

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 030125

This is to certify that Arcand Properties Llc / Arcand Edward

has permission to Rehab existing building.

AT 953 Congress St 065 C003001

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.

Notification of inspection must
given and when permission procured
before this building or part thereof
leased or occupied or closed-in.
48 HOUR NOTICE IS REQUIRED.

Apply to Public Works for street line
and grade if nature of work requires
such information.

A certificate of occupancy must be
procured by owner before this build-
ing or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 3/8/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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

Permit No: 03-0125	Issue Date:	CBL: 065 C003001
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Location of Construction: 953 Congress St	Owner Name: Arcand Properties Llc	Owner Address: 953 Congress St	Phone: 207-879-1647
Business Name: n/a	Contractor Name: Arcand, Edward	Contractor Address: 93 williams St. Portland	Phone: <i>671-6269</i> 2078791647
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: <i>B-2</i>

Past Use: Commercial	Proposed Use: Commercial / Cafe; Rehab inside of existing building.	Permit Fee: \$163.00	Cost of Work: \$20,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>A-3</i> Type: <i>5B</i> <i>03/03/03</i>	

Proposed Project Description: Rehab existing building.	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:

Permit Taken By: gg	Date Applied For: 02/20/2003	Zoning Approval
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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 <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <i>under 5,000 sq ch of use</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>2/27/03</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: <i>2/27/03</i>	Historic Preservation <input checked="" 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 Date: <i>[Signature]</i>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0125	Date Applied For: 02/20/2003	CBL: 065 C003001
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Location of Construction: 953 Congress St	Owner Name: Arcand Properties Llc	Owner Address: 953 Congress St	Phone: 207-879-1647
Business Name: n/a	Contractor Name: Arcand, Edward	Contractor Address: 93 williams St. Portland	Phone (207) 879-1647
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / Cafe'; Rehab inside of existing building.	Proposed Project Description: Rehab existing building.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 02/27/2003
Note: 2/25/23 waiting for a parking plan - I need to see 13 spaces based upon my best guess (plans are slim) - Spokt to Ed Arcand for that info - he will submit. 02/27/03 Received plan showing 14 parking spaces			
Ok to Issue: <input checked="" type="checkbox"/>			
1) Separate permits shall be required for any new signage.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			

