

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

|   |  |   |  |   |  |   |  |
|---|--|---|--|---|--|---|--|
| Location of Construction:<br>500 Woodford Street 04103  |  | Owner:<br>BJFC, LLC                         |  | Phone:<br>207-761-2503  |  | Permit No: <b>990516</b>  |  |
| Owner Address:<br>302 Woodford Street 04103   |  | Lessee/Buyer's Name:<br>Caravan Seeds       |  | Phone:  |  | Business Name:<br>Caravan Seeds   |  |
| Contractor Name:<br>Ed Notgan<br>Benchmark  |  | Address:<br>650 Main St. So. Portland 04106 |  | Phone:<br>874-2963  |  | Permit Issued:<br>MAY 21 1999<br>CITY OF PORTLAND   |  |
| Past Use:<br><br>Vacant   |  | Proposed Use:<br><br>Retail (mailorder)     |  | COST OF WORK:<br>\$ 70,000  |  | PERMIT FEE:<br>\$ 370.00  |  |
|   |  |   |  | FIRE DEPT. <input type="checkbox"/> Approved<br><input type="checkbox"/> Denied   |  | INSPECTION:<br>Use Group: Type:   |  |
| Proposed Project Description:<br><br>Interior renovations for new workroom and warehouse.<br>Approx. 2000S.F. |  |   |  | Signature:  |  | Signature:  |  |
|   |  |   |  | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action: Approved <input type="checkbox"/><br>Approved with Conditions: <input type="checkbox"/><br>Denied <input type="checkbox"/> |  | Zoning Approval:<br>Special Zone or Reviews:<br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan maj <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/> |  |
| Permit Taken By: <b>ub</b>  |  | Date Applied For: <b>5-11-99</b>            |  | Signature:  |  | Date:   |  |

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..

**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 provisions of the code(s) applicable to such permit

**5-11-99**

|   |          |       |        |
|---|----------|-------|--------|
| SIGNATURE OF APPLICANT                      | ADDRESS: | DATE: | PHONE: |
| RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE |          |       | PHONE: |

**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

COMMENTS

10/1/99 Checked space OK to occupy  
when rear epk gets a stain  
on exterior rear

Case closed Bayland New England  
OK'd per MW  
work completed MW

990 516

184-D-15

| Inspection Record |       | Date  |
|-------------------|-------|-------|
| Type              |       |       |
| Foundation:       | _____ | _____ |
| Framing:          | _____ | _____ |
| Plumbing:         | _____ | _____ |
| Final:            | _____ | _____ |
| Other:            | _____ | _____ |

**BUILDING PERMIT REPORT**

DATE: 20 MAY 99 ADDRESS: 500 Woodford ST. CBL: 184-D-015

REASON FOR PERMIT: TO MAKE INTERIOR RENOVATIONS

BUILDING OWNER: BTFC, LLC

PERMIT APPLICANT: \_\_\_\_\_ Contractor Benchmark

USE GROUP M BOCA 1996 CONSTRUCTION TYPE 3B

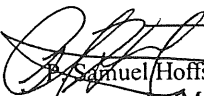
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*9, \*12, \*20, \*23, \*27, \*32, \*34, # 31

- X1. 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. (A 24 hour notice is required prior to inspection)
- 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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 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. (Section 2305.17)
- 5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- X9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- X12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. 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. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. 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/1996), 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
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
- X 20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard. *IF PRESENT -*
- X 23. 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/1996)
24. 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".
25. 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.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X 27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. 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).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements. *- sep. permits needed for signage*
- X 32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- X 34. Dead end Travel shall comply with section 1011.2 of The City's bldg. Code.
35. \_\_\_\_\_
36. \_\_\_\_\_

  
 Samuel Hoffses, Building Inspector  
 cc: Dr. McDougall, PFD  
 Marge Schmuckal, Zoning Administrator

**\*\*On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

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

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

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 (include Portion of Building): <u>500 WOODFORDS ST. PORTLAND 04103</u>   |                 |   |  |
| Total Square Footage of Proposed Structure  |                 | Square Footage of Lot                                       |  |
| Tax Assessor's Chart, Block & Lot Number  |                 | Owner: <u>BJFC, LLC</u>                                     | Telephone#: <u>207-761-2503</u>                  |
| Chart# <u>184</u>   | Block# <u>D</u> | Lot# <u>15-#</u>  |  |
| Owner's Address:<br><u>502 WOODFORDS ST.<br/>PORTLAND, ME. 04103</u>  |                 | Lessee/Buyer's Name (If Applicable)<br><u>CARAYAN BEADS</u> | Cost Of Work: <u>\$70,000</u> Fee: <u>\$ 370</u> |
| Proposed Project Description:(Please be as specific as possible)<br><u>INTERIOR RENOVATIONS FOR NEW WORKROOM AND WAREHOUSE<br/>APPROX. 2000 SF.</u><br><u>Ed Morgan</u> |                 |   |  |
| Contractor's Name, Address & Telephone<br><u>BENCHMARK, 650 MAIN ST., S. PORTLAND, ME. 04104</u>  |                 | 874-7905 Rec'd By UB  |  |
| Current Use: <u>VACANT</u>  |                 | Proposed Use: <u>RETAIL MAILORDER</u>                       |  |

