

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 091200

This is to certify that J B Brown/Brush & Hammer Inc Phil Reed
has permission to Add new 6' x 10' opening in exterior wall install a 6' x 10' window
AT 85 YORK ST C040 C025001

PERMIT ISSUED
NOV 19 2009

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 lathed or otherwise enclosed-in. 24 HOUR 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. Houten
Health Dept. _____
Appeal Board _____
Other _____
Department Name

James Burke 11/19/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

11/19/09

Date



Signature of Inspections Official

11/19/09

Date

PERMIT ISSUED

NOV 19 2009

City of Portland

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1200	Issue Date:	CBL: 040 C025001
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Location of Construction: 85 YORK ST	Owner Name: J B Brown	Owner Address: 36 DANFORTH ST	Phone:
Business Name:	Contractor Name: Brush & Hammer Inc/ Phil Requia	Contractor Address: 110 Lester Drive Portland	Phone: 2078072586
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3

Past Use: Commercial - Retail	Proposed Use: Commercial - Retail - Add new 6' x 10' opening in exterior wall install a 6' x 10' window <i>custom upholstery use</i>	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 1
Proposed Project Description: Add new 6' x 10' opening in exterior wall install a 6' x 10' window		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>F-1/M</i> Type: <i>IBC-2003</i>	
		Signature: <i>(KG)</i>	Signature: <i>JMB 11/19/09</i>	
		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: Ldobson	Date Applied For: 10/27/2009	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.. PERMIT ISSUED NOV 19 2009 City of Portland		Special Zone or Reviews	Zoning Appeal	Historic Preservation
		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj. <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>11/2/09</i>	<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:	<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 Date: <i>9</i>

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: 09-1200	Date Applied For: 10/27/2009	CBL: 040 C025001
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Location of Construction: 85 YORK ST	Owner Name: J B Brown	Owner Address: 36 DANFORTH ST	Phone:
Business Name:	Contractor Name: Brush & Hammer Inc/ Phil Requia	Contractor Address: 110 Lester Drive Portland	Phone (207) 807-2586
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Retail - Add new 6' x 10' opening in exterior wall install a 6' x10' window	Proposed Project Description: Add new 6' x 10' opening in exterior wall install a 6' x10' window
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/02/2009**Note:****Ok to Issue:** ☒

- 1) This property shall remain a retail use (custom upholstery). Any change of use shall require a separate permit application for review and approval.
- 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:** 11/19/2009**Note:****Ok to Issue:** ☒

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 11/02/2009**Note:****Ok to Issue:** ☒

- 1) This permit is for the new opening only, any other work done will require a separate permit.
- 2) No means of egress shall be affected by this renovation
- 3) All construction shall comply with NFPA 101

Comments:

11/19/2009-jmb: Spoke to Bill B. For details on the location of the window, if it needs to be tempered. It's not in a stairwell, near a door an it is over 24" off the floor. Also discussed the use of the building - single tenant upholstery storage and repair.



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>85 York St. PORTLAND, Me. 04101</u>		
Total Square Footage of Proposed Structure/Area <u>11'-6" x 6'-6" window opening w/ header</u>	Square Footage of Lot <u>N/A</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>40</u> Block# <u>C</u> Lot# <u>25</u> <u>see ATTACHED</u> <u>2</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>DAN BALLARD</u> Address <u>85 YORK STREET</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>207.450.4779</u>
Lessee/DBA (If Applicable) <u>CUSTOM UPHOLSTERY</u>	Owner (if different from Applicant) Name <u>J.B Brown & Sons</u> Address <u>36 Danforth St</u> City, State & Zip <u>Portland, Me. 04101</u>	Cost Of Work: \$ <u>2000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>RETAIL</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>RETAIL</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Cut a 6' x 10' opening through exterior CMU wall, install a new W8x24 AISC structural steel header, and install a new 6' x 10' window. (see ATTACHED)</u>		
Contractor's name: <u>Brush + Hammer Remodeling Inc.</u> Address: <u>110 Lestee Drive</u> City, State & Zip: <u>Portland, Maine 04103</u> Telephone: <u>207.807.2586</u> Who should we contact when the permit is ready: <u>Phil Requia</u> Telephone: _____ Mailing address: <u>85 YORK STREET PORTLAND ME 04101</u>		

