suitable to warn the occupants within the individual unit (see Section 1717.3.1).

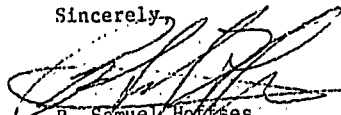
In buildings of Use Groups R-1 and R-2 which have basements, an additional smoke detector shall be installed in the basement. In buildings of Use Group R-3, smoke detectors shall be required on every story of the dwelling unit, including basements.

In dwelling units with split levels, a smoke detector installed on the upper level shall suffice for the adjacent lower level provided the lower level is less than one full story below the upper level. If there is an intervening door between the adjacent levels, a smoke detector shall be installed on both levels.

All detectors shall be installed in an approved location. Where more than one detector is required to be installed within an individual dwelling unit, the detectors shall be wired in such a manner that the actuation of one alarm will actuate all the alarms in the individual unit.

- 6.) Private garages located beneath rooms in buildings of Use Groups R-1, R-2, R-3 or I-1 shall have walls, partitions, floors and ceilings separating the garage space from the adjacent interior spaces constructed of not less than 1-hour fire-resistance rating. Attached private garages shall be completely separated from the adjacent interior spaces and the attic area by means of 1/2-inch gypsum board or equivalent applied to the garage side. The sills of all door openings between the garage and adjacent interior spaces shall be raised not less than 4 inches (102 mm) above the garage floor. The door opening protectives shall be 1 3/4-inch solid core wood doors or approved equivalent.
- 7.) A guardrail system located near the open side of deck or elevated walking surfaces shall be constructed. Guards in buildings of Use Group R-3 shall be not less than 36 inches in height. Open guards shall have intermediate rails, balusters or other construction such that a sphere with a diameter of 6 inches cannot pass through any opening.
- 8.) 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."

Sincerely,



P. Samuel Hoffses
Chief, Inspection Services

/ksc
11/9/87

PLUMBING APPLICATION

Department of Human Services
Division of Health Engineering
(207) 289-3826

PROPERTY ADDRESS
Town Or Plantation: PORTLAND
Street Subdivision Lot #: 166 EASTERN PROM

PROPERTY OWNERS NAME
Last: JARNAGIN First: KEVIN

Applicant Name: HENRY G. GAENE

Mailing Address of Owner/Applicant (if Different): 66 EAST BRIDGEST WESTBROOK, ME

PORTLAND PERMIT # 3,354 TOWN COPY

Date Permit Issued: 3/31/89 \$ 1118 FEE Double Fee Charged

Local Plumbing Inspector Signature: [Signature] L.P.I. # 1123

Owner/Applicant Statement
I certify that the information submitted is correct to the best of my knowledge and understand that an application is reason for the Local Plumbing Inspector to deny a permit.
[Signature] 3-31-89
Signature of Owner/Applicant Date

Caution: Inspection Required
I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.
[Signature] 4/14/89
Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

This Application is for:
1. NEW PLUMBING
2. RELOCATED PLUMBING
APR 4 1989

Type Of Structure To Be Served:
1. SINGLE FAMILY DWELLING
2. MODULAR OR MOBILE HOME
3. MULTIPLE FAMILY DWELLING
4. OTHER - SPECIFY _____

Plumbing To Be Installed By:
1. MASTER PLUMBER
2. OIL BURNERMAN
3. MFG'D. HOUSING DEALER/MECHANIC
4. PUBLIC UTILITY EMPLOYEE
5. PROPERTY OWNER
LICENSE # 11784

