

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 01-0327	Issue Date: APR 13 2001	CBL: 040 F011001
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Location of Construction: 14 York St	Owner Name: Brown J B & Sons	Owner Address: 482 Congress St 5th Floor	Phone:
Business Name: Grant Wilson	Contractor Name: NytoBay Builders Inc.	Contractor Address: 105 Summit St. So. Portland	Phone: 2077610009
Lessee/Buyer's Name: Grant Wilson	Phone: n/a	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial / Stone Coast "Smoking Room"	Proposed Use: Interior Alterations to set up ✓ Kitchen, Dining Room, And Live Music Venue Area. Call Paul Saunders when Ready#799-2412, Cell #632-3276.	Permit Fee: \$54.00	Cost of Work: \$5,000.00	CEO District: 2
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Proposed Project Description:
Partition portion of Smoking room to create 3 New Rooms; Per Plans.

FIRE DEPT: Approved Denied

INSPECTION: Use Group: A-3 Type: 313

Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.):

Action: Approved Approved w/Conditions Denied

Signature: *[Signature]* **Date:**

BO PERMITTED 999 WITH REQUIREMENTS

[Handwritten Signature]

Permit Taken By: cjh	Date Applied For: 04/09/2001	Zoning Approval
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<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"/> MIM <input type="checkbox"/> Date: <i>OK 4/10/01</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 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>Any exterior work requires A separate review</i> Date:
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PERMIT ISSUED WITH REQUIREMENTS

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 _____

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Minor/Minor Site Review for New Detached Single Family Dwelling,
All Purpose Building Permit Application**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTE**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: <i>14 YORK ST. PORTLAND, ME 04105</i>

Total Square Footage of Proposed Structure <i>N/A</i>	Square Footage of Lot <i>N/A</i>
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Tax Assessor's Chart, Block & Lot Number Chart# <i>040</i> Block# <i>F</i> Lot# <i>011</i>	Owner: <i>J. B. BROWN + ASSOCIATES.</i>	Telephone#:
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Lessee/Buyer's Name (If Applicable) <i>GRANT WILSON</i>	Owner's/Purchaser/Lessee Address: <i>609 Congress St Portland</i>	Cost Of Work: <i>5,000</i> Fee: <i>5400</i>
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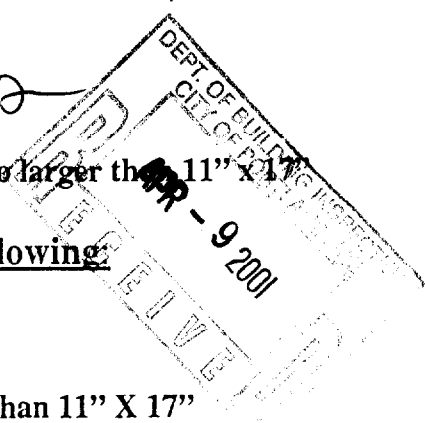
Current use: <i>STONE COAST "Smoking Room"</i> use: <i>KITCHEN / STEAK HOUSE RESTAURANT.</i>	Proposed use: <i>same / divide room in half</i>
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Project description: *partition a portion of the existing room to create 3 new rooms: ① kitchen ② Dining Room ③ live music venue / pool room.*

Contractor's Name, Address & Telephone <i>NYTOBAY BUILDERS INC., 105 Summit St. Portland, ME 04106</i>	Rec'd By: <i>[Signature]</i>
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A "minor/minor" site plan review is required for New Single Family Homes Only. The Site/Plot plan must be prepared and sealed by a registered land surveyor. The following must be submitted:

- * Call ^{cell} 633 3276*
- Paul Saunders 799 2412*
- 4 copies of the site/plot plan
- 1 copy of the building/construction plan on 32" x 48"
- 1 copy of the site plan/plot plan and construction/building plan on paper no larger than 11" x 17"



On all commercial/Minor & Major projects must submit the following:

- 1 copy of the site/plot plan
- 2 copy of the building/construction plan on 32" x 48"
- 1 copy of the site/plot and construction /building plan on paper no larger than 11" X 17"

Please note that single family additions and alterations may be hand drawn on regular paper and only ONE copy of the below details will still need to be submitted.

