

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

PERMIT ISSUED	
Permit No: 02-0547	Issue Date: JUN 26 2002
CBL: 040 F011001	

Location of Construction: 14 York St	Owner Name: Brown J B & Sons	Owner Address: 482 Congress St Portland	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone: 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Night Club	Proposed Use: Office Space	Permit Fee: \$511.00	Cost of Work: \$58,900.00	CEO District: 2
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: B Type: BOCA 99 Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____		

Proposed Project Description:
 Tenant Fit Up with Change of Use

Third floor (top floor)

Permit Taken By: gad Date Applied For: 05/21/2002

Zoning Approval			
1. This permit application does not 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..	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"/> Date: <i>[Signature]</i> 5/28/02	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 checked="" type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 6/4/02 <i>[Signature]</i>

Approved by HP Committee for new window openings.

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

CONSTRUCTION PERMIT

Permit Number: 020547

This is to certify that Brown J B & Sons/WRIGHT WYAN CO
has permission to Tenant Fit Up with Change of use
AT 14 York St 040 F011001

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 when permission is procured before this building or part thereof is laid or closed-in. **48 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Application ID Number: 2-0547

Department: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal

Comments: 14 York St - third floor Approval Date: 05/28/2002

Begin On Site: 05/28/2002

OK to Issue Permit Issued by: Marge Schmuckal Date: 05/28/2002

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for any new signage.

Create Date: 05/22/2002 by: gad Update Date: 05/28/2002 by: mes

WR**Wright-Ryan Construction Inc**

Transmittal No: 00004

FAX

TO: City of Portland
ATTN: Tammy Munson
FAX: 874-8716
SUBJECT: Management Research Group

FROM: Ben MacDonald
DATE: 6/24/2002
REF: Faxed Lintel Detail

If you have problems receiving this transmittal, please call us immediately at (207) 773-3625

MESSAGE

Tammy,

Please see the faxed Lintel Detail for 14 York St. that has been stamped by Tim Shelley for your used in writing the permit.

Feel free to call us with any questions and/or concerns.

Thank you,
BM

CC:

10 Danforth Street Portland . ME 04101 Phone: 207-773-3625 Fax: 207-773-5173

Expedition

WR**Wright-Ryan Construction Inc****Transmittal No: 00004****FAX**

TO: City of Portland **FROM:** Ben MacDonald
ATTN: Office Contact **DATE:** 6/24/2002
FAX: 874-8716 **REF:** Faxed Lintel Detail
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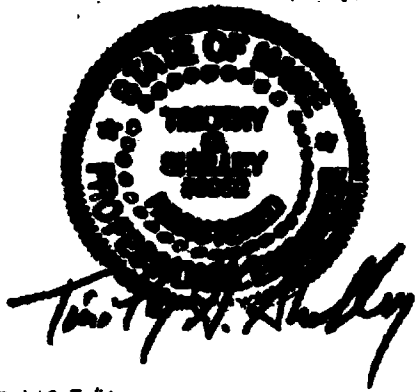
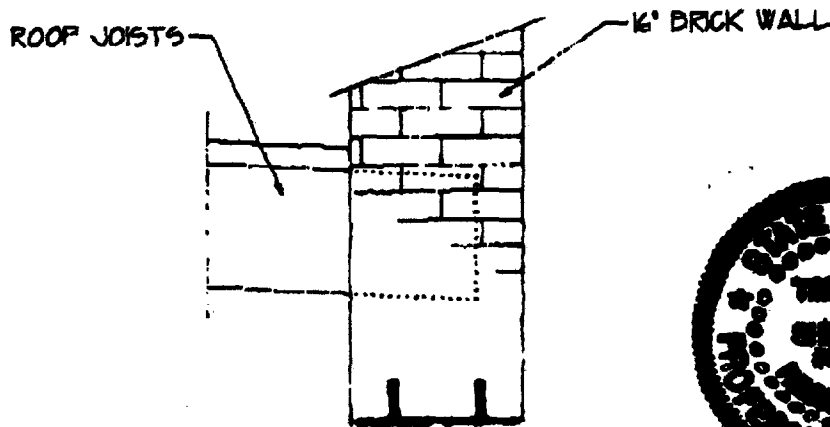
CC:

