

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that JB BROWN & SONS

Located At 24 CITY CTR

Job ID: 2011-09-2243-ALTCOMM

CBL: 027- F-027-001

has permission to Replace exterior door w/ window, replace basement windows & add interior door for new basement egress provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 10/11/11
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-09-2243-ALTCOMM	Date Applied: 9/14/2011	CBL: 027 - - F - 027 - 001 - - - - -	
Location of Construction: 24 CITY CTR (26) 28	Owner Name: JB Brown & Sons	Owner Address: 3 Danforth St PORTLAND, ME 04101	Phone: 207-774-5908
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-3
Past Use: Offices	Proposed Use: Offices - replace exterior basement door w/ widow, replace basement windows & change interior door	Cost of Work: 20000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: N/A IBC-2004
		Signature: Capt. Perrone 9/29/11	Signature: JMB 10/11/11
Proposed Project Description: Ext Doors to basement replace w/ window new egress		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	Zoning Approval		
<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 informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: 09/14/11 ASG	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 Date:	Historic Preservation <input type="checkbox"/> Not in Dist or Landmark <input type="checkbox"/> Does not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 9/19/11 D. Andrews
	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) applicahle to such permit.

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Close In Elec/Plmb/Frame prior to insulate or gyp

2. Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-09-2243-ALTCOMM

Located At: 24 CITY CTR

CBL: 027- F-027-001

Conditions of Approval:

Zoning:

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. Any new signs must be applied for on a separate sign permit.

Building:

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Fire:

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
4. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
5. Any cutting and welding done will require a Hot Work Permit from Fire Department.

B-3, historic.



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>24-28 City Center</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot		Applicant * <u>must</u> be owner, Lessee or Buyer*
Chart#	Block#	Lot#
<u>27</u>	<u>F</u>	<u>27</u>
<u>27</u>	<u>F</u>	<u>26</u>
<u>27</u>	<u>F</u>	<u>24</u>
Applicant Name: <u>J.B. Brown : Sons</u>		Telephone: <u>774-5908</u>
Address: <u>36 Danforth St</u>		
City, State & Zip: <u>Portland, ME 04101</u>		
Lessee/DBA (If Applicable)		Owner (if different from Applicant)
		Name
		Address
		City, State & Zip
		Cost Of Work: \$ <u>20,000</u>
		C of O Fee: \$ _____
		Total Fee: \$ <u>220</u>
Current legal use (i.e. single family) <u>office</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: _____		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>Remove exterior door to basement & replace with window. Change swing of door leading from basement to provide new egress - replace 7 basement windows.</u>		
Contractor's name: <u>TBD</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Vin Veroneau</u>		Telephone: <u>774-5908</u>
Mailing address: <u>36 Danforth St., Portland, ME 04101</u>		

*24
*22
*28

9/16/11

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

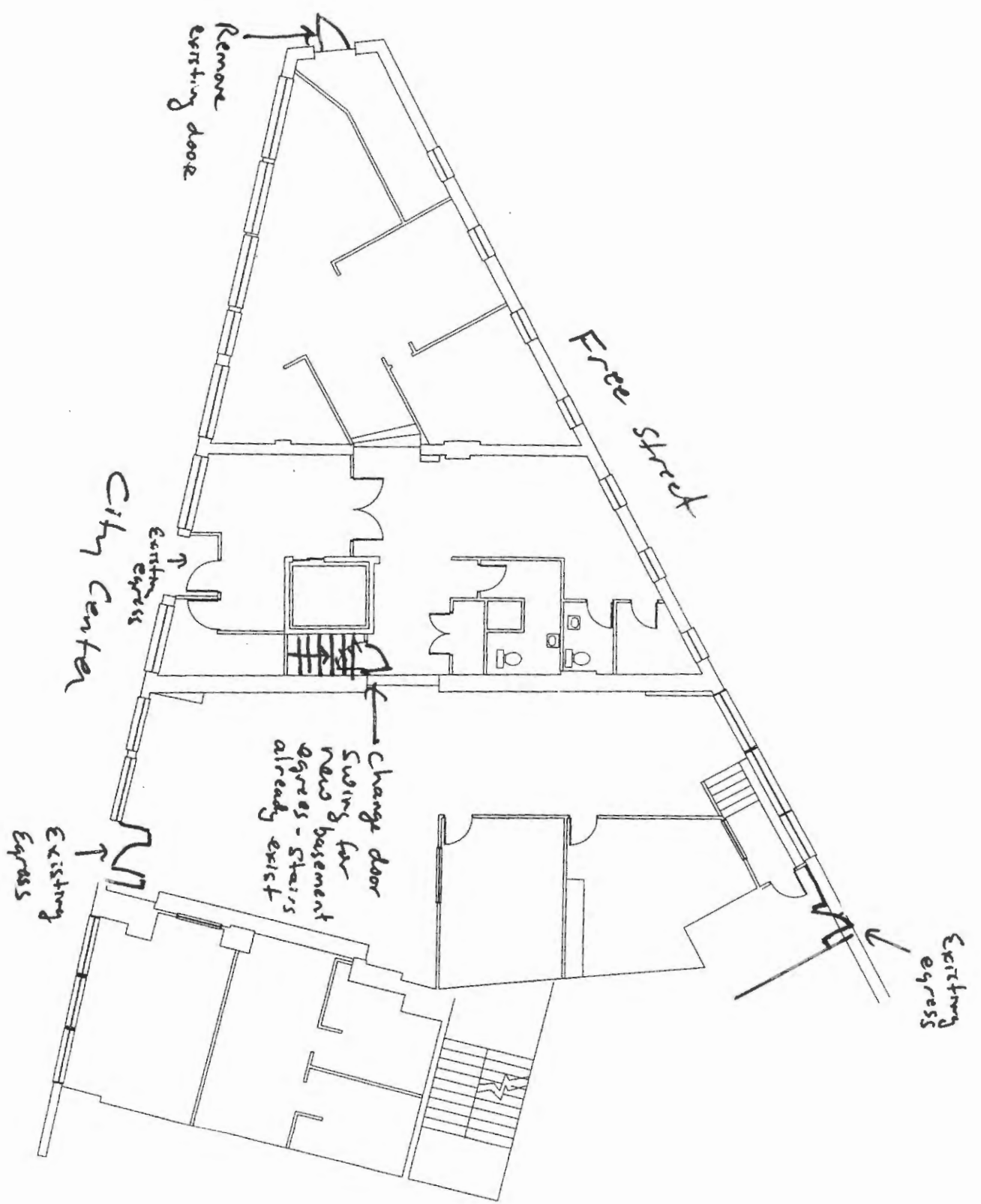
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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.