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A PLOT PLAN INCLUDES THE FOLLOWING:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

A COMPLETE SET OF CONSTRUCTION DRAWINGS INCLUDES THE FOLLOWING:

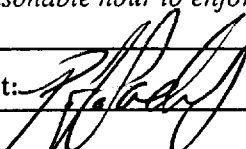
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

SEPARATE PERMITS ARE REQUIRED FOR INTERNAL & EXTERNAL PLUMBING, HVAC AND ELECTRICAL INSTALLATIONS

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

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/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 of applicant: 	Date: 04-01-01
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

ONE SET OF SUBMISSIONS INCLUDING CONSTRUCTION AND SITE PLAN DRAWINGS MUST BE SUBMITTED ON PAPER NO LARGER THAN 11" x 17" BEFORE ANY BUILDING PERMIT WILL BE ISSUED

BUILDING PERMIT REPORT

DATE: 12 APRIL 2001 ADDRESS: 14 York ST. CBL: 040-F-011

REASON FOR PERMIT: Interior renovations / partition of Smoking room

BUILDING OWNER: J.B. Brown & Sons

PERMIT APPLICANT: CONTRACTOR N.Y. Bay Builder Inc

USE GROUP: A-3 CONSTRUCTION TYPE: 3B CONSTRUCTION COST: 5,000.00 PERMIT FEES: 8400

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

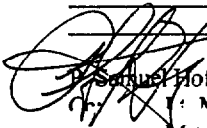
This permit is being issued with the understanding that the following conditions shall be met: *1 *9 *11 *15
*21 *22 *23 *24 *28 *30 *31 *33 *35 *38 *39

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

- *21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
- *22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
- *23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- *24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)
25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- *28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. **No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.**
29. All requirements must be met before a final Certificate of Occupancy is issued.
- *30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).
- *31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)
32. Plan and implement the attached Land Use Zoning report requirements.
- *33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
- *35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. Anchoring shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).
- *38. Kitchen Exhaust equipment shall comply with section chapter 5 of the BOCA National Mechanical Code 1993
- *39. All food service equipment shall comply with The City and States Food Service rules and regulations


Samuel Hoffses, Building Inspector
McDougall, PFD
Marge Schmuckal, Zoning Administrator
Michael Nugent, Inspection Service Manager