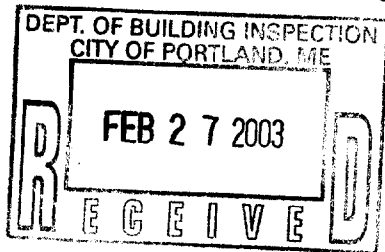
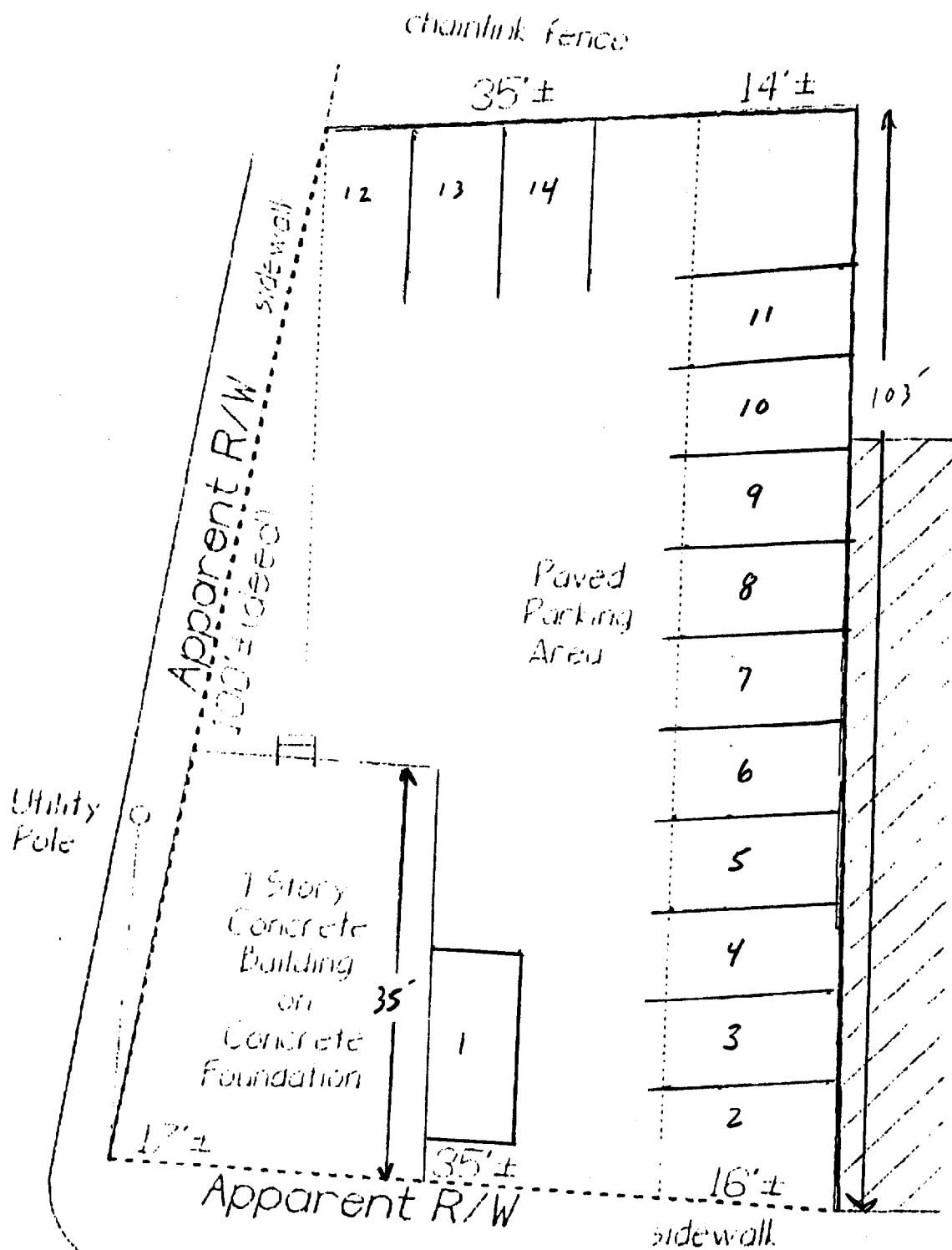
Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 03/03/2003
Note:			
Ok to Issue: <input checked="" type="checkbox"/>			
1) Ventilation shall be provided in accordance with Chapter 16 of the Mechanical Code.			
2) 1) Local Exhaust will require a separate permits 2) With only one restroom, seating and liquor sales is limited. 3) Restaurant use is NOT approved until the floor system is evaluated and found to comply with Section 1606 of the ordinance.			

Dept: Fire	Status: Approved with Conditions	Reviewer: Lt. McDougall	Approval Date: 03/03/2003
Note:			
Ok to Issue: <input checked="" type="checkbox"/>			
1) hood system shall be installed in accordance with NFPA 96 standards			
2) fire extinguishers shall be installed in accordance with NFPA 10 standards			
3) means of egress shall have illuminated signs			

PARKING

953 Congress St.
065-C-003
03-0125

St. John Street
(bituminous)



Congress Street

WARRANTY DEED
Corporate Grantee

Know all Men by these Presents,

That, WE, Anthony M. Jacobsky Jr. and Bridget A. Jacobsky, of Portland, State of Maine, for consideration paid, grant to:

Arcand Properties, LLC

a Limited Liability Company organized and existing under the laws of the State of Maine, of Portland, in the County of Cumberland, whose mailing address is:

953 Congress Street, Portland, Maine 04103, 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, We, the said **Anthony M. Jacobsky, Jr. and Bridget A. Jacobsky**, have hereunto set our hands and seals this 19th day of the month of December, A.D. 2002.

Signed, Sealed and Delivered
in presence of

.....
Anthony M. Jacobsky, Jr.