RECEIVED
City of Portland
Inspections Division
SEP 16 2011

Signature: [Signature] Date: 9/14/11

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



project name: _____
24
CITY CENTER

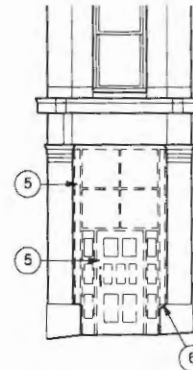
godwin/thomas architects
 44 oak st.
 portland, maine 04103
 ph. 303-776-3384
 fax 303-774-0848

revision
 date
 drawn title
 existing
 1st
 floor

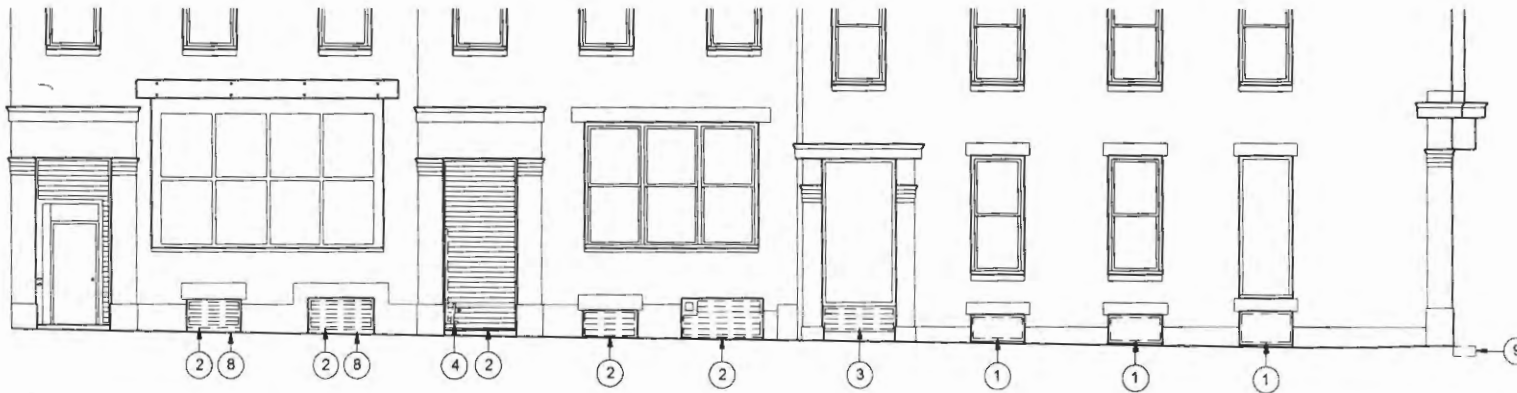
title
 drawn by
 project number
 sheet number
 E1.1

DEMOLITION KEY NOTES

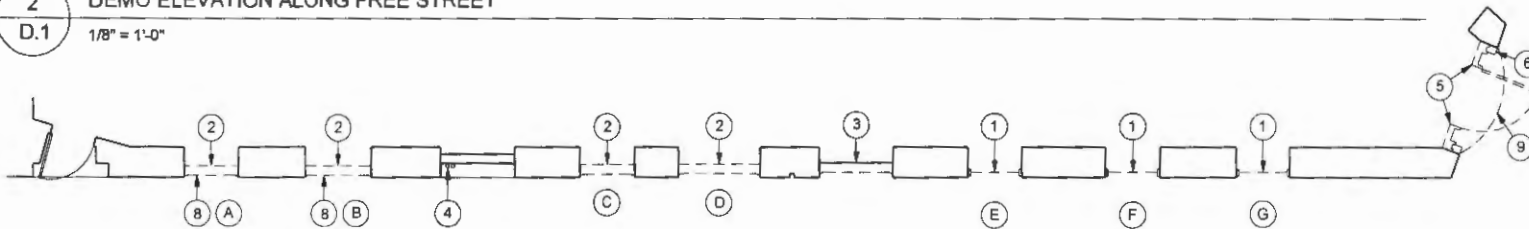
- ① REMOVE EXISTING STOREFRONT WINDOW SYSTEM. CLEAN SEALANT FROM MASONRY OPENING. PREP FOR NEW INFILL STOREFRONT SYSTEM.
- ② REMOVE EXISTING INFILL WALL SYSTEM INCLUDING FRAMING, INSULATION, SHEATHING AND CLAPBOARDS. CLEAN SEALANT FROM MASONRY OPENING. PREP FOR NEW INFILL STOREFRONT SYSTEM.
- ③ REMOVE EXISTING WOOD CLAPBOARDS AND WOOD SURROUND TRIM. CLEAN MASONRY OPENING AND PREP FOR INFILL STOREFRONT SYSTEM.
- ④ REMOVE EXISTING OIL FILL AND VENT. PREP MASONRY OPENING FOR NEW INFILL STOREFRONT SYSTEM.
- ⑤ NOT USED.
- ⑥ REMOVE TERRACOTTA TILE AND GROUT FROM GRANITE SURFACE.
- ⑦ NOT USED.
- ⑧ REMOVE EXISTING INFILL BRICK SILL. PREP FOR NEW STOREFRONT SYSTEM.
- ⑨ REMOVE EXISTING BRICK SIDEWALK AND SUB-BASE TO MAKE WAY FOR NEW CURVED GRANITE BLOCK.



