

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

Location of Construction: 14-20 York Street 14 York St		Owner: J. H. Brown		Phone: 774-5908		Permit No: 951068	
Owner Address: 482 Congress		Leasee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: Wright-Kyan Const., Inc		Address: 10 Danforth St.		Phone: 773-3625		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: OCT 12 1995 CITY OF PORTLAND </div>	
Past Use: Vacant warehouse		Proposed Use: Retail/Ofc		COST OF WORK: \$ 1,800,000.00 PERMIT FEE: \$ 4,995.00			
Proposed Project Description: Ext reno and bldg core		FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		INSPECTION: Use Group: B Type 3B Signature: <i>[Signature]</i>		Zone: CBL CBL: 040-P-011	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zoning Approval: 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"/>	
Permit Taken By: V. Dover		Date Applied For: 8/25/95					

1. This permit application doesn't 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..

PERMIT ISSUED WITH LETTER

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 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

03 OCT 95 - Permit Routed

SIGNATURE OF APPLICANT *Thomas Wright* ADDRESS: 10 Danforth St DATE: 8/25/95 PHONE: 773-3625

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

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

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: _____

CEO DISTRICT

2

Thomas

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

October 11, 1995

Wright-Ryan Construction, Inc.
10 Danforth Street
Portland, ME 04101

RE: 14 York Street

Dear Sir,

Your application to make renovations to the exterior and the building core has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

Inspection Services - 1) separate permits shall be required for undefined tenant space when it is to be occupied. 2) separate permits are required for signage. - M. Schmuckal

Fire Department - Approved - Lt. McDougal

Planning Division - Approved with the condition that: 1) the site plan shall be revised showing the photometric patterns of the exterior lighting which shall be submitted for city staff review and approval. 2) the applicant shall contact Mary Conroy, Principal Traffic Engineer, if they intend to move the gateway sign near the corner of York and Center Streets. 3) the site plan shall be revised reflecting a curb and sidewalk along Maple Street. 4) Six (6) sets of revised site plans shall be submitted. -

R. Knowland

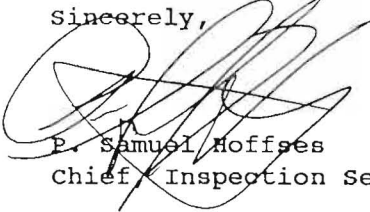
Public Works - Approved with the condition that: 1) if the applicant intends to utilize used street curbing along York Street on Maple Street, the applicant/contractor shall contact Kathi Staples, City Engineer, prior to the installation or resetting of such curbing so that Public Works may approve the curbing. 2) the applicant shall meet the requirements of William Goodwin, Environmental Engineer, regarding the repair/replacement of the 8 inch sewer line in Foundry Lane that runs to the Cannery. 3) 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. 4) if work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Poliskey at 874-8300, ext 8828, (Only excavators licensed by the City of Portland are eligible.) - R. Knowland

Building and Fire Code Requirements

1. An approved fire alarm system shall be installed. This system must meet NFPA 72 standards.
2. Class A or B assembly requires a master box connection to the Portland Fire Department or an approved central station.
3. A fire alarm acceptance report shall be submitted to the Portland Fire Department.
4. Attached are the requirements for a mater box connection.
5. Portable fire extinguishers shall be provided and located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type.
6. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, section and subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses
Chief Inspection Services

cc: M. Schmuckal, Asst.Chief, Insp Svcs
Lt. McDougal, PFD
R. Knowland, Senior Planner

OFFICE OF STATE FIRE MARSHAL

Department of Public Safety
18 Meadow Road
52 State House Station
Augusta, ME 04333-0052

Angus S. King Jr., Governor
Tel. (207)287-3473
Fax. (207)287-5163

October 4, 1995

Steve Reynolds
Sunday River Brewery
P.O. Box 847
Bethel, ME 04217

RE: **The Cannery at Gorham's Corner**

Dear Mr. Reynolds:

After reviewing your plans submitted to this office, I find they are in compliance with the existing requirements of the Life Safety Code and will be considered for approval on submission of complete plans and specifications.
CONSTRUCTION SHALL NOT BEGIN UNTIL PERMIT IS ISSUED.

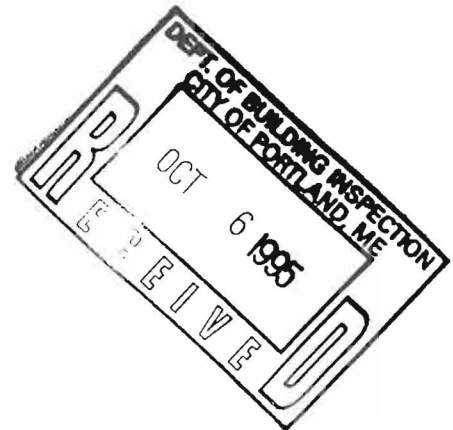
If I may be of further assistance to you in this matter, please do not hesitate to contact this office.

Yours for better fire protection,



Angela B. Blevins
Fire Protection Specialist

ABB/agp



Applicant: Thomas Wright
Address: 14-26 York St
Assessors NO.: 40-F-11

Date: 10/6/95

CHECK LIST AGAINST ZONING ORDINANCE

Date - Existing Bldg
Zone Location - B-3
Interior or corner lot -
Use - Brew/Pub - retail - (Available tenant space)
Sewage Disposal - City
Rear Yards -
Side Yards -
Front Yards -
Projections -
Height -
Lot Area -
Building Area -
Area per Family -
Width of Lot -
Lot Frontage - 15' min - ok -
Off-street Parking - 3 N/A for existing
Loading Bays -
Site Plan - Major
Shoreland Zoning - N/A
Flood Plains - N/A

CITY OF PORTLAND, MAINE
SITE PLAN REVIEW
 Processing Form

Owens

J. B. Brown and Sons

January 17, 1995

Applicant P. O. Box 207 Portland 04112-0207

Date 14 YORK ST
 Address of Proposed Site 11 1/2 York St.