.....
Bridget A. Jacobsky

MAINE REAL ESTATE TAX PAID

SCHEDULE A

(property description)

A Certain lot or parcel of land, together with the buildings thereon, formerly the homestead of Clarinda M. Carlton, on the northwesterly side of Congress Street, in Portland, County of Cumberland and State of Maine, and bounded and described as follows; the westerly half of a certain lot of land situated next adjacent to the former homestead of Levi Weymouth, the whole of the same being described as follows:

Being on said street at a point one hundred and thirty feet west of the Douglass line, so-called;

Thence westerly on said street seventy feet;

Thence northwardly one hundred feet;

Thence eastwardly seventy feet;

Thence southwardly one hundred feet to the first bounds; the corresponding opposite sides of said lot being equal and parallel; being the same premises described in the deed of Charles F. Jordan to said Clarinda M. Carlton, bearing date July 18th, 1961 and recorded in the Cumberland County Registry of Deeds, in Book 309, Page 212.

ALSO, a certain triangular lot or parcel of land bounded and described as follows;

Beginning at the northeasterly corner of Congress and St. John Streets as laid out and established by the City of Portland;

Thence nearly northwesterly one hundred and two feet, more or less, to land now or formerly of Frank H. Parker;

Thence southerly on said St. John Street one hundred feet, more or less, to the point of beginning; containing eight hundred eighty-four square feet, more or less, and being the same premises described in the deed of Frank H. Parker to said Clarinda M. Carlton, bearing date October 6, 1981, and recorded in the Cumberland County Registry of Deeds, in Book 483, Page 101.

AND ALSO a certain other lot or parcel of land, together with the buildings thereon, situated on the northwesterly side of said Congress Street, and bounded and described as follows;

Beginning at the southeasterly corner of said former homestead lot of said Clarinda M. Carlton;

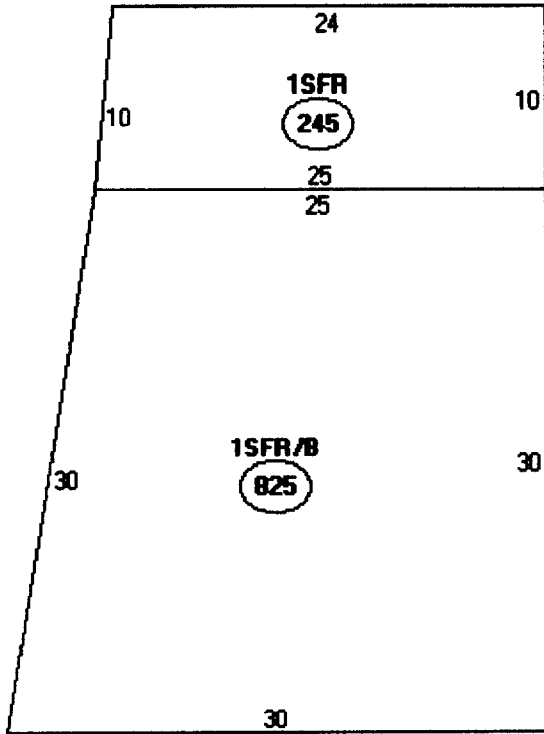
Thence easterly by said Congress Street sixteen feet;

Thence northerly to the rear of the lot formerly of Hattie A. Weymouth;

Thence westerly by the rear line of said lot fourteen feet to said Carlton lot;

Thence southerly by said Carlton lot one hundred five and five tenths feet to the point of beginning; all of the aforesaid being the same premises conveyed by Merdek Bros. Realty, a Maine Corporation, to Stanley I. Fink by deed dated August 30, 1974, and recorded in the Cumberland County Registry of Deeds in Book 3593, Page 99.

Being the same premises conveyed to the Grantors by warranty deed from Stanley I. Fink and Mary L. Fink dated March 31, 1981 and recorded in the Cumberland County Registry of Deeds in Book 4759, Page 34.