1 DEMO ELEVATION AT FLAT IRON
1/8" = 1'-0"



2 DEMO ELEVATION ALONG FREE STREET
D.1 1/8" = 1'-0"



3 BASEMENT DEMO PLAN ALONG FREE STREET
D.1 1/8" = 1'-0"



tll- architects LLC
28 Danforth Street, Suite 213
Portland, Maine 04101
ph: 207.781.9882

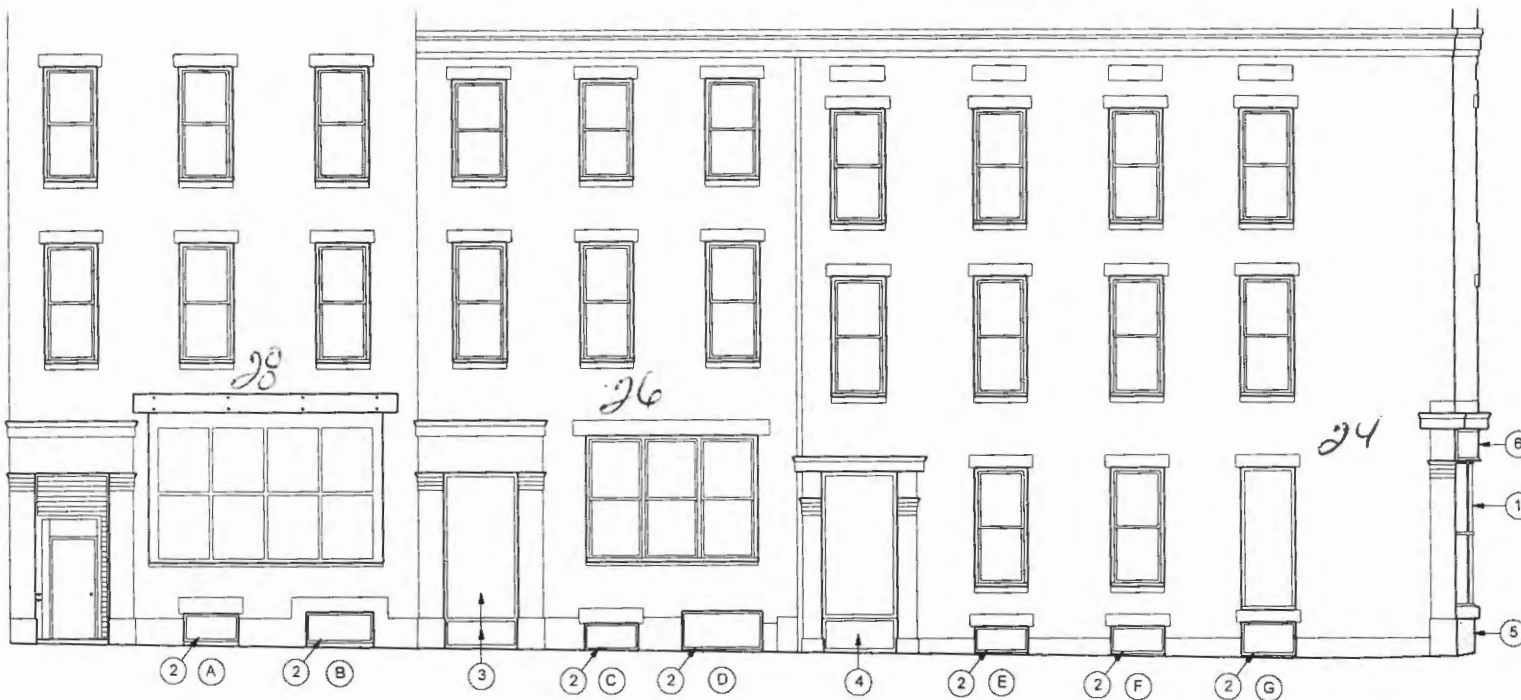
24 City Center
Facade
Modifications

Owner:
J.B. Brown
& Sons

DATE
6 SEP 2011

PROJECT NO.
1103

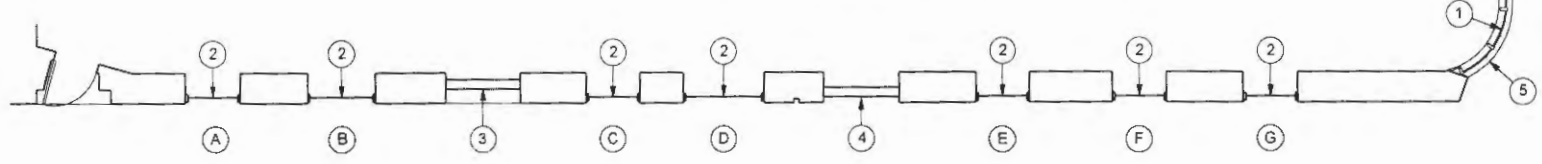
D.1



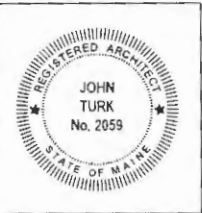
1 FREE STREET ELEVATION
A.1 1/8" = 1'-0"

KEY NOTES

- ① NEW METAL STOREFRONT SYSTEM WITH 1" CURVED TEMPERED INSULATING GLASS. SEE SHEET A.3 FOR DETAILS.
- ② NEW METAL STOREFRONT SYSTEM. SEE SHEET A.4 FOR DETAILS.
- ③ NEW METAL INFILL PANEL STOREFRONT SYSTEM. SEE SHEET A.5 FOR DETAILS.
- ④ NEW METAL STOREFRONT SYSTEM. EXISTING PLATE GLASS WINDOW ABOVE AND NEW METAL INFILL PANEL BELOW. SEE SHEET A.5 FOR DETAILS.
- ⑤ NEW SHAPED GRANITE SILL AND BASE FROM "JAY" GRANITE. SEE SHEET A.6 FOR DETAILS.
- ⑥ FUTURE PAINTED WOODEN SIGN (BY OTHERS) TO MATCH CURVED LINTEL.



2 FREE STREET BASEMENT PLAN