10 Danforth Street Portland, ME 04101 Phone: 207-773-3625 Fax: 207-773-5173

Expedition

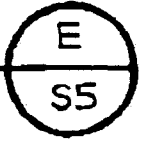
ELEVATOR FOUNDATION NOTES:

- 1 TOTAL COMBINATION OF LIVE, DEAD AND ELEVATOR PISTON LOADS PRODUCE A MAXIMUM SOIL CONTACT PRESSURE OF 1000 PSF BENEATH THE FOUNDATION MAT. THE EXIST. SOILS NEED TO BE EVALUATED TO DETERMINE THE SOIL SAFE LOAD CAPACITY & SETTLEMENT.



NOTE:
LINTEL APPLICABLE FOR UP
TO 7'-0" ROUGH OPENINGS
AT THIS LEVEL.

-(4) L4x3 1/2x5/16
LLV

DETAIL 

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

PROVIDE SHORING AS
REQD.
PROVIDE 6" MIN. END BEARING
SEE ARCH. DWGS. FOR LOCATION

02-0547

All Purpose 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.

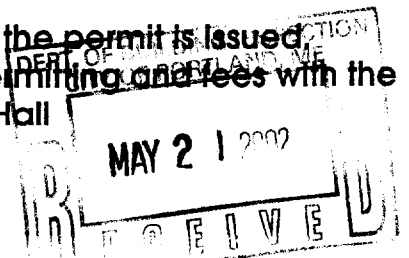
Location/Address of Construction: <u>14-26 YORK ST.</u>		
Total Square Footage of Proposed Structure <u>INTERIOR FIT-UP 1000 SF</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>046</u> Block# <u>F</u> Lot# <u>011</u>	Owner: <u>J. B. BROWN & SONS</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>MANAGEMENT RESEARCH GROUP</u>	Applicant name, address & telephone: <u>WRIGHT RYAN CONST</u> <u>PATRICK RICHTER</u> <u>10 DANFORTH ST, PORTLAND</u> <u>773-3625</u>	Cost Of Work: <u>\$ 58,900</u> Fee: \$ 58 ³⁰ - <u>511</u>
Current use: <u>NIGHT CLUB</u>	<u>Stone Coast Brewery</u>	
If the location is currently vacant, what was prior use: <u>NIGHT CLUB</u>		
Approximately how long has it been vacant: <u>5 MONTHS</u>	<u>#75- cofd pd</u>	
Proposed use: <u>OFFICE SPACE</u>	<u>Applicant will fax over BOA documents w/ stamp</u>	
Project description: <u>change of use / tenant fit-up</u>		
Contractor's name, address & telephone:	<u>WRIGHT RYAN CONST.</u> <u>10 DANFORTH ST. PORTLAND 773-3625</u>	
Who should we contact when the permit is ready:	<u>WRIGHT RYAN - PATRICK RICHTER</u>	
Mailing address:	<u>10 DANFORTH ST.</u> <u>PORTLAND, ME 04101</u>	
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: <u>[Signature]</u>	Date: <u>5/21/02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall





02-0547

CITY OF PORTLAND MAINE

389 Congress St., Rm 315
Portland, ME 04101
Tel. - 207-874-8704
Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: PDT Architects
49 Dartmouth St Portland ME 04103