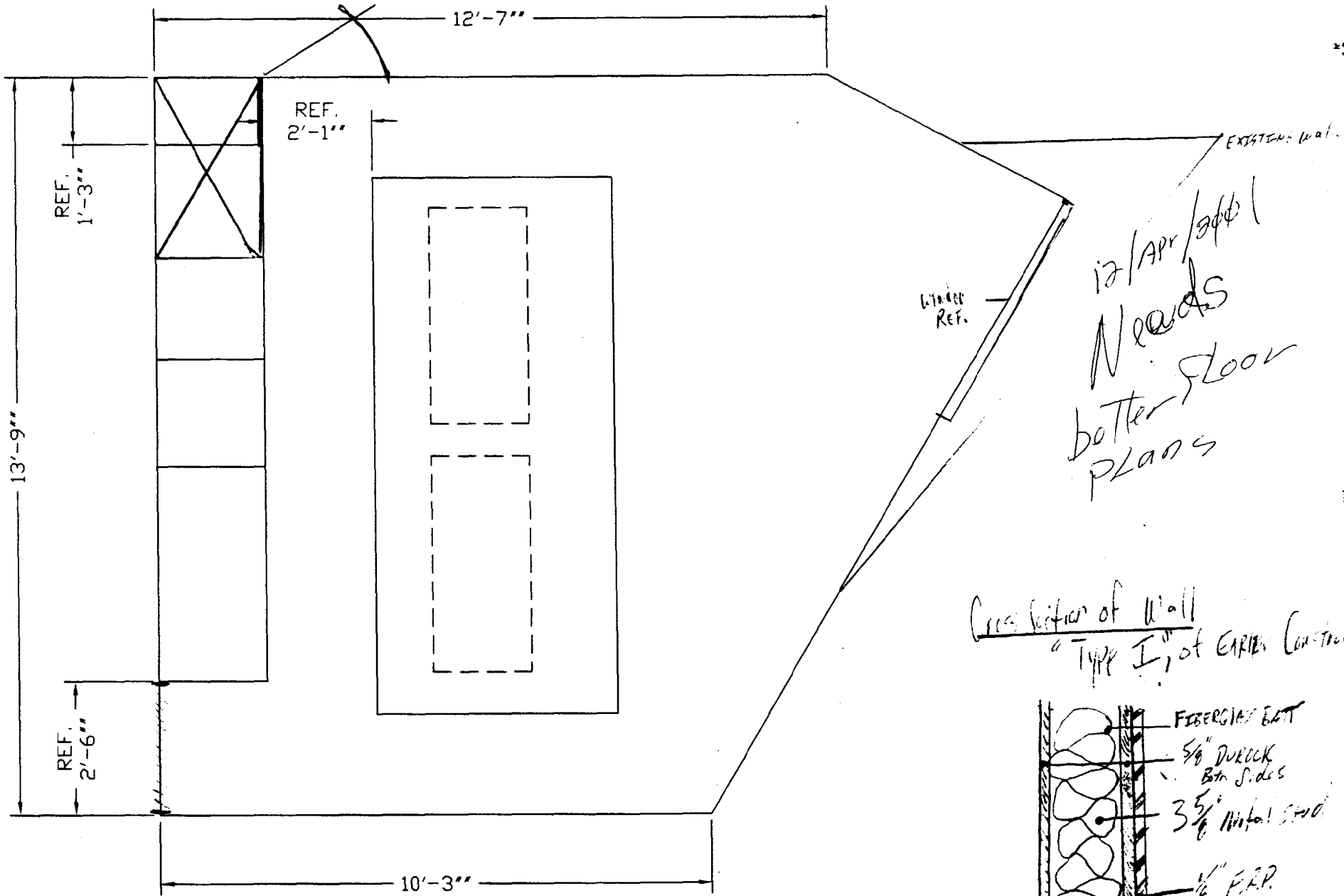
PSH 10/17/01

**This permit is issued, on the basis of plans submitted. Any deviations shall require a separate approval.

*****THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)**

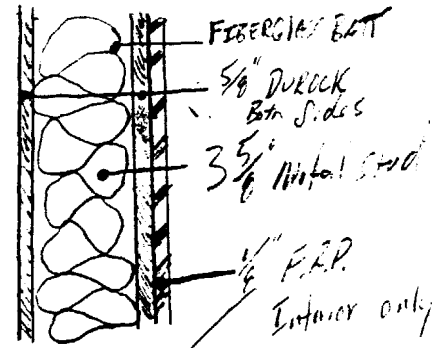
******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