A.1 1/8" = 1'-0"



tli-architects LLC
28 Danforth Street, Suite 213
Portland, Maine 04101
ph: 207.781.9862

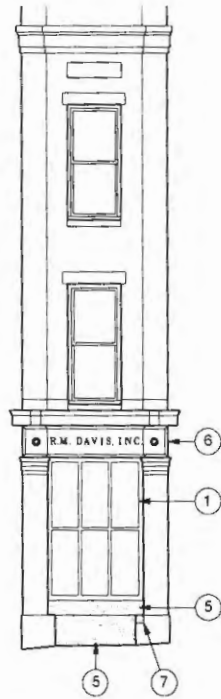
24 City Center
Facade
Modifications

Owner:
**J.B. Brown
& Sons**

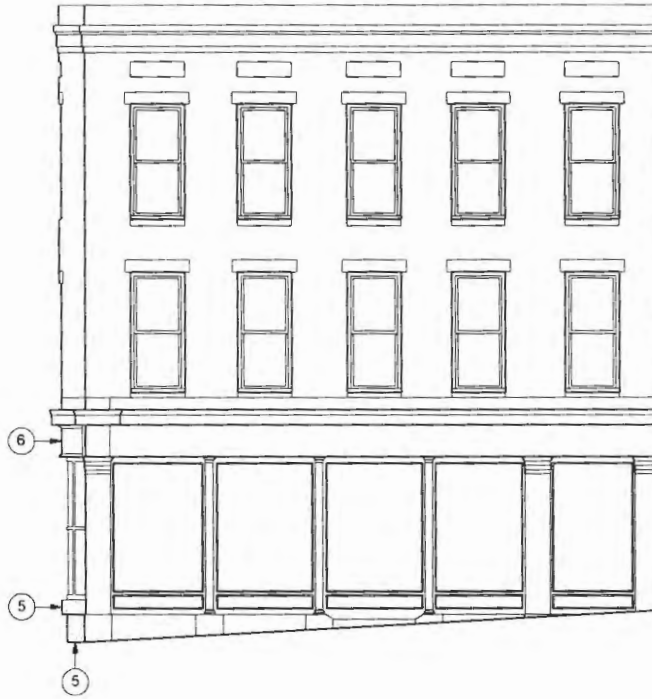
DATE
6 SEP 2011

PROJECT NO:
1103

A.1



1
A.2
FLAT IRON ELEVATION
1/8" = 1'-0"



2
A.2
MONUMENT WAY ELEVATION
1/8" = 1'-0"

KEY NOTES

- ① NEW METAL STOREFRONT SYSTEM WITH 1" CURVED, TEMPERED INSULATING GLASS. SEE SHEET A.3 FOR DETAILS.
- ② NEW METAL STOREFRONT SYSTEM. SEE SHEET A.4 FOR DETAILS
- ③ NOT USED
- ④ NEW METAL STOREFRONT SYSTEM. EXISTING PLATE GLASS WINDOW ABOVE TO REMAIN. SEE SHEET A.4 FOR DETAILS.
- ⑤ NEW SHAPED GRANITE SILL AND BASE FROM "JAY" GRANITE. SEE SHEET A.8 FOR DETAILS.
- ⑥ FUTURE PAINTED WOODEN SIGN (BY OTHERS) TO MATCH CURVED LINTEL.
- ⑦ NEW (APROX.) 6" CUBE DUTCHMAN REPAIR FROM "JAY" GRANITE. CUT EXISTING GRANITE BASE TO RECEIVE STONE PATCH. ROUGHEN UNIT TO PROVIDE BONDING SURFACE. SET IN THIN EPOXY BED. EXPOSED SURFACE TO BE DISTRESSED TO MATCH EXISTING AS CLOSELY AS POSSIBLE.