DATE: 5/29/02

Job Name: 14-26 York St - Management Research Group Expansion

Address of Construction: Third Floor of 14-26 York St - Portland ME 04101

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA 1999 Use Group Classification(s) Business (B)
Type of Construction 3B Bldg. Height 36' +/- Bldg. Sq. Footage 10,411 sf./floor - 3 flrs.
Seismic Zone A_v = 0.11 Group Class Group 1
Roof Snow Load Per Sq. Ft. N/A Dead Load Per Sq. Ft. N/A
Basic Wind Speed (mph) N/A Effective Velocity Pressure Per Sq. Ft. N/A
Floor Live Load Per Sq. Ft. N/A

Structure has full sprinkler system? Yes No Alarm System? Yes No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes No

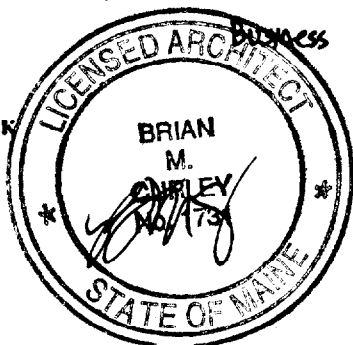
If mixed use, what subsection of 313 is being considered N/A

List Occupant loading for each room or space, designed into this Project.

Business use - 3 floors - 10,411 sf (gross) / floor

(Designers Stamp & Signature)

PSH 6/07/2K





**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101**

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Brian Curley / PDT c/o JBBrown + Sons

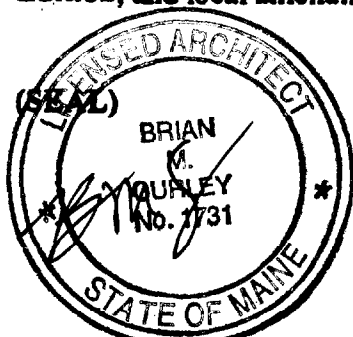
RE: Certificate of Design

DATE: 5/29/02

These plans and/or specifications covering construction work on:

Management Research Group - 3rd flr expansion
14-26 York Street Portland ME 04103

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature BMC

Title Architect

Firm PDT Architects

Address 49 Danforth St Portland ME

04103

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



City of Portland, Maine

389 Congress St., Rm 315
Portland, ME 04101

ACCESSIBILITY CERTIFICATE

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Services

FROM: Brian Gaskin / PDT Architect

RE: Certificate of Design, HANDICAP ACCESSIBILITY

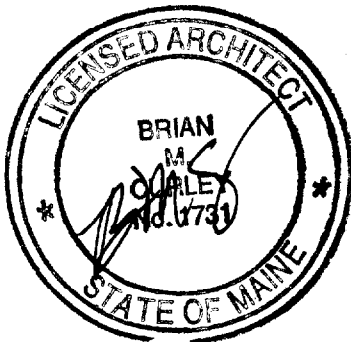
DATE: 5/29/02

These plans and/or specifications covering construction work on:

Management Research Group - 3rd floor expansion
14-26 York Street
Portland, ME 04103

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)