******CERTIFICATE OF OCCUPANCY FEE \$50.00**

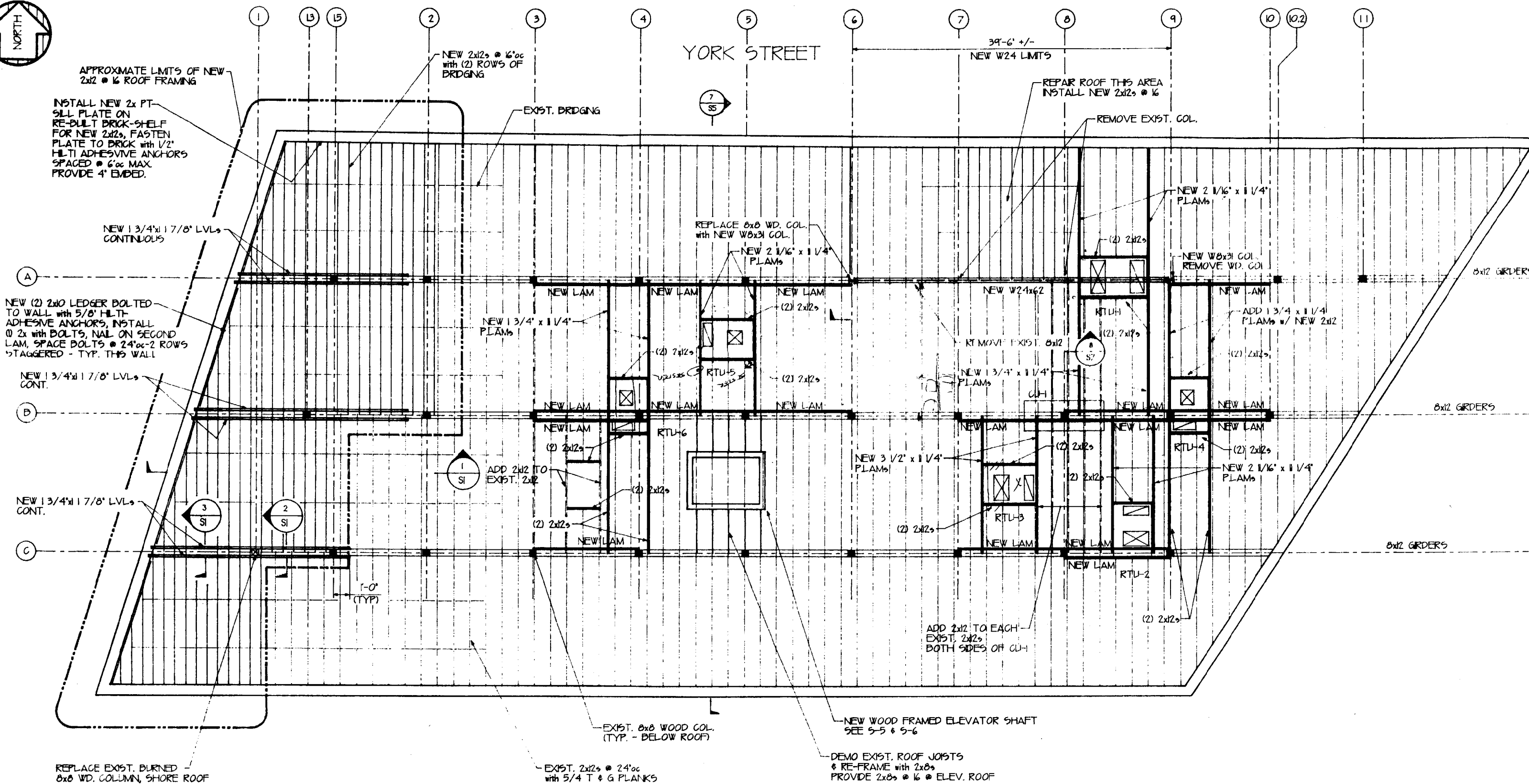


12/APR/2001
Needs
better floor
plans

Cross Section of Wall
"TYPE I" of EARLY CONSTRUCTION



RENOVATIONS TO CANNERY AT GORHAMS CORNER