ttl- architects LLC
28 Danforth Street, Suite 213
Portland, Maine 04101
ph: 207.761.9662

24 City Center

Facade
Modifications

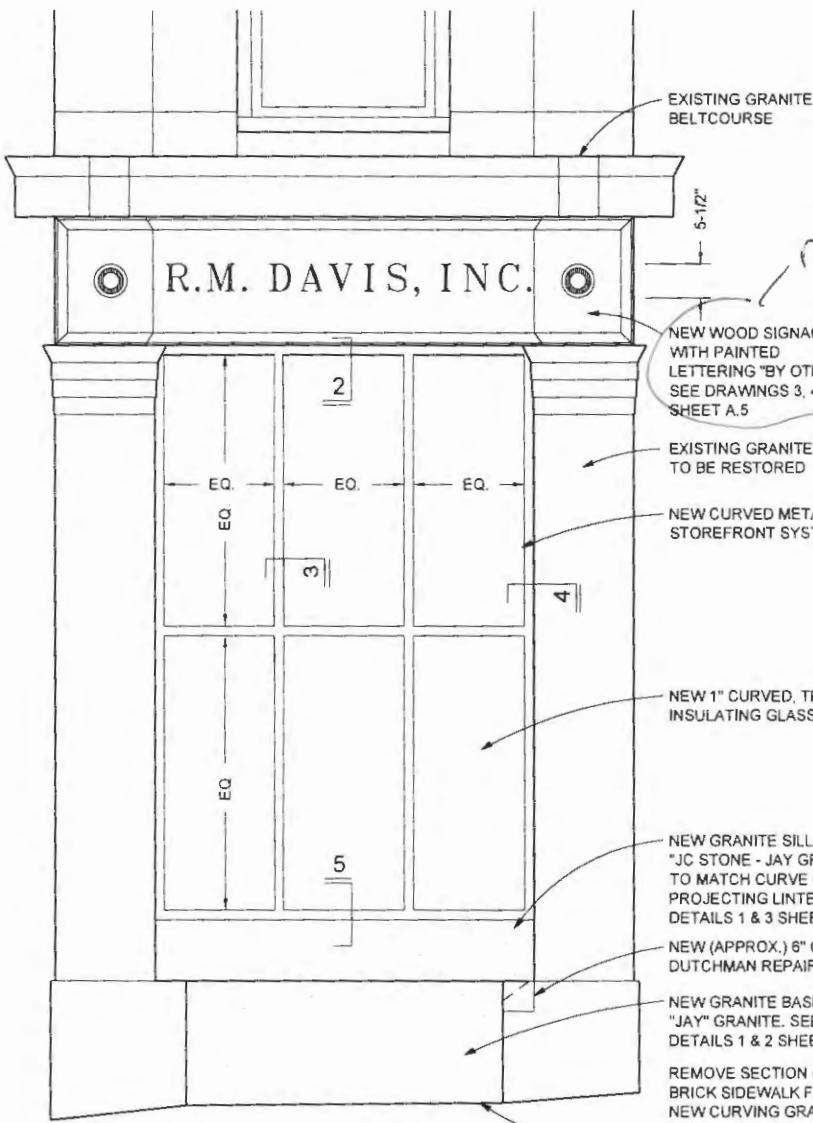
Owner:

J.B. Brown
& Sons

DATE:
6 SEP 2011

PROJECT NO.
1103

A.2

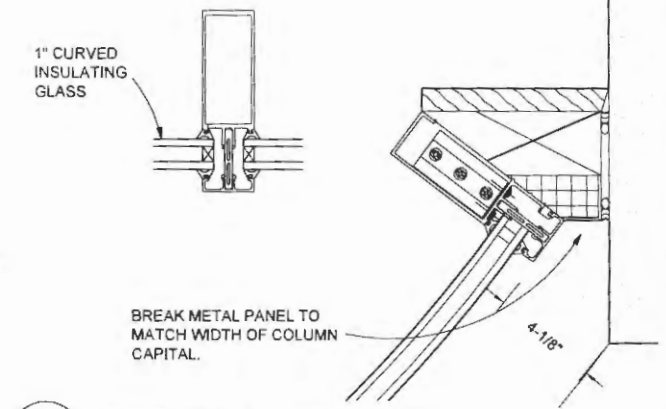


1 STOREFRONT ENLARGEMENT
A.3 1/2" = 1'-0"

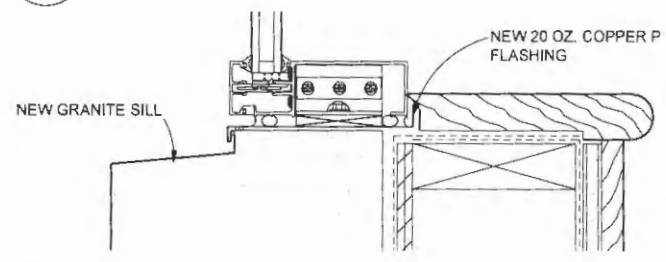
NEW WOOD SIGNAGE WITH PAINTED LETTERING "BY OTHERS" SEE DRAWINGS 3, 4, 5 ON SHEET A.5

need separate sign permit

2 STOREFRONT HEAD
A.3 3" = 1'-0"



3,4 STOREFRONT MUNTIN AND JAMB
A.3 3" = 1'-0"