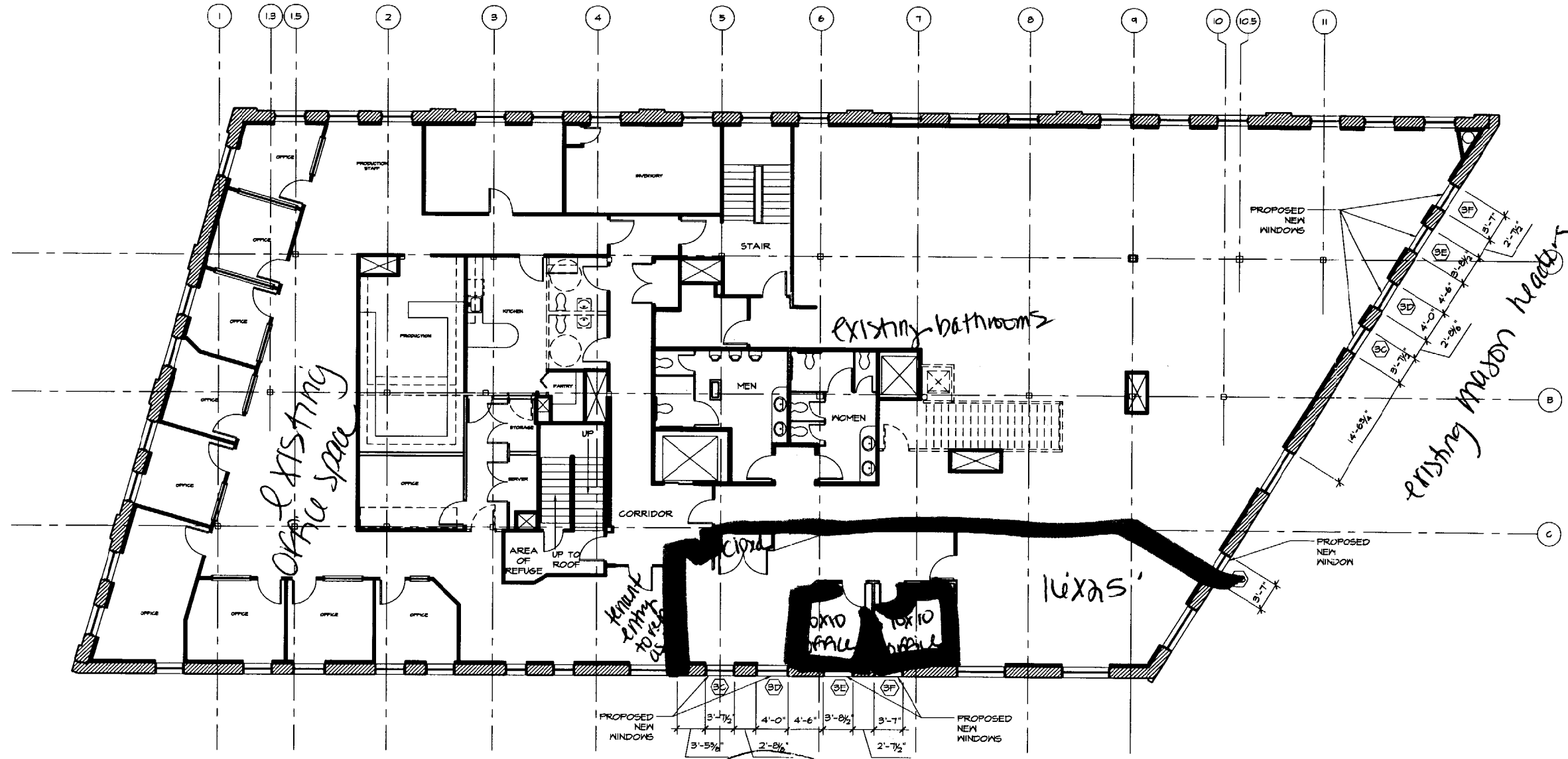


Signature Brian Gaskin

Title Architect

Firm PDT Architects

Address 49 Dartmouth St
Portland ME 04103



mason headers (top floor)
 metal stud dry wall
 10x10 spaws (2)

THIRD FLOOR PLAN
 1/16" = 1'-0"