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Type of Fixture		Column 1 Type of Fixture	
	Number	Type of Fixture	Number	Type of Fixture
OR HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. HOOK-UP: to an existing subsurface wastewater disposal system. PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		Hosebibb / Sillcock	1	Bathtub (and Shower)
		Floor Drain		Snower (Separate)
		Urinal	1	Sink
		Drinking Fountain	1	Wash Basin
		Indirect Waste	1	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
		Grease/Oil Separator		Dish Washer
		Dental Cuspidor	1	Garbage Disposal
		Bidet		Laundry Tub
		Other: _____	1	Water Heater
Number of Hook-Ups & Relocations				
Hook-Up & Relocation Fee				
	Fixtures (Subtotal) Column 2	6	Fixtures (Subtotal) Column 1	
			Fixtures (Subtotal) Column 2	
			Total Fixtures	
			Fixture Fee	
			Hook-Up & Relocation Fee	
			Permit Fee (Total)	

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

TOWN COPY



APPLICATION FOR PERMIT
DEPARTMENT OF BUILDING INSPECTIONS SERVICES
ELECTRICAL INSTALLATIONS

Date March 31, 19 89
 Receipt and Permit number 00117

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: 166 Eastern Promenade - Basement
 OWNER'S NAME: Kevin Jarnagin ADDRESS: Mass.

	FEES
OUTLETS:	
Receptacles <u>X</u> Switches <u>X</u> Plugmold _____ ft. TOTAL 31-60	5.00
FIXTURES: (number of)	3.00
Incandescent <u>X</u> Fluorescent _____ (not strip) TOTAL 1-10	3.00
Strip Fluorescent _____ ft.	1.00
SERVICES:	5.00
Overhead <u>X</u> Underground _____ Temporary _____ TOTAL amperes 100 ..	.50
METERS: (number of) <u>1</u>50
MOTORS: (number of)	
Fractional _____	
1 HP or over _____	
RESIDENTIAL HEATING:	
Oil or Gas (number of units) _____	4.00
Electric (number of rooms) <u>4</u>	
COMMERCIAL OR INDUSTRIAL HEATING:	
Oil or Gas (by a main boiler) _____	
Oil or Gas (by separate units) _____	
Electric Under 20 kws _____ Over 20 kws _____	
APPLIANCES: (number of)	
Ranges <u>1</u>	
Cook Tops _____	
Wall Ovens _____	
Dryers _____	
Fans _____	
Water Heaters <u>1</u>	
Disposals <u>1</u>	
Dishwashers _____	
Compactors _____	
Others (denote) _____	4.50
TOTAL <u>3</u>	
MISCELLANEOUS: (number of)	1.00
Branch Panels <u>1</u> - 100 amp.	
Transformers _____	
Air Conditioners Central Unit _____	
Separate Units (windows) _____	
Signs 20 sq. ft. and under _____	
Over 20 sq. ft. _____	
Swimming Pools Above Ground _____	
In Ground _____	
Fire/Burglar Alarms Residential _____	
Commercial _____	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	
over 30 amps _____	
Circus, Fairs, etc. _____	
Alterations to wires _____	
Repairs after fire _____	
Emergency Lights, battery _____	
Emergency Generators _____	
INSTALLATION FEE DUE: _____	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT DOUBLE FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b)	
TOTAL AMOUNT DUE: <u>21.00</u>	

INSPECTION: Will be ready on _____, 19__; or Will Call X

CONTRACTOR'S NAME: Henry G. Gagne

ADDRESS: 660 East Bridge St., West., ME 04092

TEL: 797-3472

MASTER LICENSE NO.: 3013

LIMITED LICENSE NO.: _____

SIGNATURE OF CONTRACTOR:

Henry G. Gagne

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 07, 1995

JARNIGAN KEVIN
16 WILDWOOD RD
TEWKSBURY MA 01876

Re: 166 Eastern Promenade
CBL: 003- - A-006-001-01
DU: 5

Dear Mr. Jarnigan:

During a recent inspection of the property owned by you at the above referred address, it was noted that smoke detectors were inoperable in the basement apartment.

