

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

Permit No:	PERMIT ISSUED	CBL:
02-0811		040 F011001

Location of Construction: 14 York St	Owner Name: Brown J B & Sons	Owner Address: 432 Congress St 5th Floor	Phone: 774-5908
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Vacant/Restaurant	Proposed Use: Office Space	Permit Fee: \$1,248.00	Cost of Work: \$175,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 3 BOCA 99	

Proposed Project Description:
Change of Use from Restaurant Space to Office Space/Interior Renovations

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

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
NA Just outside of PAD

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 07/22/2002	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>DL S 7/25/02</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input type="checkbox"/> Not in District or Landmark</p> <p><input checked="" type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>to DA 7-25-02</i></p>
	<p><i>separate permits are required for any new signage</i></p>		

Any exterior alterations require separate DA 8/5/02 approval.

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 _____

Application ID Number: 2-0811

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 14 York St

Approval Date: 07/25/2002

Drawn On Date: 07/25/2002

OK to Issue Permit

Name: Marge Schmuckal

Date: 07/25/2002

Date:

Conditions Section:

Separate permits shall be required for any new signage.

Create Date: 07/23/2002

By: gad

Update Date: 07/25/2002

By: mes

02-0811

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.

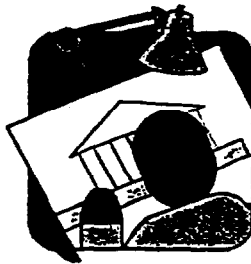
Location/Address of Construction: <u>14-26 YORK ST. PORTLAND, ME</u>		
Total Square Footage of Proposed Structure <u>4,800 SFT</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>040</u> Block# <u>F</u> Lot# <u>011</u>	Owner: <u>J.B. BROWN + SONS 482 CONGRESS ST. PORTLAND, ME 04101</u>	Telephone: <u>(207) 7745908</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>B</u>	Cost of Work: <u>\$175,000</u> \$200,000 Fee: <u>\$1,248</u>
Current use: <u>NONE</u> / <u>Prior Warehouse</u> If the location is currently vacant, what was prior use: <u>RESTAURANT</u> Approximately how long has it been vacant: <u>8 MONTHS</u> Proposed use: <u>OFFICE SPACE</u> Project description: <u>Change of use & renovations, new walls</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>BEN MACDONALD + X</u> Mailing address: <u>10 DANFORTH ST. 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: <u>773-3625</u> <i>Call</i>		

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: 	Date: <u>07/10/02</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



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: POT Architects

49 Dartmouth Street Portland ME 04103

DATE: 7/17/02

Job Name: 14-26 York Street - Tenant Improvement

Address of Construction: Second Floor

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year 1996 BOCA Use Group Classification(s) B

Type of Construction N/A Bldg. Height N/A Bldg. Sq. Footage N/A

Seismic Zone _____ Group Class _____

Roof Snow Load Per Sq. Ft. _____ Dead Load Per Sq. Ft. _____

Basic Wind Speed (mph) _____ Effective Velocity Pressure Per Sq. Ft. _____

Floor Live Load Per Sq. Ft. _____

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.

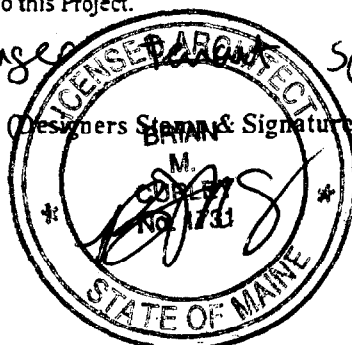
Is structure being considered unlimited area building: Yes _____ No

If mixed use, what subsection of 313 is being considered _____

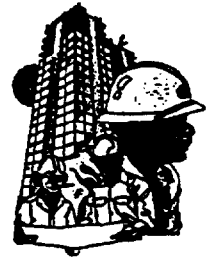
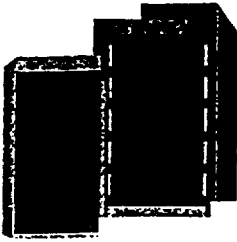
List Occupant loading for each room or space, designed into this Project.

