

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMITPlease Read
Application And
Notes, If Any,
AttachedThis is to certify that TRUSIANI ANNAMARIE & PAUL J/Pahas permission to Change of use from Vacant space to Art Gallery & Lounge OfficeAT 585 CONGRESS ST

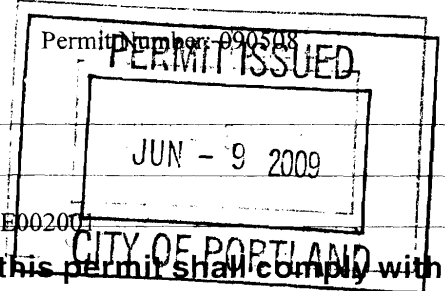
CE 037 E002001

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 of inspection must be given and written permission procured before this building or part thereof is lath or other closed-in. 2 HOUSING NOTICE IS REQUIRED.

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



OTHER REQUIRED APPROVALS

Fire Dept. CAPT. R. Bouteau

Health Dept. _____

Appeal Board _____

Other _____

Department Name

James Burke 6/9/09
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: 09-0508	Issue Date:	CBL: 037 E002001
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Location of Construction: 585 CONGRESS ST	Owner Name: TRUSIANI ANNAMARIE & PAU	Owner Address: 585 1/2 CONGRESS ST	Phone:
Business Name:	Contractor Name: Paul Trusiani	Contractor Address: 456 Black Point Road Scarborough	Phone 6198668867
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial - Vacant Space <i>restaurant</i> "The Kitchen"	Proposed Use: Commercial - Art Gallery Law Office - Change of use from Vacant space to Art Gallery & Law Office <i>restaurant</i>	Permit Fee: \$195.00	Cost of Work: \$10,000.00	CEO District: 1
Proposed Project Description: Change of use from Vacant space <i>restaurant</i> to Art Gallery & Law Office		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>B/M necessary</i> Type: <i>3</i> <i>IRK-2003</i>	
		Signature: <i>(KG)</i>	Signature: <i>JMB 6/9/09</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		Signature: <i>AKM</i>	Date:	

Permit Taken By: Ldobson	Date Applied For: 05/27/2009	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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.. 		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"/> <i>OK w/ conditions</i> Date: <i>5/29/08</i>	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 checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>AKM</i> Date:

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0508	Date Applied For: 05/27/2009	CBL: 037 E002001
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Location of Construction: 585 CONGRESS ST	Owner Name: TRUSIANI ANNAMARIE & PAU	Owner Address: 585 1/2 CONGRESS ST	Phone:
Business Name:	Contractor Name: Paul Trusiani	Contractor Address: 456 Black Point Road Scarborough	Phone: (619) 866-8867
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Art Gallery Law Office - Change of use from restaurant to Art Gallery & Law Office	Proposed Project Description: Change of use from restaurant to Art Gallery & Law Office
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/29/2009

Note: First 23' of space from the front is retail art gallery only. The law office is in the rear and upstairs, so it meets the PAD requirement. **Ok to Issue:**

- 1) This property is located in a Pedestrian Activities District (PAD) which regulates first floor use to retail like and other uses as listed in the zoning ordinance [section 14-217(b)(1)]. The front windows shall not be blocked or have curtains that block out visibility from the sidewalk. Your use(s) shall not change without review and approval PRIOR to their implementation.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 06/09/2009

Note: **Ok to Issue:**

- 1) With the issuance of this permit, and payment of the associated fees, the Stop Work Order will be removed from this property.
- 2) The existing unvented gas heaters are required to be vented per state code.
- 3) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 05/29/2009

Note: **Ok to Issue:**

- 1) Emergency lights and exit signs are required
- 2) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 3) The sprinkler system shall be installed in accordance with NFPA 13.

Comments:

6/3/2009-jmb: Left vcmg with Buzzy for details, height of kneewalls around stair, is there a fire alarm system, one plan mentions studio space, and the window in the 2nd fl office.

6/9/2009-jmb: Buzzy T. Called, he verified the height of the kneewalls around the stairs will be 48", the studio will be for his own artwork using acrylic paints. He also verified the existing gas heaters were not vented, and the basement was for storage only.