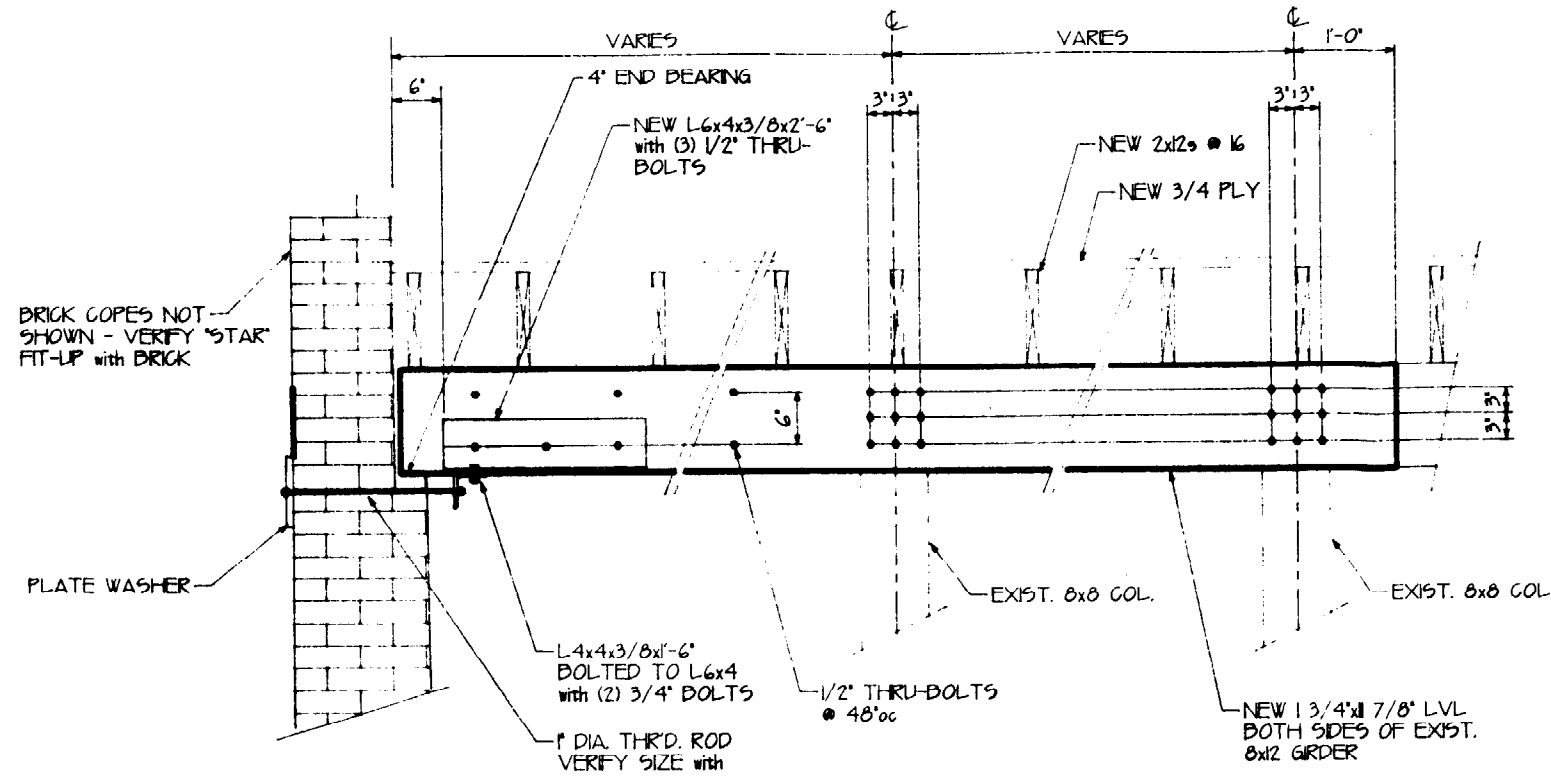
ROOF FRAMING PLAN

SCALE 1/8" = 1'-0"

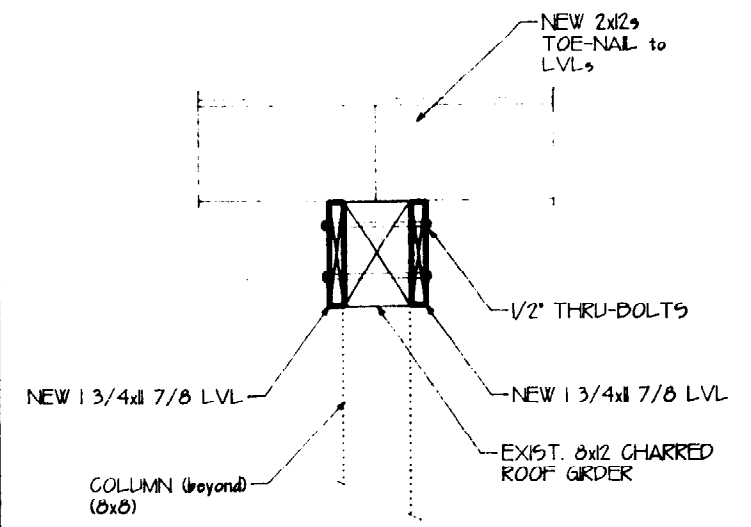
ALL FRAMING SHOWN IS EXISTING EXCEPT AS NOTED 'NEW'
 CONTRACTOR TO VERIFY CONDITION OF EXIST. FRAMING, REPLACE
 EXIST. IF REQ'D. WITH 2x12s @ 16.

