

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 030479

Please Read Application And Notes, If Any, Attached

This is to certify that Iovino David B /Applicant

has permission to Reframe Front of Establishment New Windows for

AT .89 Congress St City of Portland 014 D012001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 inspection must be given and when permission procured before this building or part thereof is occupied or otherwise used-in. HOUR NOTIFICATION REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 8/14/23
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: 03-0479	Issue Date:	CBL: 014 D012001
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Location of Construction: 89 Congress St	Owner Name: Iovino David B	Owner Address: 32 Hampshire St	Phone: 772-7719*
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B1

Past Use: Vacant/Variety Store	Proposed Use: Cafe/ 25 Seats	Permit Fee: \$51.00	Cost of Work: \$3,500.00	CEO District: 1
<p><i>restaurant use approved under permit # 03-0473</i></p>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>A3</i> Type: <i>S3</i> <i>8/11/03</i>	
		Signature: <i>MM</i>	Signature: <i>[Signature]</i>	
Proposed Project Description: Reframe Front of Establishment/New Windows & Door		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: gad	Date Applied For: 05/07/2003	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>OK 7/25/03</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input checked="" type="checkbox"/> Miscellaneous <i>part 0</i></p> <p><input checked="" type="checkbox"/> Conditional Use <i>use</i></p> <p><input type="checkbox"/> Interpretation</p> <p><input checked="" type="checkbox"/> Approved <i>7/17/03</i></p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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CERTIFICATION

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

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

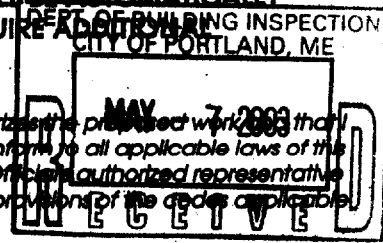
see permit # 03-0412, 03-0413 for change of use, structural 03-0479

All Purpose 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>89 CONGRESS ST.</u>		
Total Square Footage of Proposed Structure <u>no new structure</u>	Square Footage of Lot <u>3050</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>014 D 012</u>	Owner: <u>DAVID IOVINO</u>	Telephone: <u>207-772-7719</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>DAVID IOVINO - BLUE SPAN</u> <u>89 Congress St.</u> <u>Portland, Me 04101</u>	Cost Of Work: \$ <u>3500</u> Fee: \$ <u>51.00</u>
Current use: <u>VACANT</u>		
If the location is currently vacant, what was prior use: <u>TONY Q'S - SANDWICH SHOP</u>		
Approximately how long has it been vacant: <u>5 months</u>		
Proposed use: <u>25 seat cafe</u>		
Project description: <u>Reframe front & part of side ; install new windows & door</u>		
Contractor's name, address & telephone: <u>owner</u>		
Who should we contact when the permit is ready: <u>DAVID IOVINO</u>		
Mailing address: <u>32 Hampshire St. #2</u> <u>Portland Me 04101</u>		
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: <u>772-7719</u>		

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 authorized the proposed work 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: [Signature] Date: 5.7.03

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

This application is to reframe part of the wall at 89 Congress St., this wall is a protruding part of the building and is not weight bearing except for itself and snow loads. The profile runs the width of the front of the building, 30' 6 1/2" and sticks out from the building 4' 1/2 " and will use the same footprint and roof of the existing structure. The new wall will accommodate larger windows as well as move the door to the right side of the building and add a step for access to the café. The windows chosen will be Bonneville wood frame, simulate light, gas filled; the door will be an out swing steel door, simulated light, with low profile sill. The new structure will be greater in strength than the existing wall being built with 2X6s for the front and side and 2X4 for the indented doorframe. Headers will be 3 layers of 2X6. The added step will not intrude onto the sidewalk since the door will be recessed into the building 13 inches allowing for a 6 in step rise and a 9 in run. The new wall will be recovered in marine plywood panels with 4 X 1/2 slats covering the seams, see finished project drawing. The property owner, David lovino, and carpenter/builder Joe Seremeth will do the work. Work estimate will be \$3000. Any questions can be directed to David lovino at 207.772.7719.

Material list

- 1 4X8 marine plywood***
- 2 2X4x12***
- 3 2X6X12***
- 4 4X1/2x10***
- 5 5/8 fire rated drywall***
- 6 Bonneville WD50 95 1/2 X 37 1/2
steel door***
- 7 Bonneville 95 1/2 X 15 3/8 wood
frame sidelights***
- 8 Bonneville WPG1C 69 7/8 X 62 3/4
windows***
- 9 R19 fiberglass insulation***

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, that **SAMFRAN, LLC**, a Maine limited liability company with a place of business at 89 Congress Street, Portland, Maine, for consideration paid, grant to **DAVID B. IOVINO**, of Portland, Maine, with a mailing address of 32 Hampshire Street, Portland, Maine 04101, with **WARRANTY COVENANTS**, the land in Portland, County of Cumberland and State of Maine, described below:

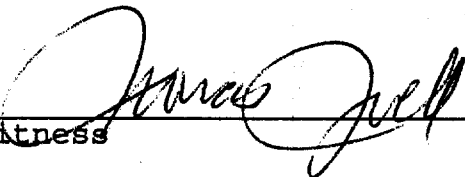
A certain lot or parcel of land, with the buildings thereon, situated on the Northwesterly corner of Congress and Merrill Streets, in the City of Portland, County of Cumberland and State of Maine, and bounded and described as follows:

Beginning at the intersection of the Southwesterly side of said Merrill Street with the Northwesterly side of said Congress Street and running thence southwestwardly on said Congress Street thirty-six (36½) feet, more or less, to land conveyed to Joseph D. Decelle by deed of Jacob Groves, dated July 25, 1876 and recorded in the Cumberland County Registry of Deeds, Book 432, Page 59; thence Northwesterly by said Decelle land seventy-five (75) feet; thence Northeasterly parallel with said Congress Street thirty-eight and one-half (38½) feet, more or less to said Merrill Street; thence Southeasterly by said Merrill Street to the place of beginning.

Being the same premises conveyed to the Grantor herein by deed of John D. Breggia, dated August 30, 2000 and recorded in Book 15699, Page 12.

IN WITNESS WHEREOF, the said Samfran, LLC has set its hand this 7th day of February, 2003.

MAINE REAL ESTATE TAX PAID

Witness 

SAMFRAN, LLC

BY: Stephanie Quattrucci
Stephanie Quattrucci
Its Member

STATE OF MAINE
COUNTY OF CUMBERLAND

February 7, 2003

Then personally appeared Samfran, LLC, by its member, Stephanie Quattrucci and acknowledged the foregoing instrument to be her free act and deed and the free act and deed of said company.

Received
Recorded Register of Deeds
Feb 11, 2003 03:24:04P
Cumberland County
John B. O'Brien

Before me,

Thomas F. Jewell
Attorney at Law