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

RECEIVED

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/inspections 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: 10.24.2009

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

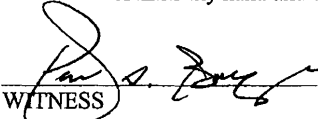
Book 27156
Page 179
Aug. 5, 2009 @ 10:37 am

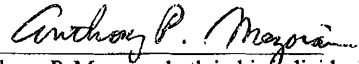
QUITCLAIM DEED WITH COVENANT

KNOW ALL PERSONS BY THESE PRESENTS, that ANTHONY P. MEZOIAN, of South Portland, County of Cumberland, State of Maine, and ANTHONY P. MEZOIAN, Trustee, ANN L. MEZOIAN FAMILY TRUST, Article 5, u/t/a dated February 14, 2008, each the holder of a fifty percent (50%) tenant-in-common interest, for consideration paid, grant to J.B. BROWN & SONS, a Maine corporation with a mailing address of 36 Danforth Street, P.O. Box 207, Portland, Maine 04112 with QUITCLAIM COVENANT that certain real property located in Portland, Maine more particularly described in Schedule A annexed hereto and incorporated by reference herein.

MEANING AND INTENDING to describe and convey, and hereby conveying, the same premises conveyed (i) to Anthony P. Mezoian and Ann Lee Mezoian, as joint tenants, by Warranty Deed from Josephine M. Newlander dated November 17, 1978 and recorded in the Cumberland County Registry of Deeds in Book 4842, Page 296, and (ii) to Anthony P. Mezoian in his capacity as Trustee of the Ann L. Mezoian Family Trust Article 5, u/t/a dated February 14, 2008, by Deed of Distribution by Personal Representative (Testate) from Anthony P. Mezoian in his capacity as the duly appointed and acting personal representative of the Estate of Ann L. Mezoian, dated April 14, 2009 and recorded in said Registry of Deeds in Book 27063, Page 81.

WITNESS my hand and seal this 5th day of August, 2009.

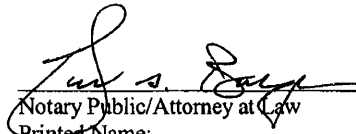

WITNESS


Anthony P. Mezoian, both in his individual capacity and as Trustee of the Ann L. Mezoian Family Trust Article 5, u/t/a dated February 14, 2008

STATE OF MAINE
CUMBERLAND, SS

August^{5th}, 2009

Personally appeared before me the above-named Anthony P. Mezoian and acknowledged the foregoing to be his free act and deed.


Notary Public/Attorney at Law
Printed Name:
My commission expires: / /

SCHEDULE A

A certain lot or parcel of land with the buildings thereon, situated on the northerly side of York Street in said Portland, and bounded and described as follows:

Beginning on the northerly side line of said York Street at a point distant thirty- four and three tenths (34.3) feet southwesterly from easterly corner of Catherine Clary's lot purchased of John B. Brown in 1873; thence northwesterly upon a line drawn parallel to and distant three (3) inches from the northeasterly side of the house formerly standing on the lot hereby conveyed to land now or formally of one King; thence southwesterly by said King land to land now or formerly of one Fagan; thence southeasterly by said Fagan's land and land now or formerly of one McQuade to said York Street; thence northeasterly by said York Street sixty-seven and one-third ($67 \frac{1}{3}$) feet to the first bound.