5 STOREFRONT SILL
A.3 3" = 1'-0"



tll- architects LLC
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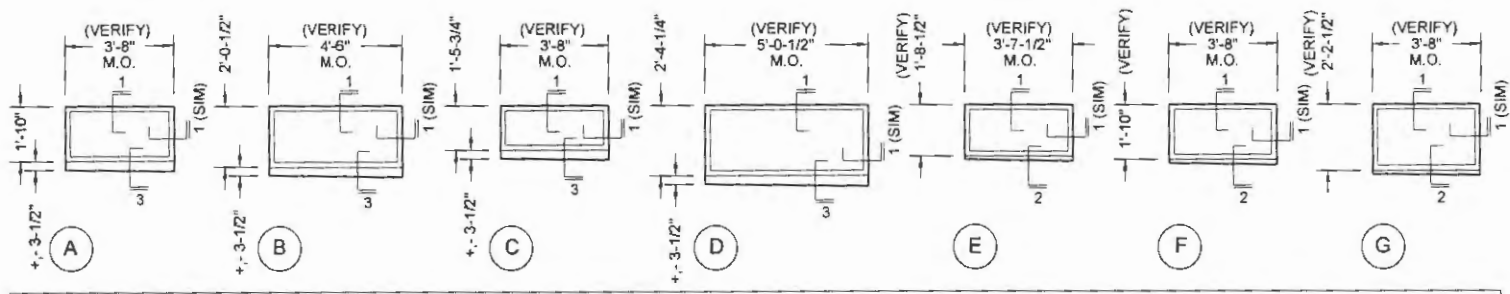
24 City Center
Facade
Modifications