Descriptor/Area

A: 1SFR/B
825 sqft

B: 1SFR
245 sqft

1070[#] - 1st floor
1000 - 2nd floor
2070[#] = 25 x 40 guess
total chf use

138 } 7x14 front counter
4x10 (hood)

1932[#] used for parking bag

1932[#] ÷ 150 = 12.88 or
13 pkg spaces

Showing
14 per
plan received
2/27/03

1 pkg space for each 150[#] Not used for food prep or bulk storage

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	065 C003001
Location	953 CONGRESS ST
Land Use	RETAIL & PERSONAL SERVICE
 Owner Address	 ARCAND PROPERTIES LLC 953 CONGRESS ST PORTLAND ME 04103
 Book/Page	 18608/188
Legal	65-C-3 CONGRESS ST 949-951 ST JOHN ST 297-303 6180 SF

Valuation Information

Land	Building	Total
\$109,940	\$47,880	\$157,820

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1942	1	1895	1
 Total Acres	 Total Buildings Sq. Ft.	 Structure Type	 Building Name	
0.142	1895	CONVENIENCE STORE	MERDEKS VARIETY	

Exterior/Interior Information

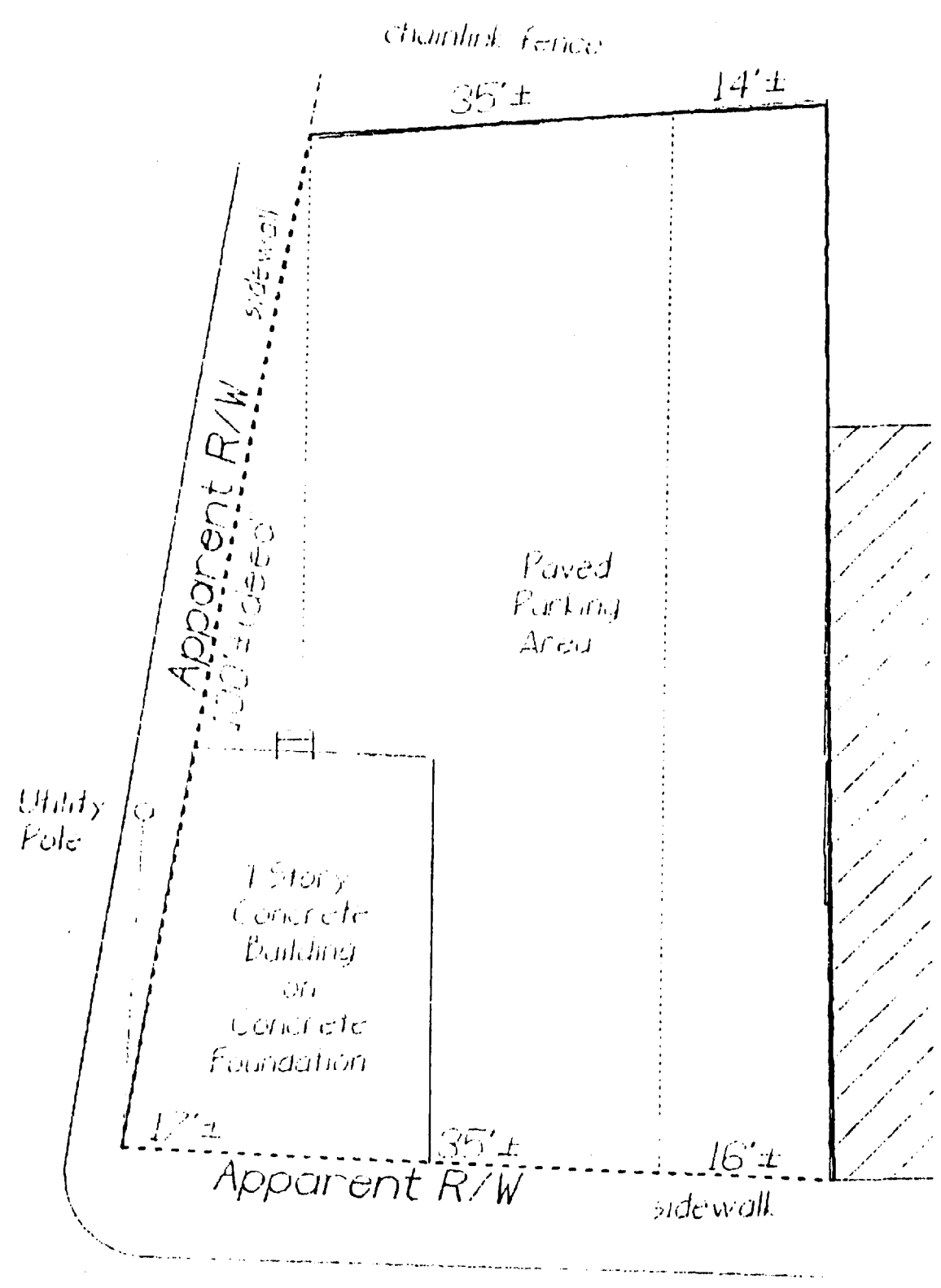
Section	Levels	Size	Use
1	B1/B1	825	SUPPORT AREA
1	01/01	1070	CONVENIENCE STORE

