



Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

01/04/2019

scott simons architects

designed for human potential

November 08, 2018

City of Portland
Permitting and Inspections Department
389 Congress Street, Room 315
Portland, ME 04101

Dear Plan Examiners,

On behalf of 75 York Street, L.L.C, we are submitting the attached Fast Track Schedule B and Commercial Construction Alteration permit application for review for the construction of an additional bathroom within existing interior space of professional offices at 75 York Street. The following drawing and document files include the following:

DRAWINGS_75 YORK:

- S1 - Existing Site Plan
- A100 - Existing Ground Floor Plan (with keyplan)
- A101 - Existing First Floor Plan (no work, this area - included for reference only)
- A100 - Proposed Bathroom Expansion (including demolition plan)

DOCUMENTS_75 YORK:

- Fast Track Schedule B
- Commercial Interior Application Checklist
- Proof of Ownership

Please note that there is no change to the existing Life Safety Plan or use classifications, therefore no new Life Safety Plan or Code information has been provided with this application. The proposed bathroom will not be ADA accessible due to constraints on the existing available expansion space, however, there are two existing ADA compliant restrooms in the building, directly adjacent.

Thank you very much and please let us know if you have any questions or require any further information.

Sincerely,

Julia Tate, RA, LEED AP

scott simons architects 75 york street portland, maine 04101 207.772.4656 simonsarchitects.com



Permitting and Inspections Department
Michael A. Russell, MS, Director

Reviewed for Code Compliance
Permitting and Inspections Department
Approved with Conditions

01/04/2019

Commercial Interior Alteration Checklist

(Including change of use, tenant fit-up*, amendment and/or interior demolition)

All applications shall be submitted online via the Citizen Self Service portal. Refer to the attached documents for complete instructions. The following items shall be submitted (please check and submit all items):

- ☒ **Commercial Interior Alterations Checklist** (this form)
- ☒ **Plot plan/site plan** showing lot lines, shape and location of all structures, off-street parking areas and noting any dedicated parking for the proposed business
- ☒ **Proof of Ownership or Tenancy** (If tenant, provide lease or letter of permission from landlord. If owner, provide deed or purchase and sale agreement if the property was purchased within the last 6 months.)
- ☒ **Key plan** showing the location of the area(s) of renovation within the total building footprint and adjacent tenant uses
- ☐ **Life Safety Plan** drawn to scale, showing egress capacity, any egress windows, occupancy load, travel distances, common path distance, dead end corridor length, separation of exits, illumination and marking of exits, portables fire extinguishers, fire separations and any fire alarm or fire sprinklers systems
- ☒ **Existing floor plans/layouts** drawn to scale, including area layout, removals, exits and stairs
- ☒ **Proposed floor plans/layouts** drawn to scale, including dimensions, individual room uses and plumbing fixtures

Please note: All plans shall be drawn to a measurable scale (e.g., 1/4 inch = 1 foot) and include dimensions. Construction documents prepared and stamped by a licensed architect or engineer shall be required for certain projects in accordance with the stated [Policy on Requirements for Stamped or Sealed Drawings](#).

Additional plans may also require the following (As each project has varying degrees of complexity and scope of work for repairs, alterations and renovations, some information may not be applicable. Please check and submit only those items that are applicable to the proposed project.):

- ☐ **Code information** including use classifications, occupant loads, construction type, existing/proposed fire alarm, smoke and sprinkler protection systems, egress (exits and windows), fire separation areas and fire stopping
- ☒ **Demolition plans and details for each story** including removal of walls and materials
- ☐ **Construction and framing details** including structural load design criteria and/or non-structural details
- ☐ **New stairs** showing the direction of travel, tread and rise dimensions, handrails and guardrails
- ☒ **Wall and floor/ceiling partition types** including listed fire rated assemblies
- ☐ **Sections and details** showing all construction materials, floor to ceiling heights, and stair headroom
- ☒ **New door and window schedules** (include window U-factors)
- ☐ **Accessibility features and design details** including the Certificate of Accessible Building Compliance
- ☐ **Project specifications manual**
- ☐ **A copy of the State Fire Marshal construction and barrier free permits.** For these requirements visit:

http://www.maine.gov/dps/fmo/plans/about_permits.html

Food service occupancies require additional plans and details for review, such as occupant load per square foot area for tables and chairs, number of fixed bar, banquet and booth seating, equipment and plumbing fixture plans with schedule, hood location and interior finish materials. Accessible seating and counter details shall be included, please refer to this site: http://www.alphaonenow.org/userfiles/resto_access_sheet.pdf

Separate permits are required for internal and external plumbing, electrical installations, heating, ventilating and air conditioning (HVAC) systems, appliances and commercial kitchen hoods.

*Tenant fit-up: construction necessary within the demising walls of a leased space, including partitions, finishes, fixtures, lighting, power, equipment, etc. making the interior space suitable for the intended occupation.



01/04/2019

WARRANTY DEED**Know all Men by these Presents,**

That Eat First, LLC, a limited liability company organized and existing under the laws of the State of Maine, and having a place of business at 53 Deer Hill Avenue, Westbrook, Maine 04092, for consideration paid, grant to:

75 York Street LLC

a limited liability company, organized and existing under the laws of the State of Maine and having a place of business in the City of Portland, in the County of Cumberland, and State of Maine, whose mailing address is: C/O Scott Simons, Architects, 15 Franklin Street, Portland, Maine 04101. with **warranty covenants**, the land in Portland, County of Cumberland, and State of Maine, described as follows:

A certain lot or parcel of land, together with any buildings and improvements thereon, situated in the City of Portland, County of Cumberland, and State of Maine as set forth in Exhibit A attached hereto and made a part hereof.

In Witness Whereof, the said **Eat First, LLC**, has caused this instrument to be executed by Eric A. Taylor, its Member thereunto duly authorized this 3rd day of the month of February, 2003.

Signed, Sealed and Delivered
in presence of

Eat First, LLC

By: _____

Eric A. Taylor

Its: MemberState of Maine, County of Cumberland ss.

February 3, 2003

Then personally appeared the above named Eric A. Taylor, Member of said **Eat First, LLC** and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said Eat First, LLC.

Before me,

Attorney at Law/Notary Public

Printed Name

Donnelly S. Douglas
Donnelly S. Douglas
Attorney At Law

MAINE REAL ESTATE TAX PAID



01/04/2019

EXHIBIT A

A certain lot or parcel of land, with the buildings thereon, situated on the northwesterly side of York Street in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning on York Street at the southerly corner of land formerly of J. B. Brown, being about two hundred and seventy (270) feet southwesterly from the westerly corner of York and Maple Streets;

Thence running northwesterly by said Brown land about one hundred and ffity-three (153) feet to land formerly owned by W. P. I. Baker;

Thence southwesterly by line of said Baker land and land formerly owned by J. Simonton, seventy-five (75) feet, more or less, to land owned by the heirs of J. K. King;

Thence southeast by line of said J. K. King land sixty-five (65) feet, more or less, to a stake;

Thence southeast by south and by line of said King heirs and by line of land formerly owned by Katherine Cleary one hundred and fifteen (115) feet, more or less, to York Street;

Thence northeast along the line of said York Street sixty-three (63) feet, more or less, to the point of beginning.

Containing 11,738 square feet, more or less.

Being the same premises conveyed to Eat First, LLC by warranty deed from Eric A. Taylor and Mary Jo Taylor dated March 8, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14624, Page 92.

Received
Recorded Register of Deeds
Feb 04, 2003 02:46:15P
Cumberland County
John B. O'Brien