Owner:
J.B. Brown
& Sons

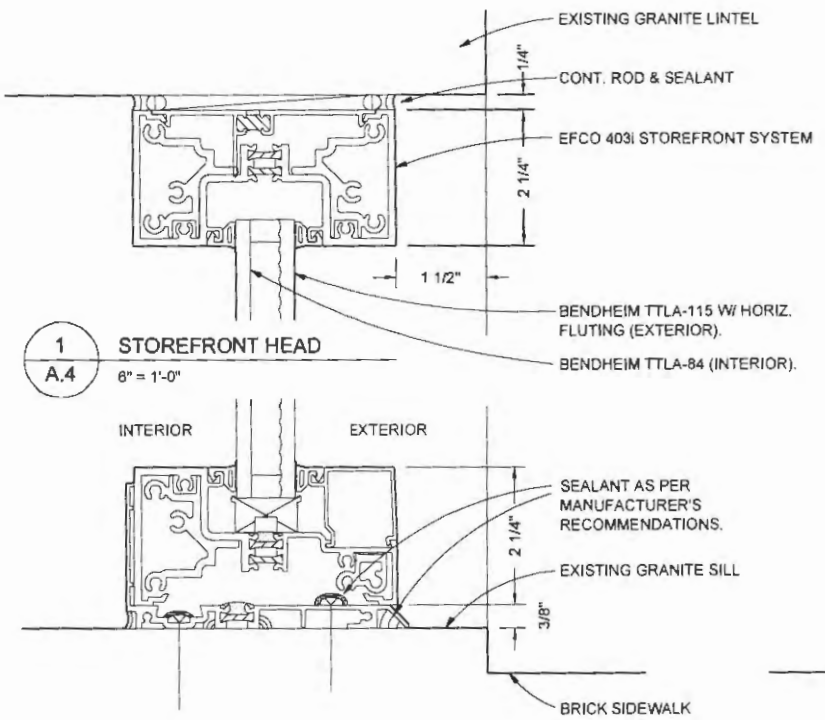
DATE
6 SEP 2011

PROJECT NO.
1103

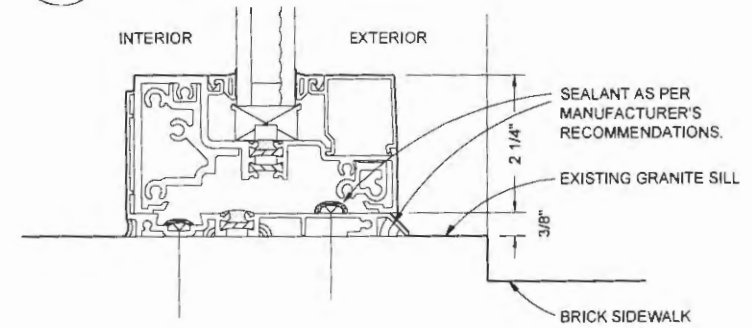
A.3



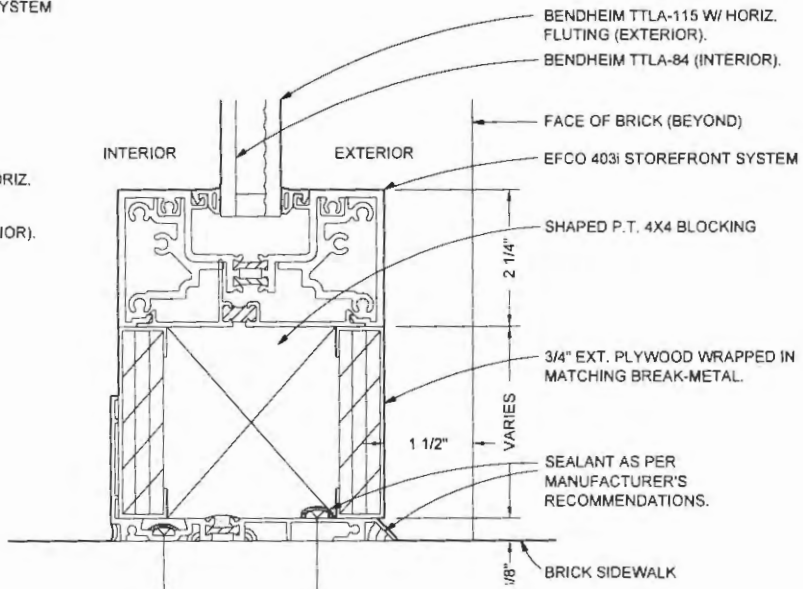
STOREFRONT BASEMENT WINDOWS 1/4" = 1'-0"



1 STOREFRONT HEAD
A.4 8" = 1'-0"



2 STOREFRONT SILL
A.4 6" = 1'-0"



3 STOREFRONT SILL
A.4 6" = 1'-0"



tli-architects LLC
28 Danforth Street, Suite 213
Portland, Maine 04101
ph: 207.761.9662

24 City Center

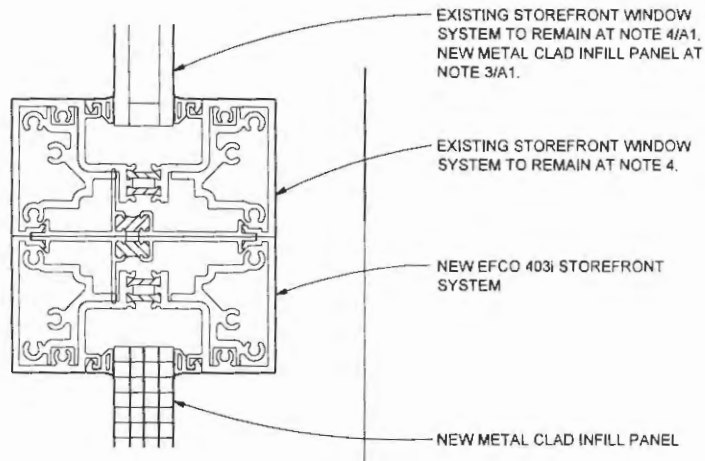
Facade
Modifications

Owner:
J.B. Brown
& Sons

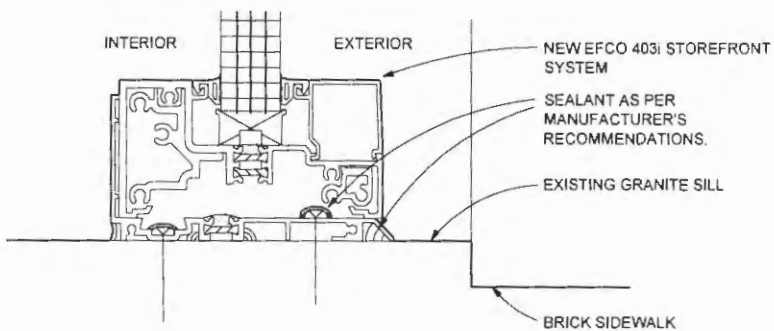
DATE:
6 SEP 2011

PROJECT NO.
1103

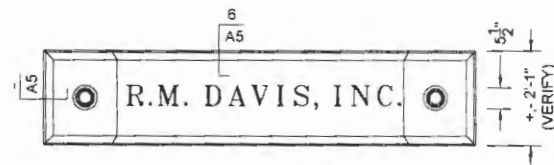
A.4



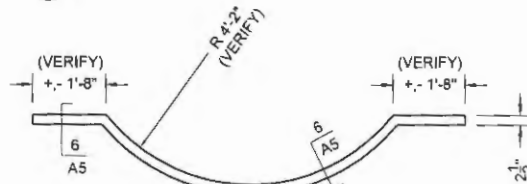
1,2 SECTION AT MID-RAIL
A.5 HALF SCALE



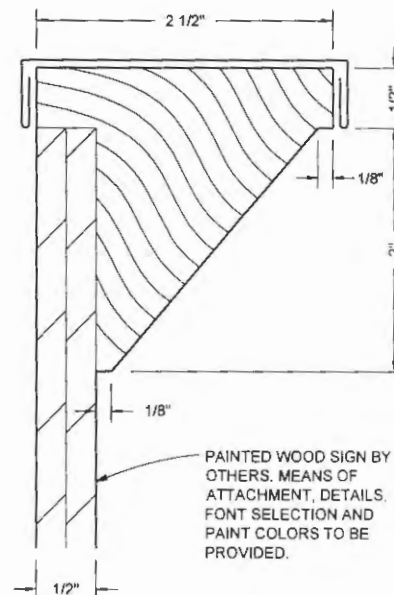
3 SECTION AT NEW SILL
A.5 HALF SCALE



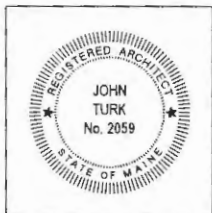
4 SCHEMATIC SIGN ELEVATION
A.5 3/8" = 1'-0"