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

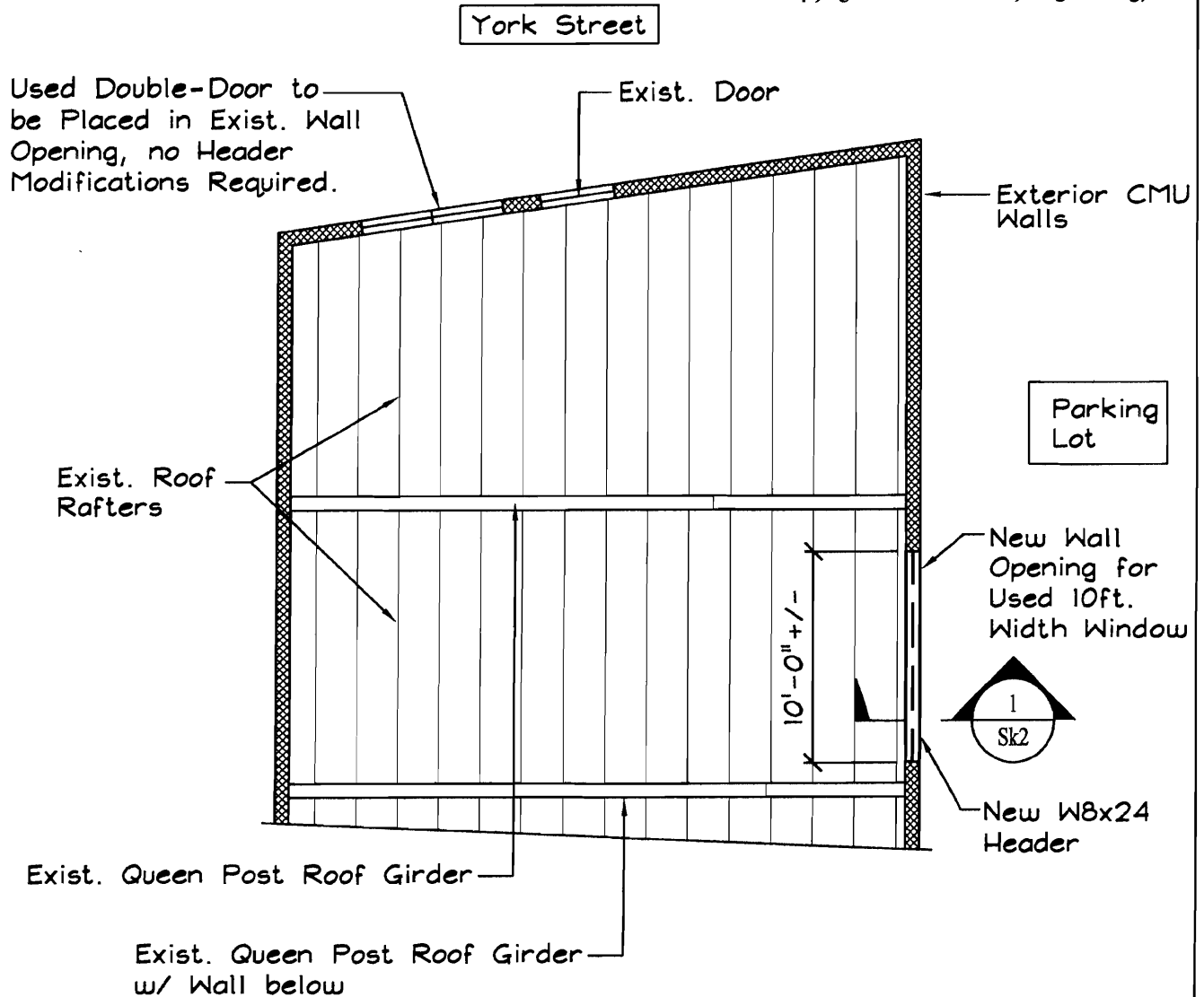
- ☒ Cross sections w/framing details
- ☒ Detail of any new walls or permanent partitions
- N/A* ☐ Floor plans and elevations
- ☒ Window and door schedules
- N/A* ☐ Complete electrical and plumbing layout.
- N/A* ☐ Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- N/A* ☐ Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEBC 2003
- N/A* ☐ Proof of ownership is required if it is inconsistent with the assessors records.
- N/A* ☐ Reduced plans or electronic files in PDF format are also required if original plans are larger than 11" x 17".
- N/A* ☐ Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- ☐ The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- ☐ Location and dimensions of parking areas and driveways, street spaces and building frontage.
- ☐ Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)



PART PLAN - NEW WALL OPENING

SCALE: 1/8" = 1'-0"