Height	Walls	Heating	A/C
7			
12	FRAME	NONE	CENTRAL

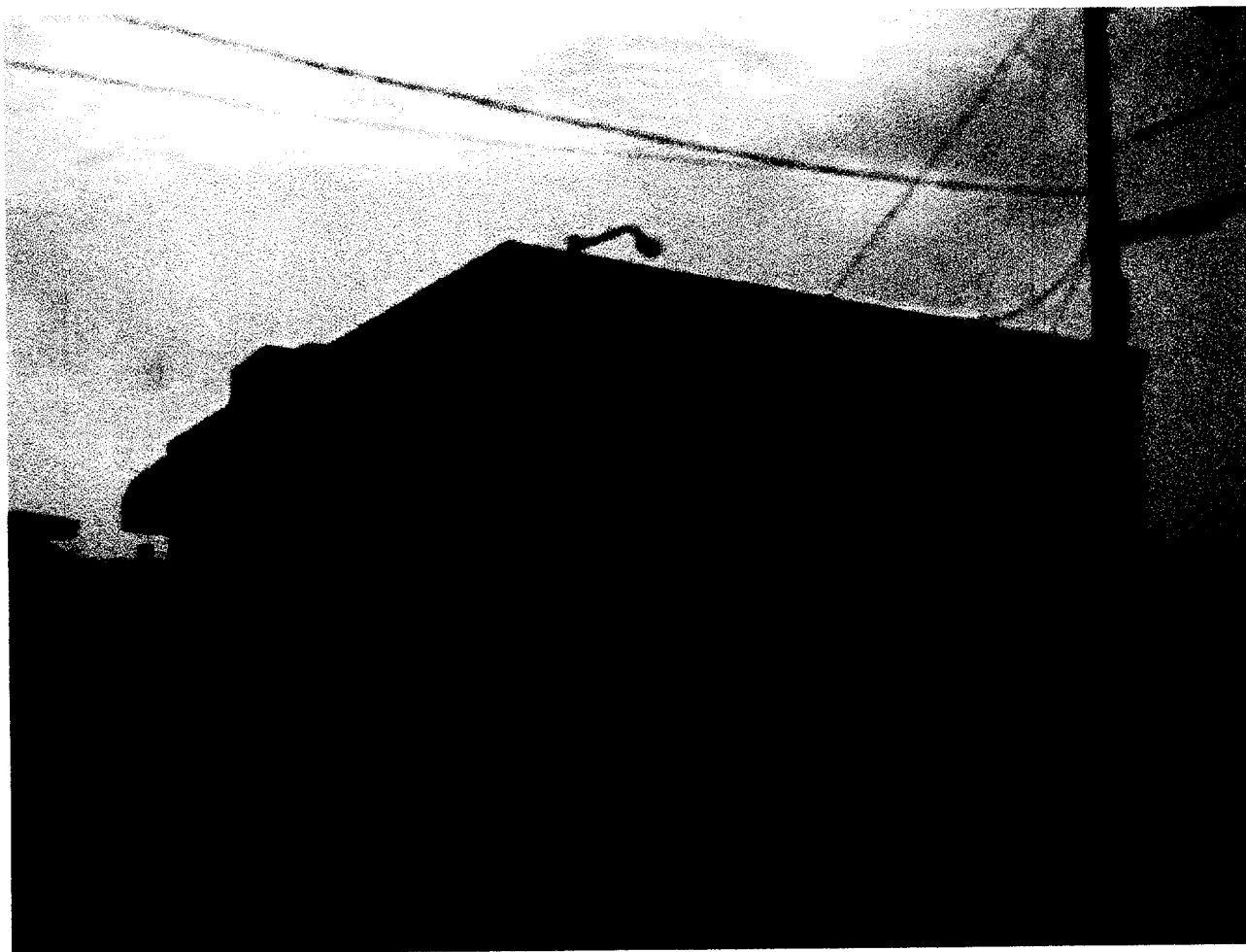
Building Other Features

Line	Structure Type	Identical Units
2	STORE FRONT - AVG	1

St. John Street
(bituminous)