5 SCHEMATIC SIGN PLAN
A.5 3/8" = 1'-0"



6 SCHEMATIC SIGN SECTION DETAIL
A.5 FULL SIZE



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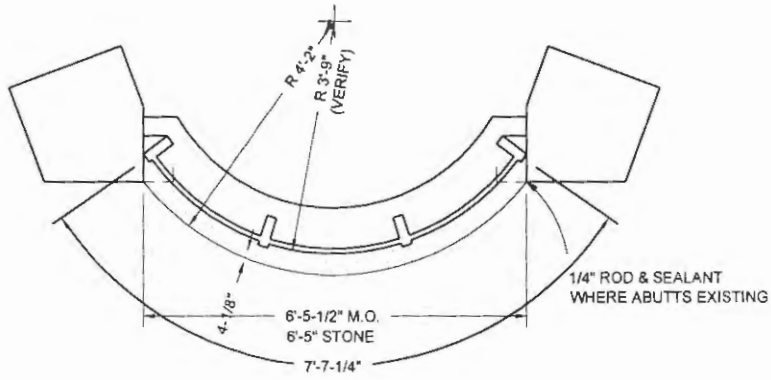
24 City Center
Facade
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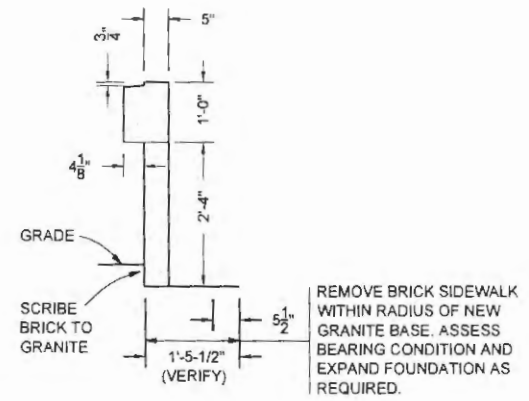
DATE:
6 SEP 2011

PROJECT NO.:
1103

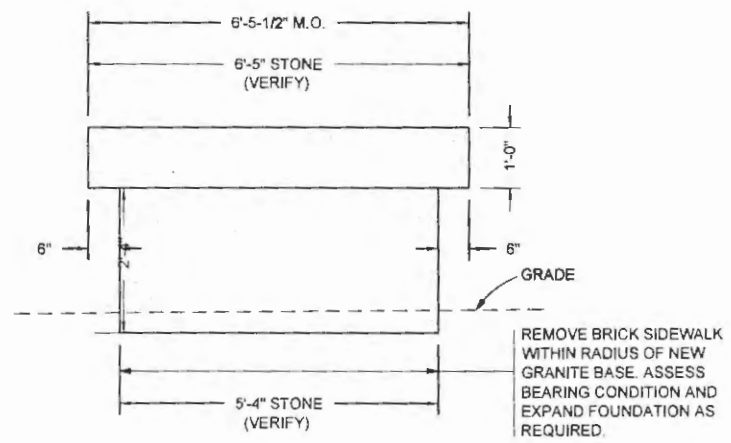
A.5



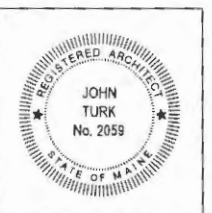
1 GRANITE SILL PLAN
A.6 1/2" = 1'-0"



3 GRANITE SILL SIDE ELEVATION
A.6 1/2" = 1'-0"



2 GRANITE SILL ELEVATION
A.6 1/2" = 1'-0"



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24 City Center

Facade
Modifications

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J.B. Brown
& Sons

DATE
6 SEP 2011

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A.6

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND
HISTORIC PRESERVATION
CERTIFICATE OF APPROPRIATENESS**

This is to certify that

J. B. BROWN & SONS

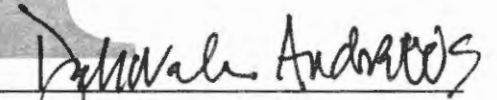
has received approval for

ALTERATIONS TO WINDOW & DOOR OPENINGS

at

24 CITY CENTER

provided that the person or persons, firm or corporation accepting this Certificate shall comply with all other applicable 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 the Historic Preservation Office of the Planning Department. For more information on this project, call 874-8719.


Historic Preservation Manager

NOTE: THIS IS NOT A BUILDING PERMIT

CITY OF PORTLAND, MAINE
HISTORIC PRESERVATION BOARD

Rick Romano, Chair
Martha Burke Vice-Chair
Scott Benson
Rebecca Ermlich
Michael Hammen
Ted Oldham
Susan Wroth

September 12, 2011

John Turk
TTL Architects
28 Danforth Street
Suite 213
Portland, Maine 04101

Re: Exterior Alterations, Lower H.H. Hay Building, 24 City Center

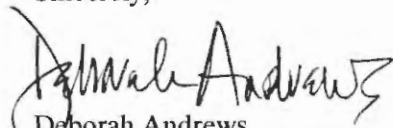
Dear John:

On September 7, 2011, the City of Portland's Historic Preservation Board voted 5-0 (Romano, Wroth absent) to approve your application, submitted on behalf of J.B. Brown & Sons, for alterations to existing window and door openings at the Lower H. H. Hay Building at 24 City Center. Approval was based on revised elevations and specifications submitted in response to Board comments during a preliminary review of the project on May 18, 2011. Final approval was made without conditions.

Installation to be carried out as shown on plans and specifications dated September 6, 2011. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,



Deborah Andrews
Historic Preservation Program Manager

Cc: Vin Veroneau, J. B. Brown & Sons