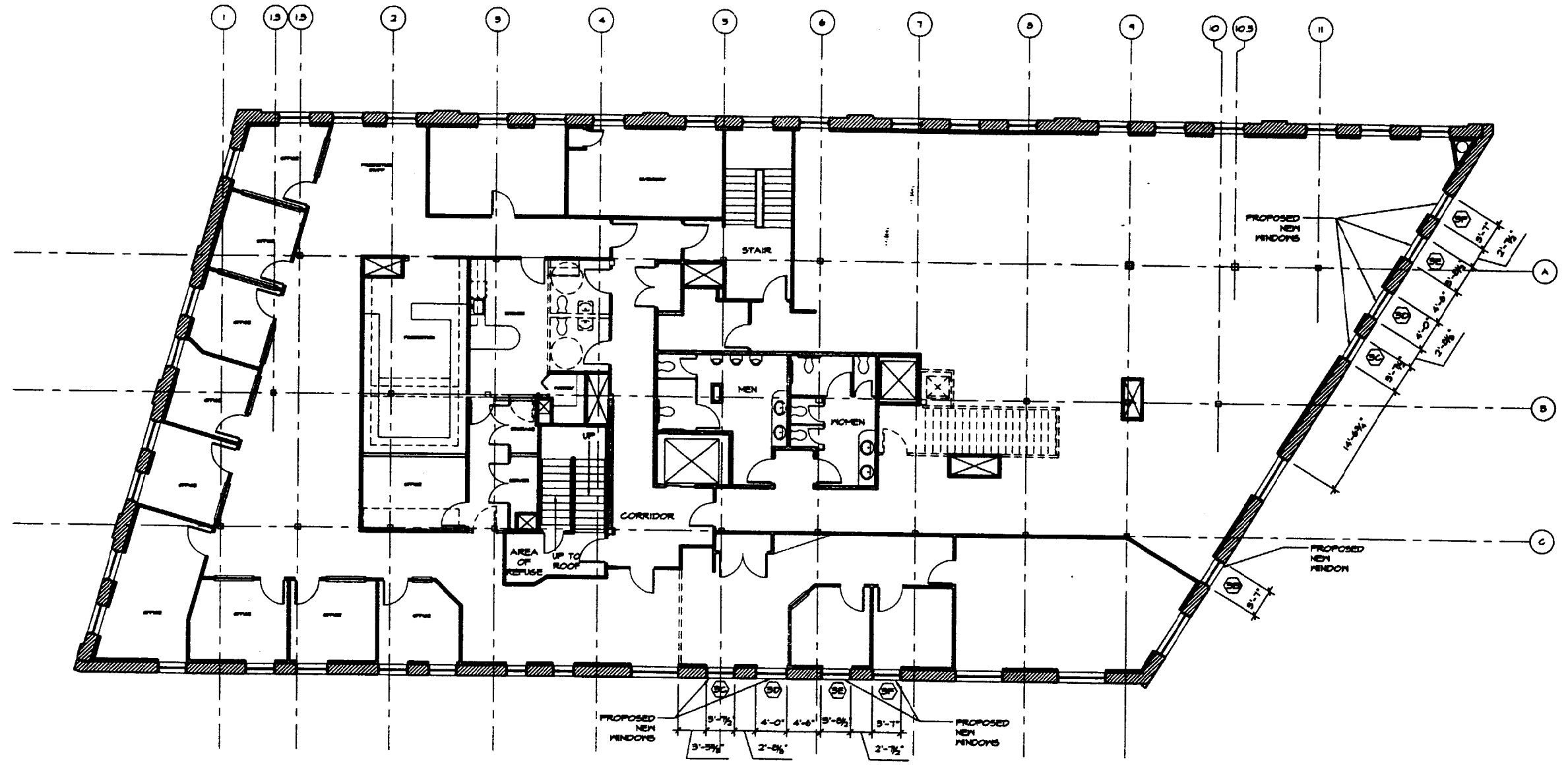
ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 P D T A R C H I T E C T S
 49 DARTMOUTH STREET
 PORTLAND, ME 04101
 207.775.0550
 207.775.2694 FAX