Van Wees + Belanger Space - Law office

PSH 6/07/2K



Existing approved bldg - tenant improvement



**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: PDT Architects

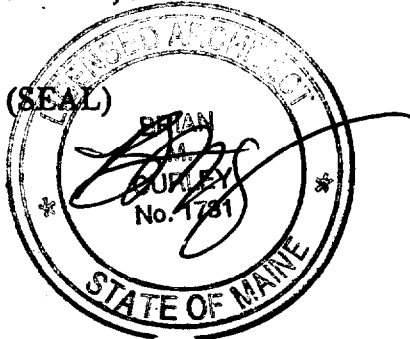
RE: Certificate of Design

DATE: 7/17/02

These plans and/or specifications covering construction work on:

14-26 York street Portland ME 04101
2nd floor tenant improvement.

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 BMS
Title Architect
Firm PDT Architects
Address 49 Danforth St.

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
ACCESSIBILITY CERTIFICATE**

Designer: PDT Architects

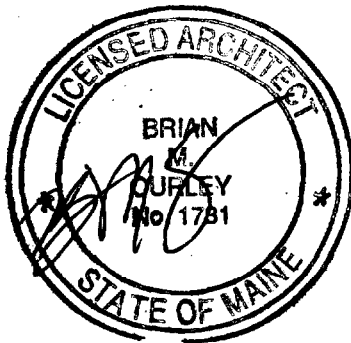
Address of Project 14-26 York Street

Nature of Project Tenant Improvement on the
second floor of 14-26 York Street

Date 7/16/02

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

(SEAL)