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>593 Congress St / part of 525 Congress in Records</u>		
Total Square Footage of Proposed Structure/Area <u>1416</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>37 E 2 Portion</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Paul "Buzzy" Trusiani</u> Address <u>456 Black Point Rd</u> City, State & Zip <u>Scarborough ME 04074</u>	Telephone: <u>(619) 866-8867</u>
Lessee/DBA (If Applicable) <u>Paul "Buzzy" Trusiani</u>	Owner (if different from Applicant) Name <u>Annmarie Trusiani</u> Address <u>4 Brown St</u> City, State & Zip <u>Falmouth, Maine 04105</u>	Cost Of Work: \$ <u>10,000-</u> C of O Fee: \$ <u>120-</u> Total Fee: \$ <u>120-</u> <u>75c of 0</u>
Current legal use (i.e. single family) <u>Vacant</u>	Number of Residential Units <u>NA / 195</u>	
If vacant, what was the previous use? <u>Restaurant</u>		
Proposed Specific use: <u>Art Gallery, Law Office in Rear</u>		
Is property part of a subdivision? <u>NO</u>	If yes, please name _____	
Project description: <u>Change of use w/ Interior Renovations - V RITE</u>		
Contractor's name: <u>Paul "Buzzy" Trusiani</u>		
Address: <u>456 Black Point Rd Scarborough ME 04074</u>		
City, State & Zip: <u>Scarborough, ME 04074</u>	Telephone: <u>(619) 866-8867</u>	
Who should we contact when the permit is ready: <u>Paul Buzzy Trusiani</u>	Telephone: <u>(619) 866-8867</u>	
Mailing address: <u>456 Black Point Rd Scarborough, ME 04074</u>		

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

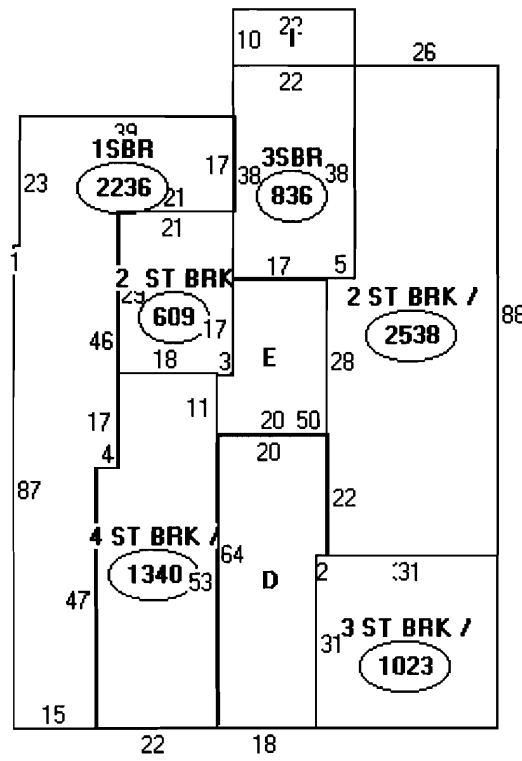
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division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

Signature: [Signature]

Date: 3/21/09

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



- Descriptor
- A: 1SBR
2236 sqft
 - B: 4 ST BRK
1340 sqft
 - C: 2 ST BRK
609 sqft
 - D: 2 ST BRK
998 sqft
 - E: 3 ST BRK
509 sqft
 - F: 3SBR
836 sqft
 - G: 3 ST BRK
1023 sqft
 - H: 2 ST BRK
2538 sqft
 - I: 1 ST BRK
220 sqft

82
84.5"



FIRE PERMIT REQUIREMENTS

93 Congress St.

Name:

Paul "Buzzy" Trusciani
456 Black Point Road
Scarborough, Maine 04074
619.866.8867

Buzzy Trusciani
6/9/09
Acrylic painting
His work

Proposed Use:

Art Gallery/Studio and
Law Office/Mediation

Square Footage

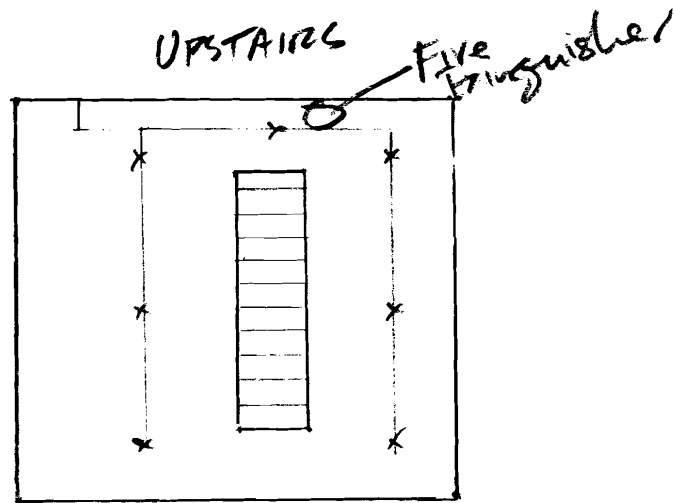
Total +/- 2500
First Floor +/- 1100
Basement +/- 1100