Congress Street



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>953 Congress Street, Portland, ME 04103</u>		
Total Square Footage of Proposed Structure <u>Inside Rehab Only</u>	Square Footage of Lot <u>6000</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>065</u> Block# <u>C</u> Lot# <u>003</u>	Owner: <u>Arcand Properties, L.L.C.</u> <u>Edward J. Arcand</u>	Telephone: <u>(207) 879-1647</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Edward J Arcand</u> <u>93 William St</u> <u>Portland, ME 04103</u>	Cost Of Work: <u>\$ 20,000</u> Fee: <u>\$ 163-</u>
Current use: <u>Vacant</u>		
If the location is currently vacant, what was prior use: <u>Variety Store</u>		
Approximately how long has it been vacant: <u>5yrs</u>		
Proposed use: <u>Cafe</u>		
Project description: <u>Rehab inside of existing building</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Edward J Arcand</u>		
Mailing address: <u>93 William St.</u> <u>Portland, ME 04103</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: 207 - 879 - 1647		

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>7-20-07</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**

To Whom It May Concern:

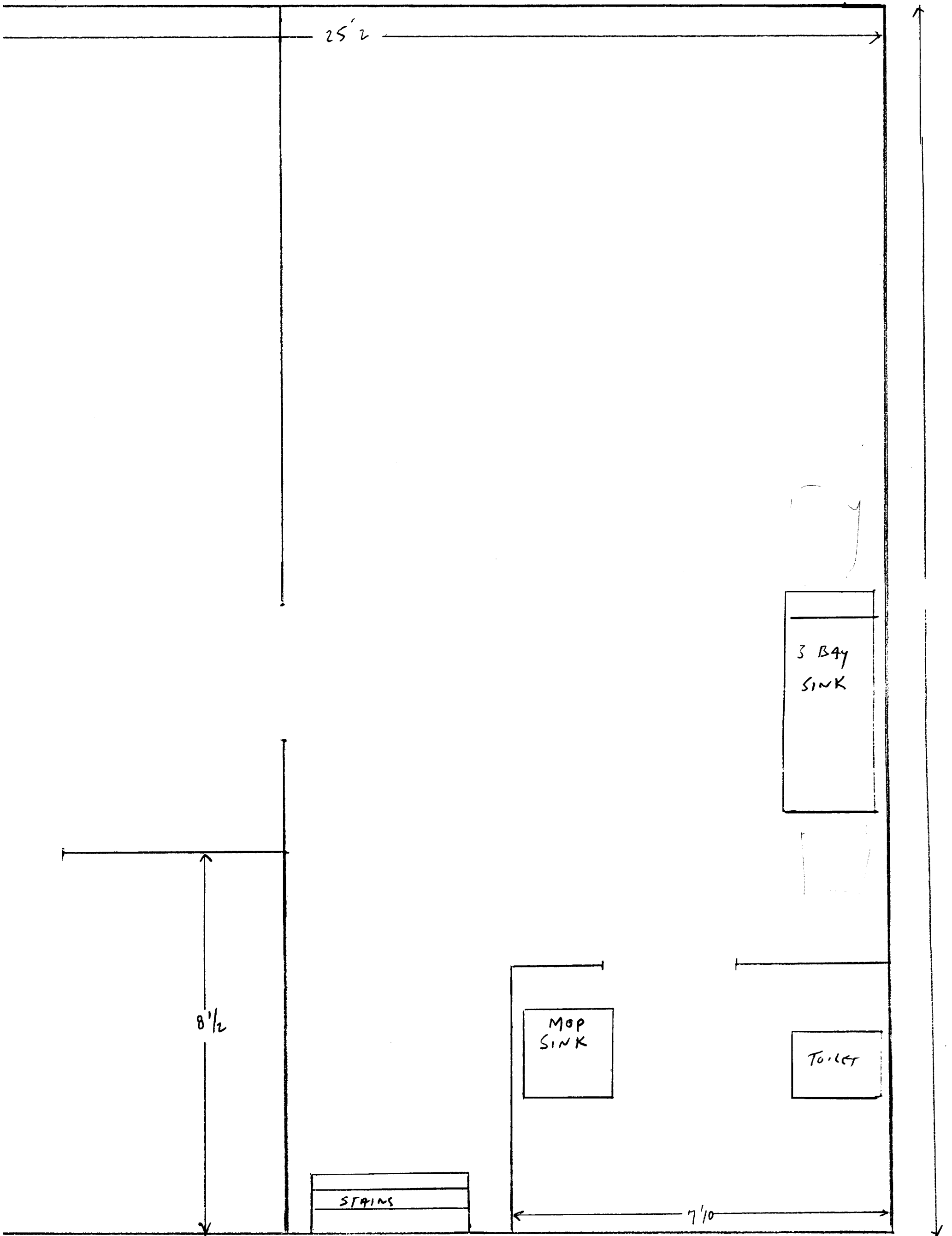
Re: Interior renovation work at 953 Congress St., Portland, ME