Signature BMC

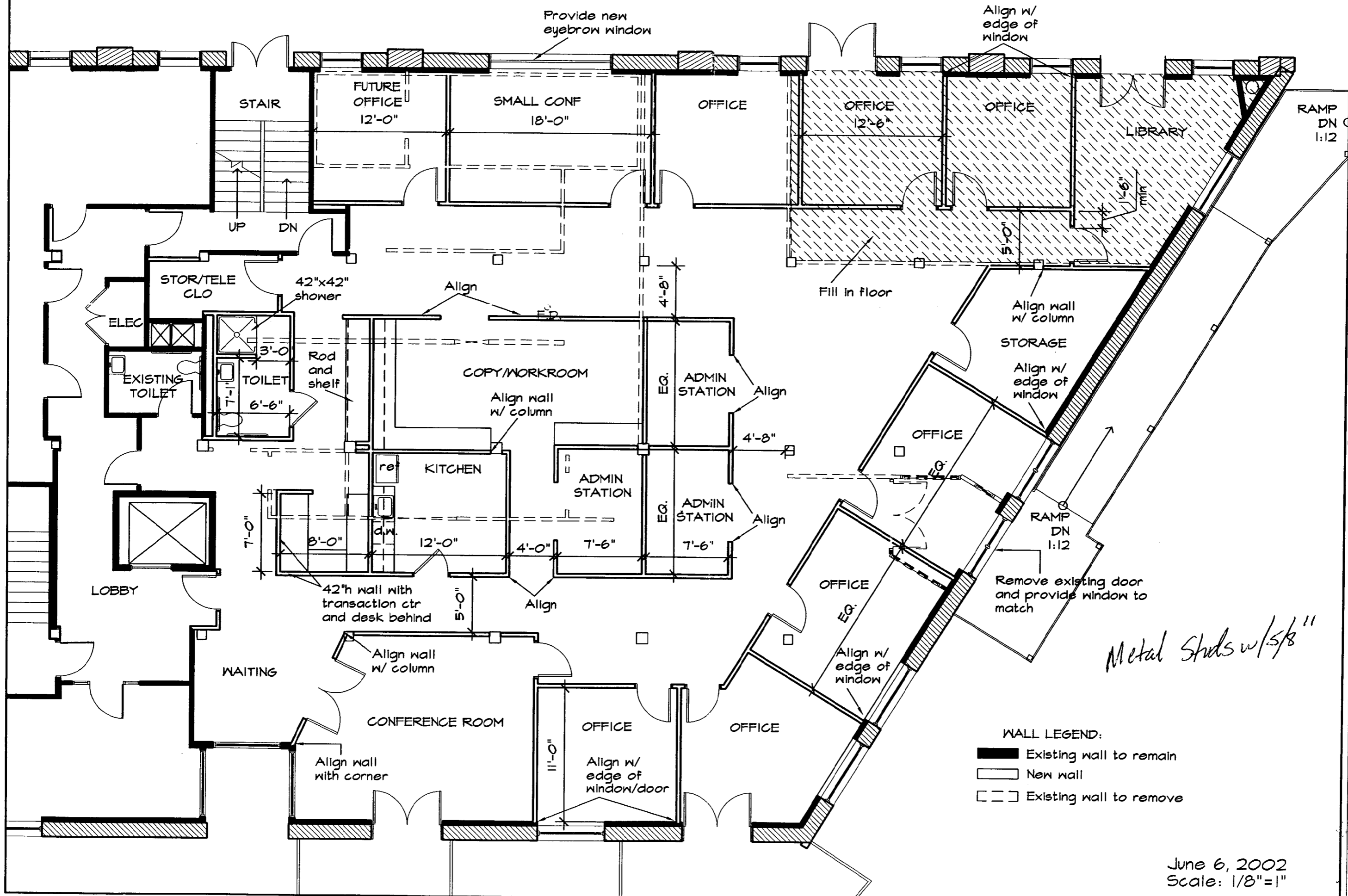
Title Architect

Firm PDT Architects

Address 49 Dandmarth St
Portland ME 04103

Telephone 775-1059

G:\MASTER PROJ FILES\JB BROWN & SONS\STONECOAST\VAN MEER BELANGER-PLAN.DWG, 06/05/02 11:14:18 AM, PLOTTED B: SDL



ARCHITECTURE
INTERIOR DESIGN
PLANNING

ARCHITECTS

49 DARTMOUTH STREET
PORTLAND, ME 04103
207.775-1059
207.775-2694 FAX

© 2002 PJBT Architects

14-26 YORK STREET
PORTLAND, MAINE

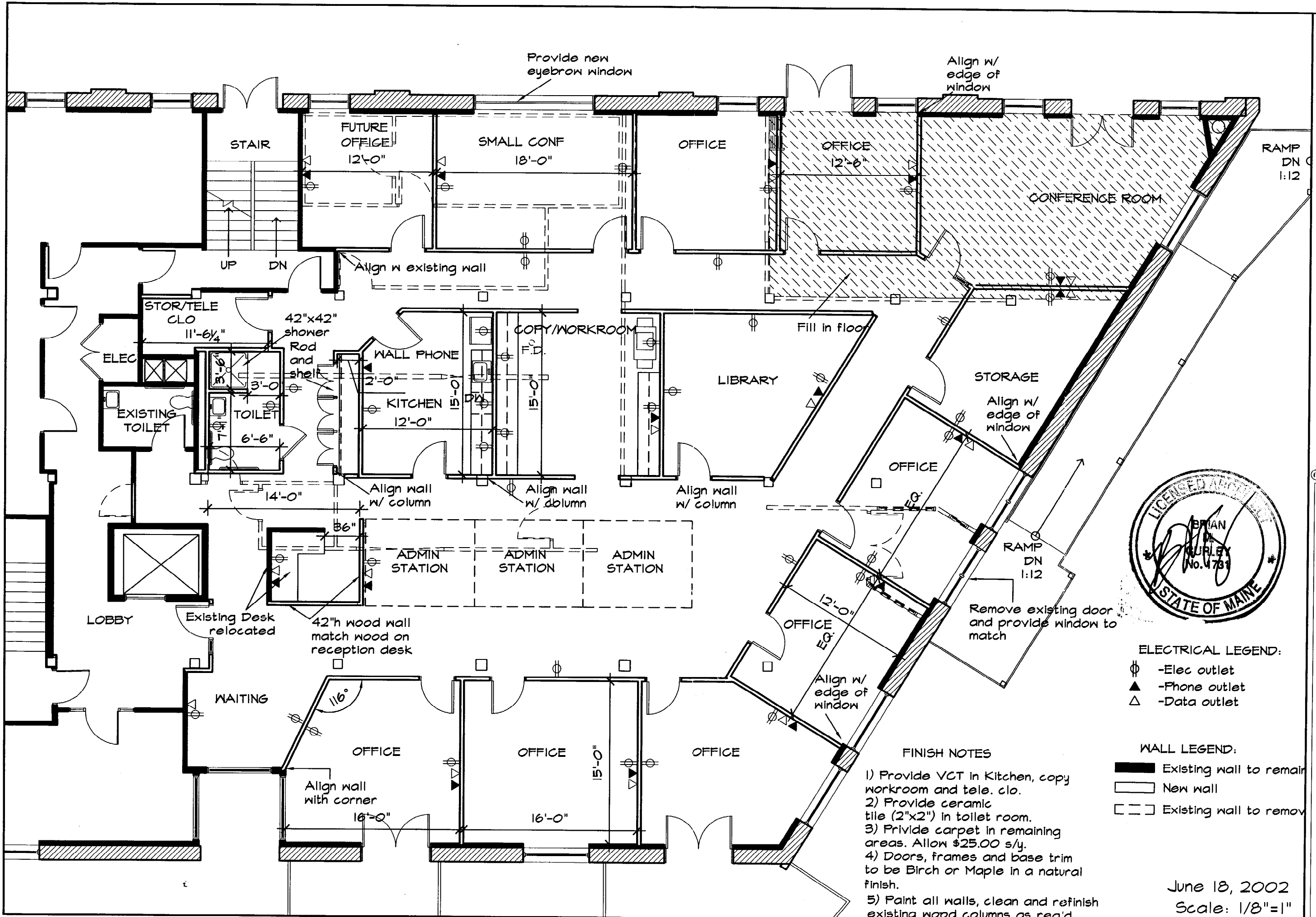
TITLE
Van Meer & Belanger

JOB # 02-022
DATE MAY 3, 2002
SCALE AS NOTED

SHEET
A1

June 6, 2002
Scale: 1/8"=1"

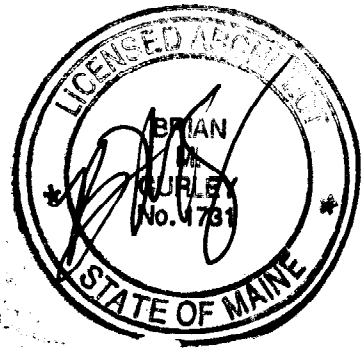
G:\MASTER PROJ FILES\JB BROWN & SONS\STONECOAST\VAN MEER BELANGER-PLAN3.DWG, 06/18/02 05:03:54 PM, PLOTTED B: SDL



- FINISH NOTES**
- 1) Provide VCT in Kitchen, copy workroom and tele. clo.
 - 2) Provide ceramic tile (2"x2") in toilet room.
 - 3) Provide carpet in remaining areas. Allow \$25.00 s/y.
 - 4) Doors, frames and base trim to be Birch or Maple in a natural finish.
 - 5) Paint all walls, clean and refinish existing wood columns as req'd.

- ELECTRICAL LEGEND:**
- ⊕ -Elec outlet
 - ▲ -Phone outlet
 - △ -Data outlet

- WALL LEGEND:**
- Existing wall to remain
 - New wall
 - Existing wall to remove



ARCHITECTURE
INTERIOR DESIGN
PLANNING

VAN MEER BELANGER ARCHITECTS

49 DARTMOUTH STREET
PORTLAND, ME 04103
207.775.4199
207.775.2604 FAX

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14-26 YORK STREET
PORTLAND, MAINE

TITLE
Van Meer & Belanger
Pricing Plan

JOB # 02-022
DATE MAY 3, 2002
SCALE AS NOTED

SHEET
A1

June 18, 2002
Scale: 1/8"=1"