© 2002 P D T Architects

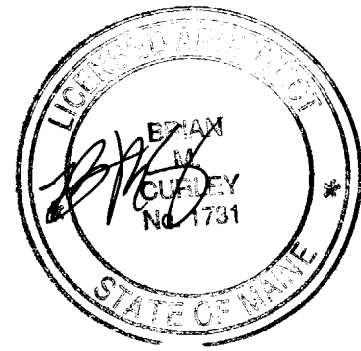
14-26 YORK STREET
 PORTLAND, MAINE

JOB # 02-02
 DATE MAY 3, 2002
 SCALE AS NOTED

SHEET
 A3



1 FLOOR PLAN - THIRD FLOOR
1/8" = 1'-0"



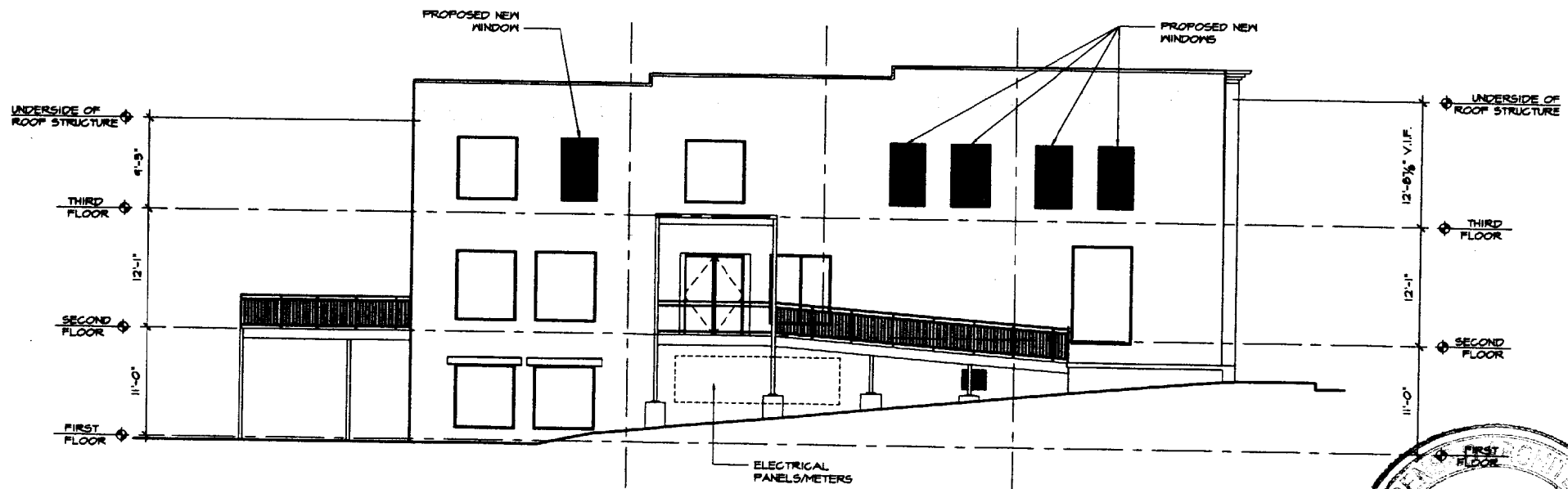
14-26 YORK STREET
PORTLAND, MAINE

ARCHITECTURE
INTERIOR DESIGN
PLANNING
P. O. ARCHITECTS
49 DARTMOUTH STREET
PORTLAND, ME 04101
207.775.1059
207.775.2694 FAX

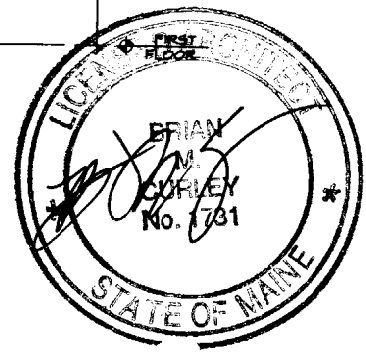


JOB #	02-022
DATE	MAY 3, 2012
SCALE	AS NOTED
TITLE	

SHEET
A5



CENTER STREET/BAXTER PLACE ELEVATION
1/16" = 1'-0"



ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, ME 04101
207 775-1059
207 775-2694 FAX

A R C H I T E C T S



© 2002 PJT Architects

14-26 YORK STREET
PORTLAND, MAINE

TITLE

JOB # 02-02

DATE MAY 3, 2002

SCALE AS NOTED

SHEET
A5