

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

Location of Construction: 273 Congress St		Owner: East End Studios LLC		Phone:		Permit No: 980035	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Sherwood Hamill		Address: East End Studios 273 Congress St		Phone: Portland, ME 04101 775-5004		Permit Issued: JAN 21 1998	
Past Use: Retail/Dwelling		Proposed Use: Retail/Dwelling Art Studio		COST OF WORK: \$		PERMIT FEE: \$ 25.00	
Proposed Project Description: Change Use to add Art Studio		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:		Zone: CBL: 021-E-018 B-2	
		Signature: [Signature]		Signature:		Zoning Approval:	
Permit Taken By: Mary Gresik		Date Applied For: 09 January 1998		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		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"/>	
				Signature: Date:		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	

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..

Renovations under separate permit previously approved.

PERMIT ISSUED WITH REQUIREMENTS

CERTIFICATION

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

SIGNATURE OF APPLICANT: Sherwood Hamill ADDRESS: _____ DATE: 09 January 1998 PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT



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

19970111

I. D. Number

East End Studios, LLC

Applicant

254 Commercial St, Portland, ME 04101

Applicant's Mailing Address

Sherwood Hamill

Consultant/Agent

775-5004 775-5004

Applicant or Agent Daytime Telephone, Fax

12/8/97

Application Date

Congress St 273/Art Studios

Project Name/Description

273 Congress St

Address of Proposed Site

021-E-018

Assessor's Reference: Chart-Block-Lot

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

8,750 Sq Ft

B-2 Zone

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review _____ Date: 12/8/97

Inspections Approval Status:

Reviewer Marge Schmuckal

Approved Approved w/Conditions see attached Denied
 Approval Date 1/20/98 Approval Expiration _____ Extension to _____ Additional Sheets Attached
 Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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

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

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12/8/97

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 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units 8,750 Sq Ft Acreage of Site _____ Zoning _____

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
 Flood Hazard Shoreland Historic Preservation DEP Local Certification
 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan \$300.00 Subdivision _____ Engineer Review _____ Date: 12/8/97

Fire Approval Status:

Reviewer Lt. Mc Dougall *LM*

Approved Approved w/Conditions see attached Denied

Approval Date 12/16/97 Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance Lt. Mc Dougall 12/16/97
signature date

Performance Guarantee Required* Not Required

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<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
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	date	signature	

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254 Commercial St, Portland, ME 04101
Applicant's Mailing Address
Sherwood Hamill
Consultant/Agent
775-5004 **775-5004**
Applicant or Agent Daytime Telephone, Fax

12/8/97
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 Office Retail Manufacturing Warehouse/Distribution Parking Lot Other (specify) _____

Proposed Building square Feet or # of Units **8,750 Sq Ft** Acreage of Site _____ Zoning _____

Check Review Required:

Site Plan (major/minor) Subdivision # of lots _____ PAD Review 14-403 Streets Review
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 Zoning Conditional Use (ZBA/PB) Zoning Variance Other _____

Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **12/8/97**

Planning Approval Status:

Reviewer **Kandice Talbot**

Approved Approved w/Conditions See Attached Denied

Approval Date **1/8/98** Approval Expiration **1/8/99** Extension to _____ Additional Sheets Attached
 OK to Issue Building Permit **Kandice Talbot** **1/8/98**
signature date

Performance Guarantee Required* Not Required

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<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
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DEVELOPMENT REVIEW APPLICATION
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775-5004

775-5004

Applicant or Agent Daytime Telephone, Fax

12/8/97

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8,750 Sq Ft

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Fees Paid: Site Plan **\$300.00** Subdivision _____ Engineer Review _____ Date: **12/8/97**

DRC Approval Status:

Reviewer **Jim Wendel**

Approved **Approved w/Conditions** see attached **Denied**

Approval Date **1/8/98** Approval Expiration **1/8/99** Extension to _____ Additional Sheets Attached

Condition Compliance **Jim Wendel** **1/8/98**
signature date

Performance Guarantee **Required*** **Not Required**

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	date	amount	expiration date
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<input type="checkbox"/> Building Permit	_____		
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	date		
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	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	



CITY OF PORTLAND

January 16, 1998

Sherwood Hamill
East End Studios, LLC
254 Commercial Street
Portland, ME 04101

Re: 273 Congress Street

Dear Mr. Hamill:

On January 8, 1998 the Portland Planning Authority granted minor site plan approval for a change of use from warehouse space to four studios for artist and craftspeople at 273 Congress Street.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.