Mailing Address Business

Address of Proposed Site 60-P-11

Proposed Use of Site 11,440 sq. ft.

Site Identifier(s) from Assessors Maps 1-5

Acreage of Site / Ground Floor Coverage

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 3 story

Board of Appeals Action Required: () Yes () No

Total Floor Area

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

PLANNING DEPARTMENT REVIEW

(Date Received)

- Major Development — Requires Planning Board Approval: Review Initiated
- Minor Development — Staff Review Below

	LOADING AREA	PARKING	CIRCULATION PATTERN	ACCESS	PEDESTRIAN WALKWAYS	SCREENING	LANDSCAPING	SPACE & BULK OF STRUCTURES	LIGHTING	CONFLICT WITH CITY PROJECTS	FINANCIAL CAPACITY	CHANGE IN SITE PLAN
APPROVED	X	X	X	X		X	X	X		X	X	
APPROVED CONDITIONALLY					X				X			CONDITIONS SPECIFIED BELOW
DISAPPROVED												REASONS SPECIFIED BELOW

REASONS: 1. THAT THE SITE PLAN SHALL BE REVISED SHOWING THE PHOTOMETRIC PATTERNS OF THE EXTERIOR LIGHTING WHICH SHALL BE SUBMITTED FOR CITY STAFF REVIEW AND APPROVAL
2. THE APPLICANT SHALL CONTACT MARY CONROY, PRINCIPAL TRAFFIC ENGINEER, IF THEY INTEND TO MOVE THE GATEWAY SIGN NEAR THE CORNER OF YORK AND CENTER STREET.
3. THE SITE PLAN SHALL BE REVISED REFLECTING A CURB AND SIDEWALK ALONG MAPLE STREET.
4. SIX SETS OF REVISED SITE PLANS SHALL BE SUBMITTED
 (Attach Separate Sheet if Necessary)

Richard Woodard 10-3-95
 SIGNATURE OF REVIEWING STAFF/DATE

MAJOR SITE PLAN
CITY OF PORTLAND, MAINE

SITE PLAN REVIEW

Processing Form

Applicant J. B. Brown and Sons/Baxter Place Assoc.

Date January 17, 1995

Mailing Address P. O. Box 207 Portland 04112 -0207

Address of Proposed Site 16-24 York St. 14 YORK ST

Proposed Use of Site Business

Site Identifier(s) from Assessors Maps 40-F-11

Acreage of Site / Ground Floor Coverage 11,446 sq. ft.

Zoning of Proposed Site B-5

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 3 story

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

BUILDING DEPARTMENT SITE PLAN REVIEW

(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
 - Requires Board of Appeals Action
 - Requires Planning Board/City Council Action

Explanation _____

- Use complies with Zoning Ordinance — Staff Review Below

Zoning: SPACE & BULK,
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS
COMPLIES	<u>1/17/95</u>	<u>B-3</u>																
COMPLIES CONDITIONALLY																		
DOES NOT COMPLY																		

CONDITIONS SPECIFIED BELOW

REASONS SPECIFIED BELOW

REASONS:

Conditions: ① Separate permits shall be required for ~~new~~ undefined tenant space when they are to be occupied.
② Separate permits are required for signage.

MARGE SCHMUCKEL
SIGNATURE OF REVIEWING STAFF/DATE

MAJOR SITE PLAN
CITY OF PORTLAND, MAINE

Mac

SITE PLAN REVIEW

Processing Form

January 17, 1995

J. B. Brown and Sons

Applicant
P. O. Box 207 Portland 04112 -0207

Mailing Address
Business

Proposed Use of Site

Acreage of Site / Ground Floor Coverage
11,446 sq. ft.

Date
16-24 York St. 14 YORK ST

Address of Proposed Site
40-F-11

Site Identifier(s) from Assessors Maps
B-5

Zoning of Proposed Site

Site Location Review (DEP) Required: () Yes () No

Proposed Number of Floors 3 story

Board of Appeals Action Required: () Yes () No

Total Floor Area _____

Planning Board Action Required: () Yes () No

Other Comments: _____

Date Dept. Review Due: _____

FIRE DEPARTMENT REVIEW

1/17/95
(Date Received)

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMESE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: _____

(Attach Separate Sheet if Necessary)

[Signature]
SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 14 York St (040-F-011)

Issued to J B Brown

Date of Issue 24 January 1996

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 951068, 951392, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Basement - Left Side
First Floor - Left
Second Floor - Left

APPROVED OCCUPANCY

Brewery
Offices
Restaurant

Limiting Conditions: TEMPORARY

See memo dated 23 January 1996 from Richard Knowland to Sam Hoffee listing four (4) conditions of approval. Site Plan conditions from original permit #951068.

This certificate supersedes
certificate issued 24 January 1996.

Approved:

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

COMMENTS

July - Mostly demo work + roof repair - Work going well.

August - 1st phase in bsmt of plumbing - o.k. to over - cleanouts + drainage appear adequate.

Sept - Work going well - appears to be done per plans -

Showing bldg structurally and analyzing building core for structural adequacy - adding 1 steel.

One core is complete - interior walls all mostly non bearing. Individual CO's will be issued for each space. R

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: Aug 95 - bsmt only

Final: _____

Other: _____