Existing Fire Protection:

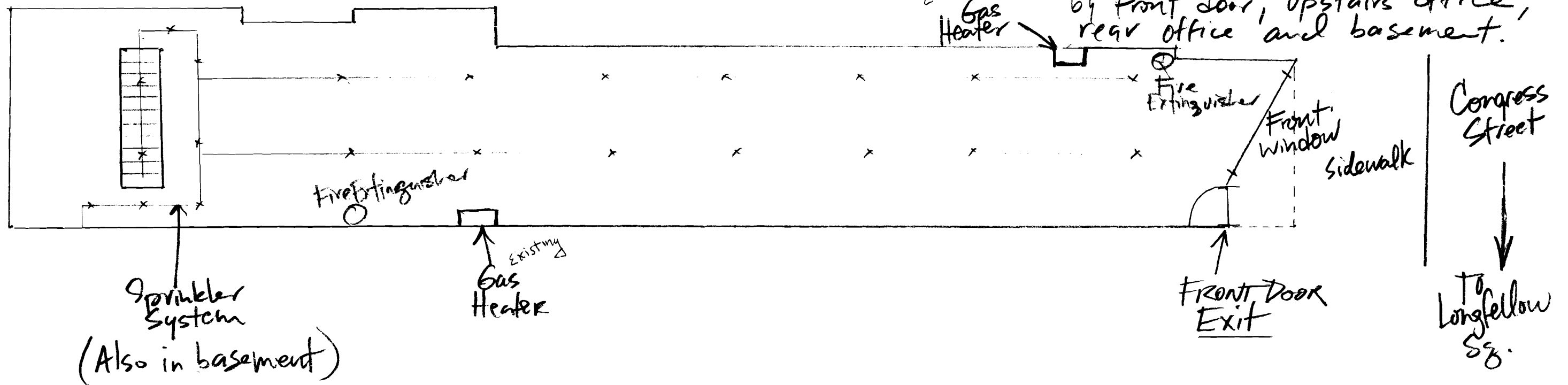
Fully Sprinklered

Life Safety Plan

- Signs in all rooms directing people to emergency exit
- Exit Sign will be by front door
- Front Door is only means of legal egress, though a small window is in upstairs office that leads to roof over downstairs space.
- Most remote distance from first floor is +/- 80 feet
- Most remote distance from upstairs is +/- 90 feet.
- Most remote distance from basement storage space is +/- 130'
- Fire Extinguishers will be located by front door, mid office, rear office, upstairs office + basement.
- Emergency lights will be installed by front door, upstairs office, rear office and basement.