AT NEW 2x ROOF FRAMING SHEATH WITH 3/4" PLYWOOD.

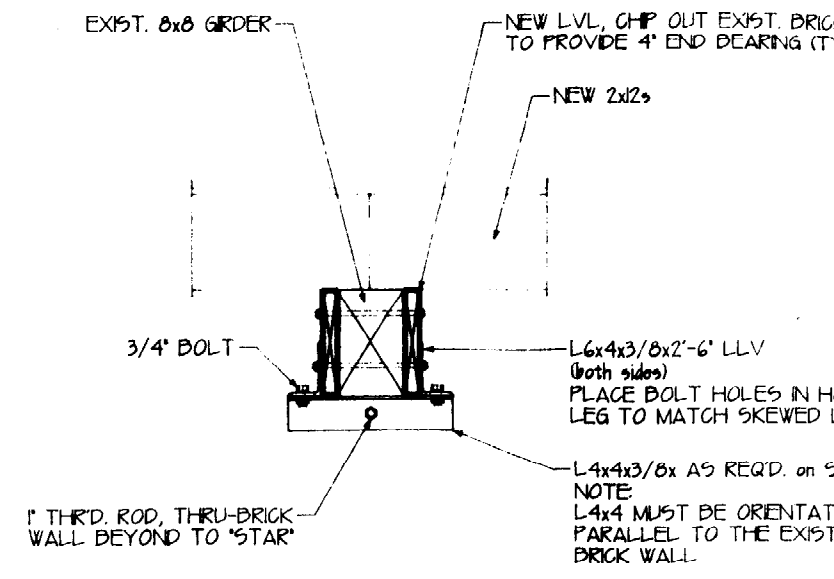
NEW LAM INDICATES 1 3/4" x 1 1/4" PARALAM



SECTION 1
SCALE: 3/4" = 1'-0"
SI



SECTION 2
SCALE: 3/4" = 1'-0"
SI



SECTION 3
SCALE: 3/4" = 1'-0"
SI

DEPT. OF BUILDING
CITY OF
APR 10 2010

GENERAL NOTES:

- STRUCTURAL DRAWINGS SHALL BE USED IN CONJUNCTION WITH JOB SPECIFICATIONS AND ARCHITECTURAL, MECHANICAL, ELECTRICAL, PLUMBING, AND SITE DRAWINGS. CONSULT THESE DRAWINGS FOR LOCATIONS AND DIMENSIONS OF OPENINGS, CHASES, INSERTS, REGLETS, SLEEVES, DEPRESSIONS, AND OTHER DETAILS NOT SHOWN ON THE STRUCTURAL DRAWINGS.
- 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.
- THE RENOVATED STRUCTURE IS DESIGNED TO BE SELF SUPPORTING AND STABLE AFTER ALL WORK IS COMPLETE IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURES AND SEQUENCE TO ENSURE SAFETY OF THE BUILDING AND PERSONNEL DURING ERECTION. THIS INCLUDES THE ADDITION OF THE NECESSARY SHORING, SHEETING, TEMPORARY BRACING, GUYS OR TEDOWNS. SUCH MATERIAL SHALL REMAIN THE PROPERTY OF THE CONTRACTOR AFTER COMPLETION OF THE PROJECT.
- ALL APPLICABLE FEDERAL, STATE, AND MUNICIPAL REGULATIONS SHALL BE FOLLOWED, INCLUDING THE FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL SAFETY AND HEALTH ACT.