Approx. Exist. Roof Framing Shown

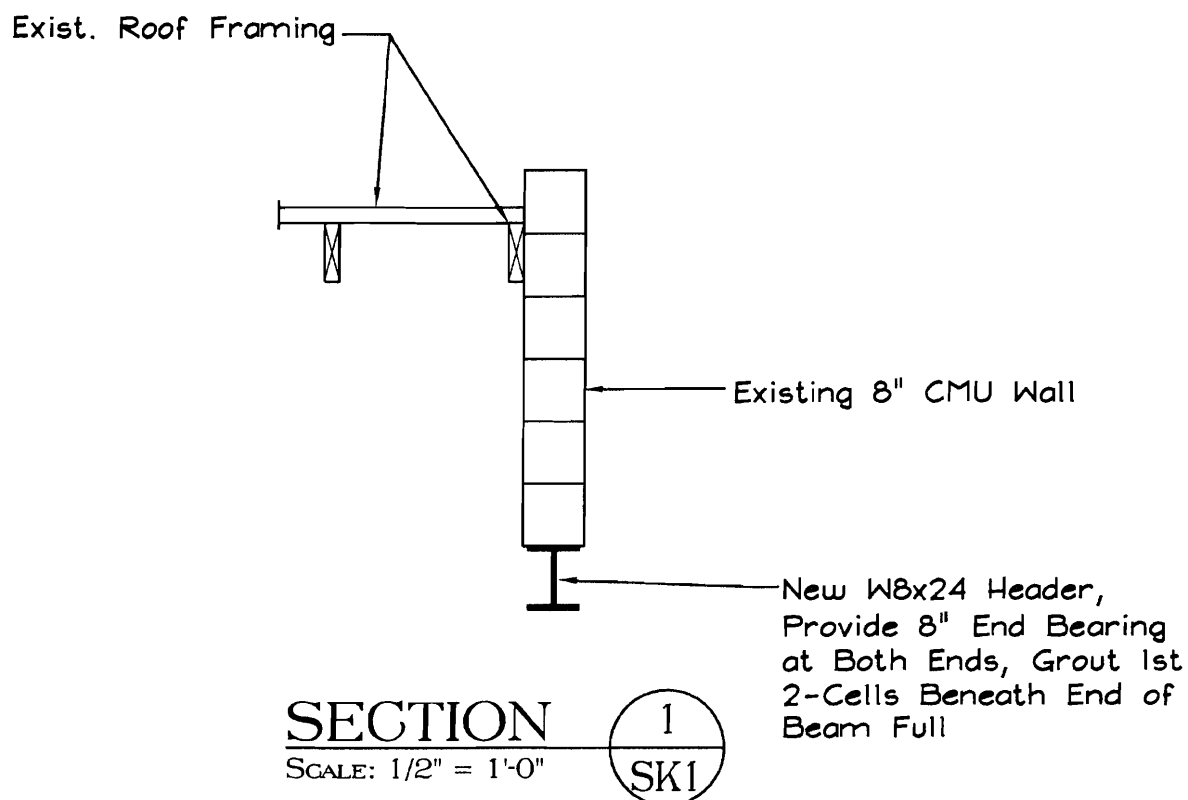
STRUCTURAL DESIGN CRITERIA:

1. BUILDING CODE: 2006 EDITION OF THE INTERNATIONAL BUILDING CODE
2. SNOW: FLAT ROOF SNOW LOAD = 42 PSF

—SEI— SHELLEY ENGINEERING, INC.
 STRUCTURAL CONSULTANTS
 90 BRIDGE STREET
 WESTBROOK, MAINE 04092
 PHONE (207) 854-5465
 FAX (207) 854-8706
 WWW.SHELLEYENGINEERING.COM

STUDIO 33 DESIGN CONCEPTS
 PORTLAND MAINE

DRAWN BY: TGS	DATE: 10/22/09	SHEET NO.: Sk1 OF 2
CHECKED BY: TGS	SCALE: As NOTED	JOB No.: 2009-160

**GENERAL NOTES:**

1. ALL DIMENSIONS AND CONDITIONS MUST BE VERIFIED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING WITH THE AFFECTED PART OF THE WORK.
2. THE STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER THE HEADER IS INSTALLED. IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE STRUCTURE AND PERSONNEL DURING DEMOLITION AND INSTALLATION INCLUDING THE ADDITION OF THE NECESSARY SHORING, AND TEMPORARY BRACING.
3. ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

—SEI—

SHELLEY ENGINEERING, INC.