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Applicant: Sherwood Hamill

Date: 1/16/98

Address: 273 Congress St

C-B-L: 21-E-10

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing pre-1957

Zone Location - B-2

Interior or corner lot -

Proposed Use/Work -

one from retail to retail with Art Studios
And dwelling unit on 3rd floor

Sewage Disposal -

Lot Street Frontage -

Front Yard -

Rear Yard -

Side Yard -

Projections -

Width of Lot -

Height -

Lot Area -

8,750^{sq} per CAWA

Lot Coverage/ Impervious Surface -

Area per Family -

None required for ART Studios - 1,200^{sq} for limit

Off-street Parking -

retail was existing - 1 1/2 spaces for 3rd floor apt

7 spaces for studios

Loading Bays -

8 1/2 spaces req - 9 shown

Site Plan -

minor site plan review (faxing site plan)

Shoreland Zoning/ Stream Protection -

N/A

Flood Plains -

N/A

MARSH - 273 CONGRESS ST

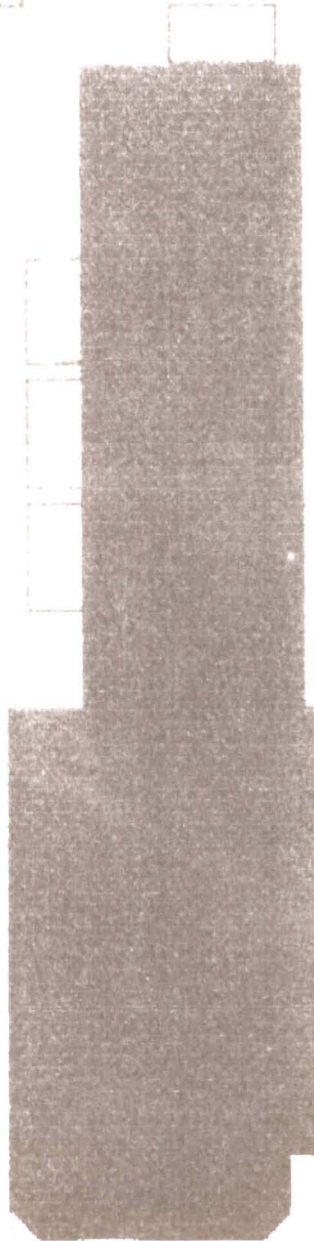
#12

#19

#11



#9



12' x 90' RIGHT OF WAY

#18

#14

#15

#13

CONGRESS STREET

SITE PLAN & PARCEL

REVISIONS: 01/20/2011
DRAWN BY: [illegible]
DATE: 01/20/2011
SCALE: 1" = 100'
OFF: MAP NO. 21 LOT 113

BUILDING PERMIT REPORT

DATE: 1/13/98 ADDRESS: 223 Congress St

REASON FOR PERMIT: Change of use

BUILDING OWNER: Shirley Hemill

CONTRACTOR: Same

PERMIT APPLICANT: Same APPROVAL: 17, 18, 29, 30, 31, 32, 33, 34, 35, 36

USE GROUP mixed use/m/a/b BOCA 1996 CONSTRUCTION TYPE B-B

CONDITION(S) OF APPROVAL

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 3. Precaution must be taken to protect concrete from freezing.
- 4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 5. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
- *6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993).
- 7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
- *8. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42" , except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38")
- *9. Headroom in habitable space is a minimum of 7'6"
- 10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise.
- *11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8")
- *12. Every sleeping room below the fourth story in buildings of use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
- *13. 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.
- *14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's.
- 15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. w/ smoke ex-p. rate
- 16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms

• In each story within a dwelling unit, including basements
In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted (Interconnection is required)

- (7) A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
- (18) The Fire Alarm System shall be maintained to NFPA #72 Standard
- (19) The Sprinkler System shall be maintained to NFPA #13 Standard.
- (20) All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023, & 1024. Of the City's building code. (The BOCA National Building Code/1996)
- 21. **No construction or demolition work shall begin until you have obtained permits for dumpsters or containers. A work Stop Order shall be issued if this requirement is not met.**
- 22. 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".
- 23. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.
- 24. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's office.
- 25. Ventilation shall meet the requirements of Chapter 12 Sections 1210. of the City's Building Code.
- 26. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade.
- 27. All requirements must be met before a final Certificate of Occupancy is issued.
- 28. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
- X29. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993).

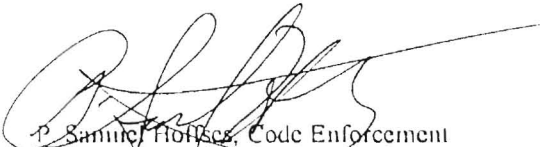
(30) A Fire Alarm Acceptance report shall be submitted to the Permitting Dept.

X31 A separate permit is required for any new signage -

X32 Fire Separation assemblies between fire areas (use groups) shall be done in accordance with Table 313.1.2 of The City's building code.

X33 Third Floor apartments needs second means of egress!

X34 Your submitted plans does NOT have seal and dated by a registered design professional - Please supply this information for review and approval!


P. Sammie Hoffes, Code Enforcement
cc: Lt. McDougall, PFD
Marge Schmuckal