STRUCTURAL DESIGN CRITERIA:

- BUILDING CODE: 1993 EDITION OF THE BOCA NATIONAL BUILDING CODE.
- BUILDING USE IMPORTANCE FACTOR - 1.0
- BUILDING EXPOSURE CATEGORY - B
- DESIGN SNOW LOADS:
- DESIGN LIVE LOADS AT RESTAURANT / BAR 100 PSF
DESIGN LIVE LOADS AT OFFICE AREAS 80 PSF

WOOD FRAMING NOTES:

- NEW STRUCTURAL LUMBER: No. 2 SPRUCE PINE FR • ROOF:
F_v = 1000 PSI F_v = 70 PSI
F_c = 725 PSI E = 1,300,000 PSI
- NEW STRUCTURAL LUMBER: No. 1 DOUG FR • FLOORS:
F_v = 1750 PSI F_v = 95 PSI
F_c = 625 PSI E = 1,600,000 PSI
- DESIGN CODE NATIONAL DESIGN SPECIFICATIONS FOR WOOD CONSTRUCTION BY THE NATIONAL FOREST PRODUCTS ASSOCIATION
- FASTENERS: COMPLY WITH RECOMMENDED FASTENING SCHEDULE OF THE BOCA BUILDING CODE 1990 EDITION, UNLESS SHOWN OTHERWISE ON THE DRAWINGS.
- NAILING REQUIREMENTS FOR PLYWOOD ROOF DECK:
PROVIDE 8D NAILS AS FOLLOWS UNLESS SHOWN OTHERWISE,
8D NAILS 6" o.c. ALONG PANEL EDGES,
8D NAILS 12" o.c. ALONG INTERMEDIATE MEMBERS.
- SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT-UP USING MULTIPLE 2x LUMBER.
- PROVIDE PRESSURE TREATED LUMBER FOR ALL LUMBER IN CONTACT WITH MASONRY OR CONCRETE.
- NEW ROOF SHEATHING: 3/4" APA RATED SHEATHING, EXTERIOR OR STRUCTURAL I OR II RATED SHEATHING, SPAN RATING 32/16. INSTALL SHEETS WITH FACE GRAIN DIRECTION PERPENDICULAR TO SUPPORTING MEMBERS.

NOTES: ROOF UPGRADE • NEW RTUs	
1	NEW LAM • EXIST. 2x12 GRIDERS NEW 1 3/4 x 1 1/4 PARALAM OR LVL THRU-BOLTED TO EXIST. 2x12 with 1/2" BOLTS • 48" STAGGERED (6" GAGE) PROVIDE (4) 1/2" THRU BOLTS over COLS.
2	NEW SISTER JOIST • EXIST. 2x12 JOISTS
2A	NEW 2x12 (SPF No. 2) NAILED TO EXIST. 2x12s with 16d NAILS - 2 ROWS STAGGERED • 12" o.c. CONTINUE NEW 2x12 TO CENTERLINE OF 2x12 GRIDER
2B	NEW 1 3/4 x 1 1/4 PLAM NAILED TO EXIST. 2x12 with 16d NAILS - as above • 2A
INSTALL NEW Pcs TIGHT TO EXIST. JOISTS or DECK	

ROOF TOP UNITS	WEIGHT	NOTE
RTU-1	2633 lbs.	header off
RTU-2	1685 lbs.	header off
RTU-3	1805 lbs.	header off
RTU-4	1128 lbs.	header off
RTU-5	1128 lbs.	header off
RTU-6	980 lbs.	header off
CU-1	1400 lbs.	
PER MAINE AIR CONDITIONING		

REVISION / ISSUE		DESCRIPTION
#	DATE	FOR FINAL COORDINATION / CONSULTING
	10/1/1995	

DRAWN BY:	TGS / WWC
CHECKED BY:	TGS
DATE:	OCTOBER 11, 1995
SCALE:	AS NOTED
JOB NO.:	95-076

Renovations to
THE CANNERY at GORHAM'S CORNER
14-26 York Street
PORTLAND

MANE

SHELLEY ENGINEERING
STRUCTURAL CONSULTANTS
 844 STEVENS AVE. PORTLAND, ME 04103
 (207) 878-9983 (Phone & Fax)

SHEET TITLE:	ROOF PLAN SECTIONS
	RENOVATIONS
	SI OF 9