Project Description:

The project will consist of interior work only. We will be remodeling the street level floor and the basement. The work will consist of adding a counter on the street level floor and a handicap accessible bathroom. We will also be sheetrocking, painting and installing new electrical and plumbing work. Electrical and plumbing permits to be submitted by the corresponding contractors. In the basement we will add separating walls and a bathroom. Included are the sketches for the work described above. If you have any questions please call me at 207-671-6269.

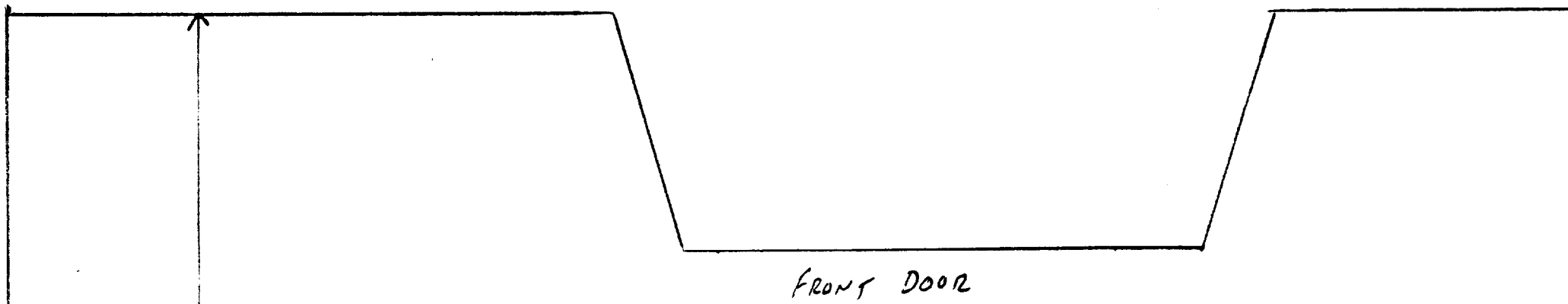
Sincerely,

Edward Arcand



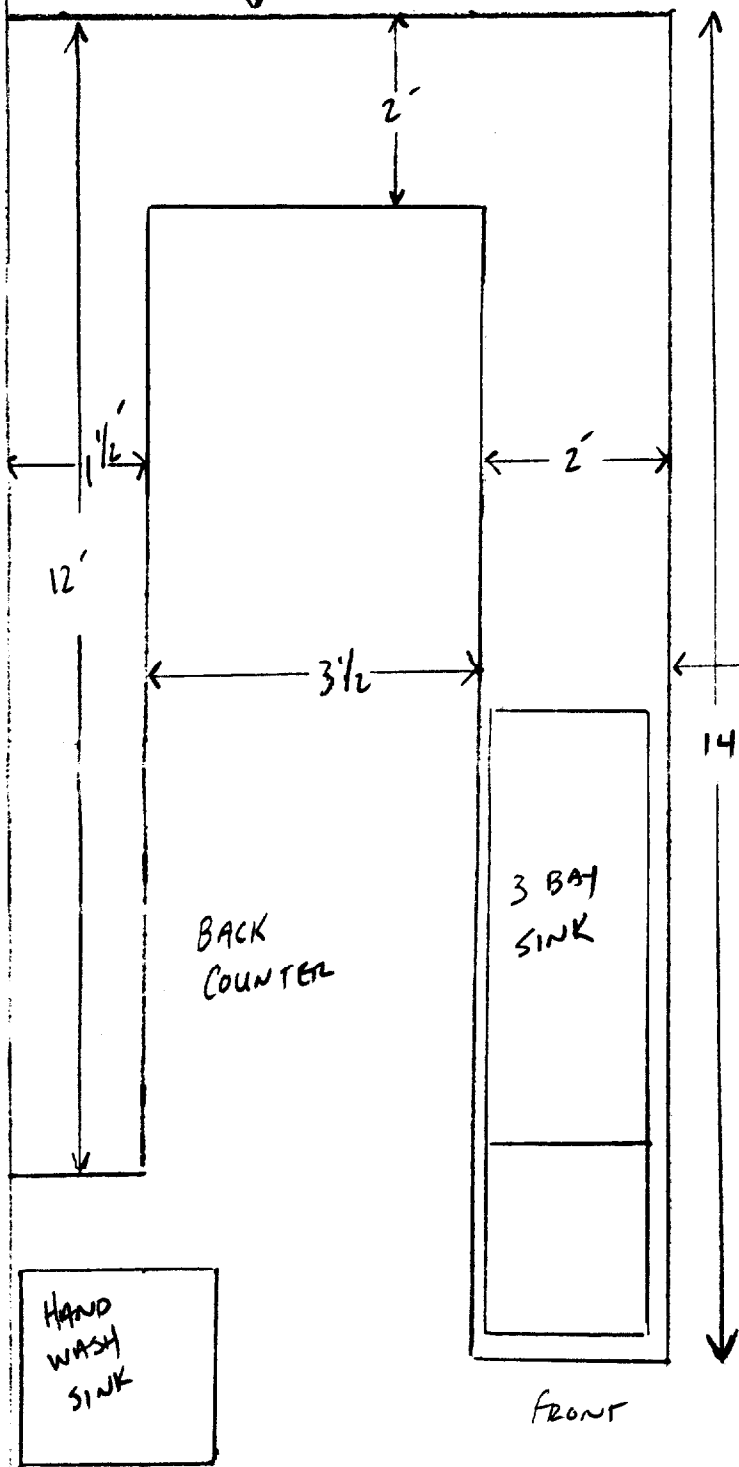
guess - nothing given for length
 25×40

? length



8' 1/2

25' 2



2'

1 1/2'

2'

12'

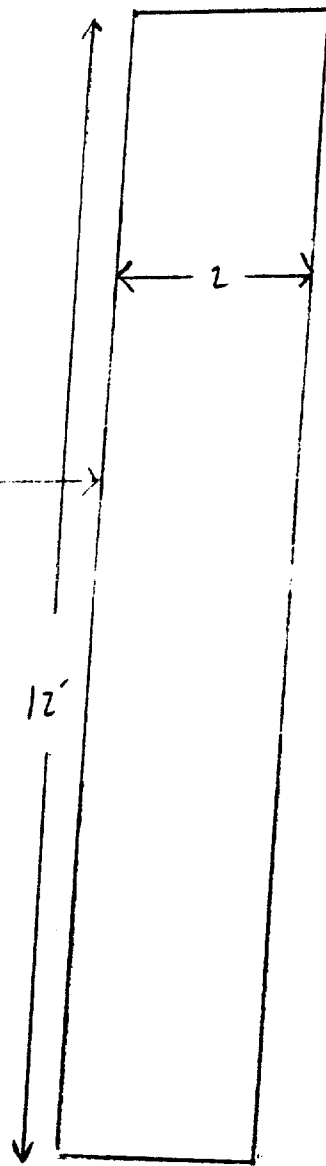
3 1/2'

6

14'

3 BAY SINK

FRONT



12'

2'

Hood
System

STAIRWELL

Handic
BATH