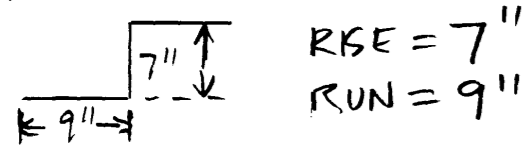


FIRST FLOOR/BASEMENT

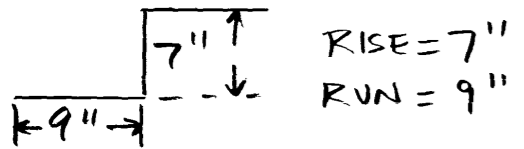


EXISTING STAIRCASES

A) TO SECOND FLOOR/UPSTAIRS PRIVATE OFFICE

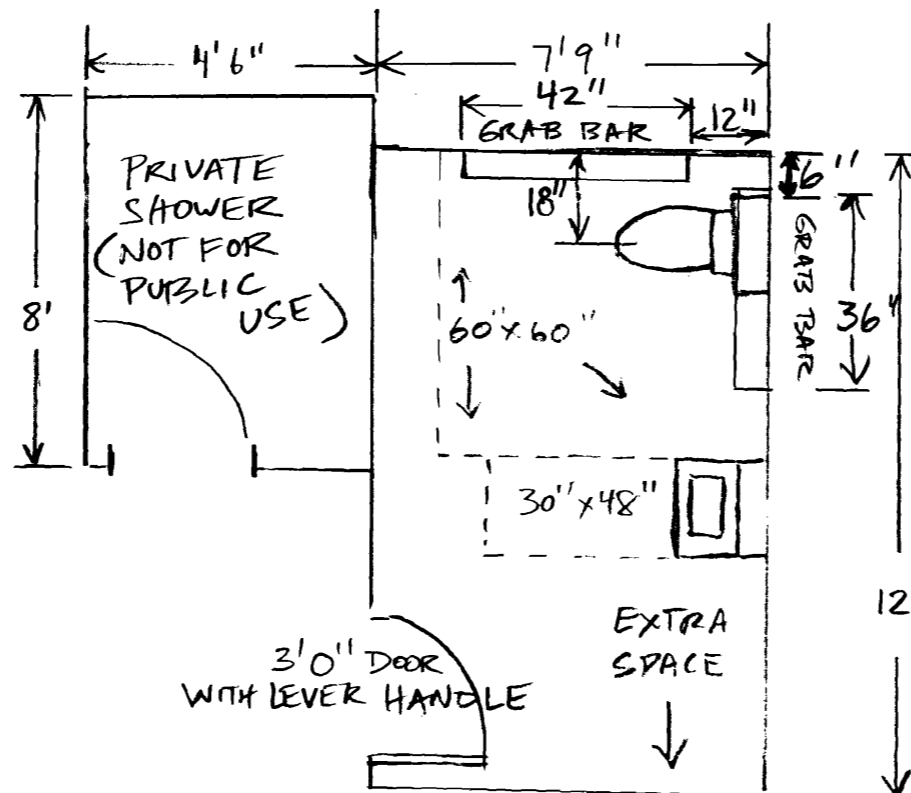


B) TO BASEMENT/DOWNSTAIRS STORAGE ONLY

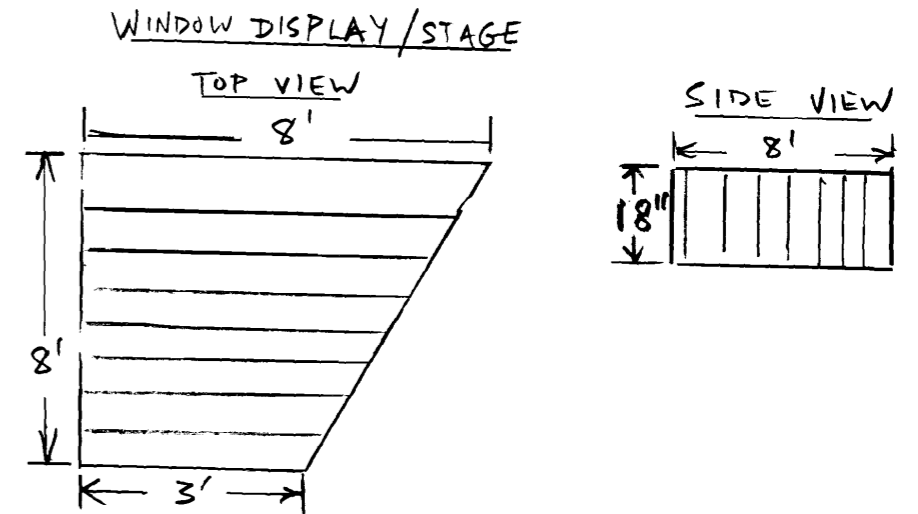


PROPOSED RENOVATION & CHANGE OF USE APPLICATION
593 CONGRESS STREET

ADA REST ROOM



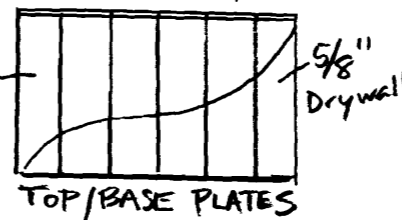
Cross Sections w/Framing Details



CONSTRUCTION OF WALLS/STAGE

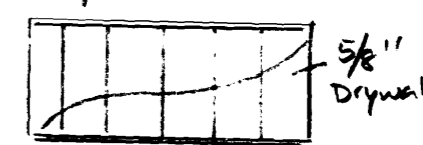
RESTROOM

2x4s
16" on center
SOUND INSULATION



KNEE WALLS AROUND STAIRS

2x4s
16" on center
NO INSULATION
TOP/BASE PLATES

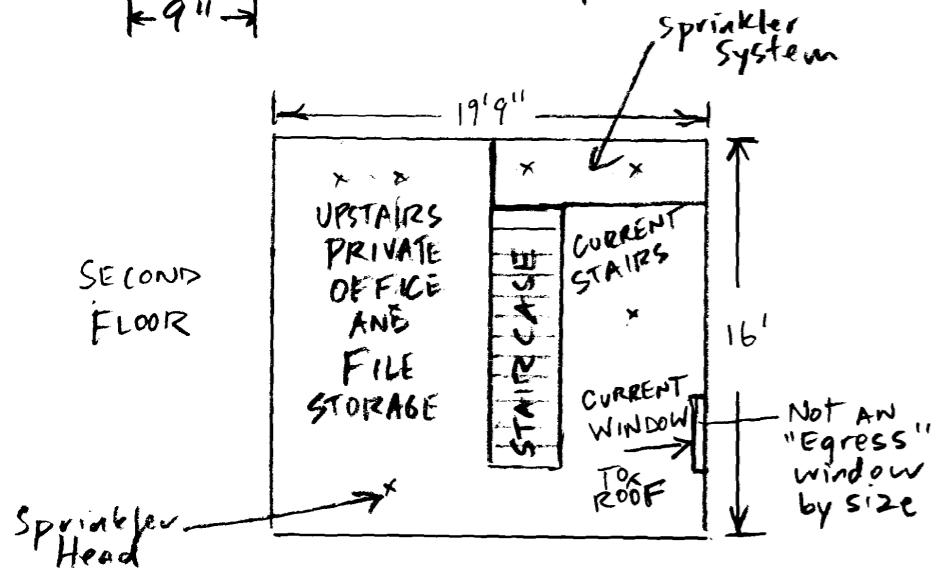


STAGE

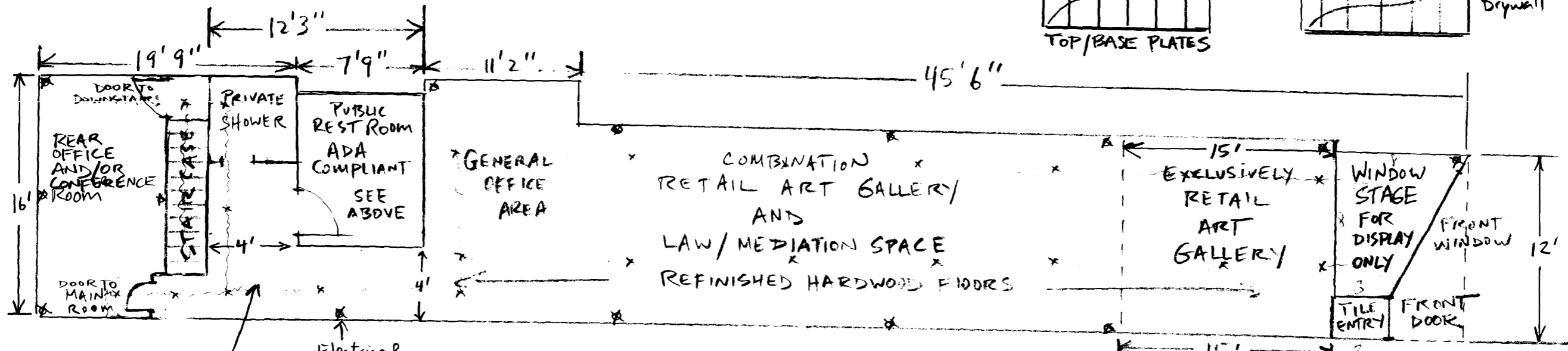
2x4s
16" on center
NO INSULATION
BASE PLATE
1/2" PLY DECK



SECOND FLOOR



FIRST FLOOR



Sprinkler system (Also in basement)

To Monument Sq.
↑
CONGRESS ST
↓
To Longfellow Sq.

← Congress Square Park →

12x20 = 240 150' 75%
15x12 = 180
2x12 = 24 = 224 sq.
2.5x12 = 30
23' dup (ok)
for pool.

THINGS TO REMOVE

1. Upstairs closet
2. Random Debris in Rear of space
 - Drywall pieces
 - Wood

Note: Please refer to asbestos Report showing that space is clean of asbestos.

GENERAL PLAN:

- #1 Clean out interior space
- #2 Sand + Finish Floor
- #3 Patch + Paint Plaster walls
- #4 Install ADA Unisex Restroom
- #5 Install Private Shower

- #1 In accordance with City Ordinance, the front 15 feet of the space closest to Congress Street will be used exclusively for retail sales of fine art.
- #2 The remainder of the space will be used as a law office/mediation center
- #3 The upstairs space will be used as a private office.

Current Use

- SITE PLAN EXEMPTION:
- #1 See Dimensions on Page 1 of 3
 - #2 lot is same as building
 - #3 No Parking, driveways, etc...
 - #4 Frontage equals 12 feet.
 - #5 Floor Plans are same dimensions (See page 1 of 3)
- #1 The space has been vacant for five months, but had been used as a restaurant.
- #2 The Upstairs had been used as a private office.