STRUCTURAL CONSULTANTS

90 BRIDGE STREET

WESTBROOK, MAINE 04092

PHONE (207) 854-5465

FAX (207) 854-8706

WWW.SHELLEYENGINEERING.COM

STUDIO 33 DESIGN CONCEPTS

PORTLAND

MAINE

DRAWN BY:

TGS

DATE:

10/22/09

SHEET No. :

SK2 OF 2

CHECKED BY:

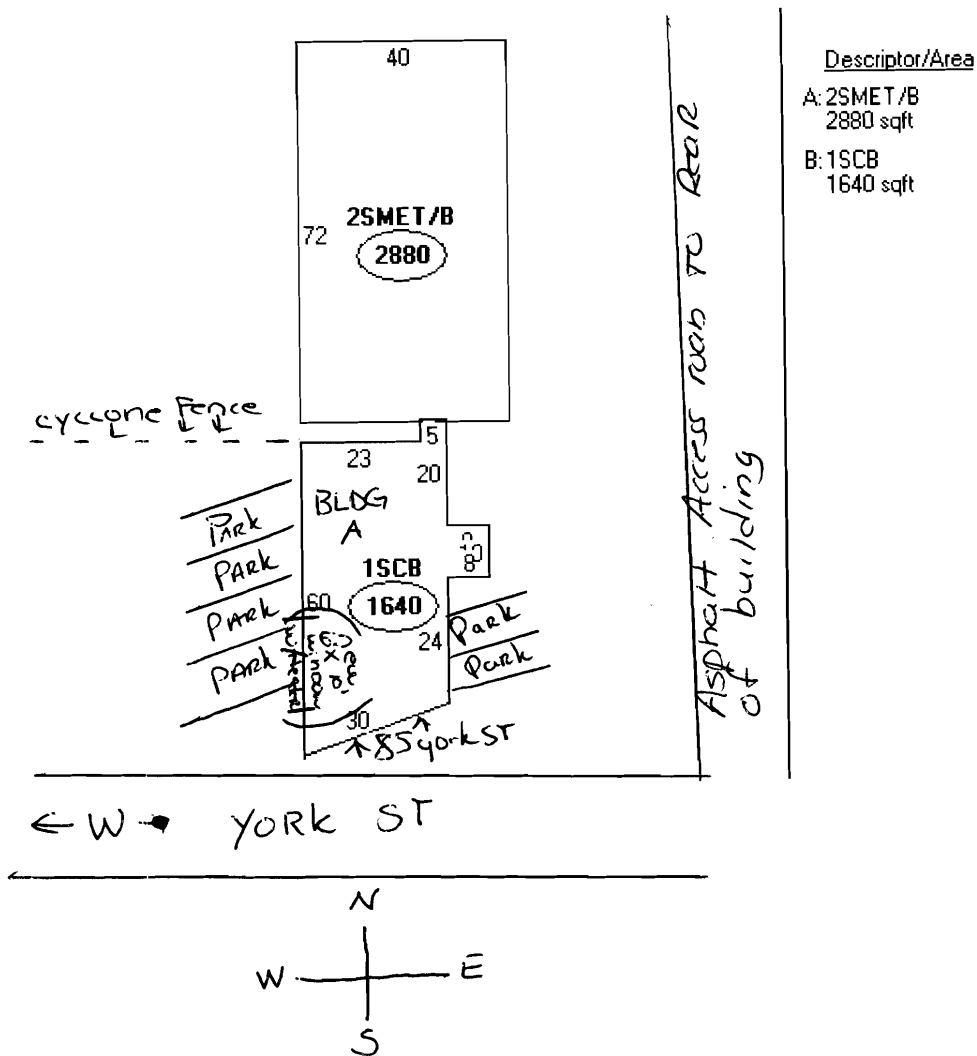
TGS

SCALE:

AS NOTED

JOB No.:

2009-160



- 1) only building "A" is relevant to this application
- 2) install 10'-0" x 6'-0" ~~W8x24~~ window with W8x24 Beam above (shown on the west side of the building in yellow)

Nº40