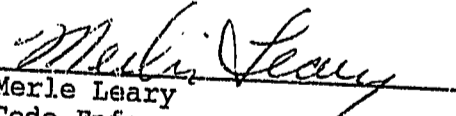
25 MRSA 2464 required that approved smoke detectors be installed in each apartment in the immediate vicinity of the bedrooms. When activated, the detector shall provide an alarm suitable to warn the occupants within the individual unit. Failure to comply with this statute may result in a fine of up to \$500 for each violation.

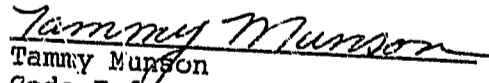
Re-inspection of your property will be made in 24 hours. Lack of compliance will result in referral of the matter for legal action.

Loss control is a responsibility of your management. Our observations are intended to assist you. Recommendations are a result of conditions observed at the time of our visits. They do not necessarily include every possible loss potential code violation, or exception to good practice.

Please read and implement the attached formal code interpretation or determination - Number 93-1 - March 10, 1993 - from the State Fire Marshall's office.

Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

July 07, 1995

JARNIGAN KEVIN
16 WILDWOOD RD
TEWKSBURY MA 01876

Re: 166 Eastern Promenade
CBL: 003- - A-006-001-01
DU: 5

Dear Mr. Jarnigan:

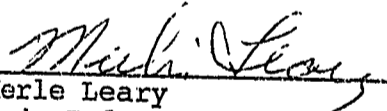
The Housing Inspections Division of the Department of Planning and Urban Development has recently completed an overall inspection of the above referenced property.

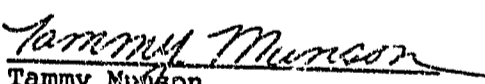
Congratulations are extended to you for the general condition of your property which was found to meet the standards established by the City's Housing Code.

Good maintenance is the best way to protect the value of your property and neighborhood.

Please feel free to call on us if we can be of assistance to you.

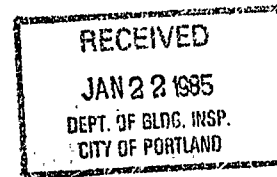
Sincerely,


Merle Leary
Code Enforcement Officer


Tammy Munson
Code Enfc. Offr./ Field Supv.

FINANCIAL ANALYSIS STATEMENT

FOR: W.I.P. INC.
 7 FREE STREET
 126 BOYD STREET
 PORTLAND, MAINE 04101



PROPERTY: 166 EASTERN PROMENADE
 PORTLAND, MAINE 04104

	Yearly Expenses Before Conversion	Yearly Expenses Before Conversion
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Yearly Mortgage or Loan Debt Service (exclude equity)	\$ 7,560.00	\$ 13,800.00
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Amount of Mortgage \$28,000.00
 Dates of term 1980 to 2000
 Interest Rate 12%

Total cost of conversion
 \$58,500.00

Real Estate Taxes	1,089.00	2,000.00
Insurance (exclude personal property)	600.00	650.00
Water and Sewer (only renter(s) costs)	750.00	1,500.00
Heat (only if you pay tenant(s) heat)	2,437.00	2,437.00
Electricity (only if you pay tenant(s) electricity costs)	3,907.00	-0-
Legal	100.00	150.00
Audit	50.00	75.00
Trash Removal	240.00	240.00
Maintenance	988.00	500.00
Repairs	370.00	370.00
Snow Removal	48.00	48.00
Lawn Care	175.00	175.00
Supplies	250.00	250.00
Payroll	175.00	175.00
Reserve for Replacement	1,000.00	1,000.00
Reserve for Vacancy (5%)	693.00	1,410.00
Advertising	128.00	250.00
Management and Bookkeeping	1,680.00	2,820.00
Total Yearly Costs	\$22,239.00	\$27,850.00
Total Rental Income	\$13,860.00	\$28,200.00

Number of Apartments	Existing	Proposed
	4	5
Rents		
Apt No. 1	\$5400.00	\$5400.00
Apt No. 2	5100.00	5100.00