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 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 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventillation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

A complete set of construction drawings showing all of the following elements of construction:

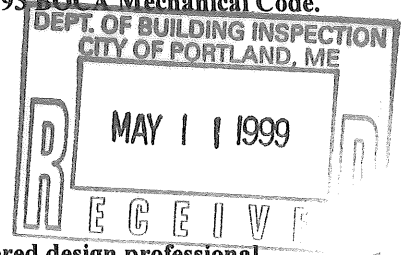
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such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

**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: <u>Edward M. Morgan</u> | Date: <u>5/7/99</u> |
|---|---------------------|

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum



## LAWYERS TITLE INSURANCE CORPORATION

SCHEDULE A

Policy No. 85-01-542583  
File No. 99010034

Date of Policy: 3/2/1999  
Time of Policy: 1:07 p.m.

Amount of Insurance: \$275,000.00

1. Name of Insured:

BJFC, LLC, a Maine limited liability company, by virtue of a Warranty Deed from JTS LLC, a Maine limited liability company, dated March 1, 1999, and recorded in the Cumberland County Registry of Deeds in Book 14581, Page 26.

2. The estate or interest in land which is covered by this policy is:

FEE SIMPLE

3. The estate or interest referred to herein is at Date of Policy vested in the insured.

4. The land herein described is encumbered by the following mortgage or trust of deed, and assignments:

Mortgage granted by BJFC, LLC to Peoples Heritage Bank dated March 1, 1999 and recorded in the Cumberland County Registry of Deeds, Book 14581, Page 27, securing the original principal amount of \$220,000.00 and the mortgages or trust deeds, if any, shown in Schedule B hereof.

5. The land referred to in this Policy is described as follows:

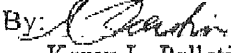
See Exhibit A attached hereto and made a part hereof.

Monument Title Company

100 Middle Street, Portland, ME 04101

Telephone (207) 774-0839

Countersigned:

By:  \_\_\_\_\_  
Karen L. Pelletier  
Its Vice President  
Authorized Signatory

This policy consists of Schedule A (1 page); Schedule B (1 page); Exhibit A (1 page).

## LAWYERS TITLE INSURANCE CORPORATION

## SCHEDULE B

Page 1 of 1

Policy No. 85-01-542583

File No. 99010034

## Part I.

This policy does not insure against loss or damage by reason of the following:

## Standard Exceptions:

1. Rights or claims of persons in possession.
2. Easements, or claims of easements, not shown by the public records, boundary line disputes, overlaps, encroachments, title to filled lands (if any) and any matters not of record which would be disclosed by an accurate survey and inspection of the premises.
3. Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the public records.

## Special Exceptions:

1. Taxes assessed as of April 1, 1999 for the tax period July 1, 1999-June 30, 2000 and for subsequent tax years not yet due and payable.
2. Outstanding sewer and water charges, if applicable.
3. Title to and rights of the public and others entitled thereto in and to those portions of the insured premises lying within the bounds of adjacent streets, roads and ways.
4. Restriction set forth in warranty deed from Enoch C. Richards Company to Clementina Zappia dated March 1, 1947 and recorded in said Registry of Deeds in Book 1858, Page 396.
5. Terms and provisions of unrecorded lease by and between JTS, LLC and N'Able, Inc. dated April 30, 1997.
6. Collateral Assignment of Leases and Rentals granted by BJFC, LLC to Peoples Heritage Bank dated March 1, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14581, Page 46.

EXHIBIT A

Two certain lots or parcels of land, with the buildings thereon, situated in Portland, County of Cumberland and State of Maine, the lots hereby conveyed being lots numbered 98 and 99 on plan of Rosemont, recorded at the Cumberland County Registry of Deeds, Plan Book 11, Page 123, to which reference is made for a more particular description, same containing fifty-six hundred and eighty-three (5683) and five thousand (5000) square feet of land respectively, the buildings numbered 496-502 Woodford Street by the City of Portland.





PEOPLES HERITAGE BANK One Portland Square, PO BOX 9540, Portland, ME 04112

# FAX

Date: 5/10/99

Number of pages including cover sheet: 3 2

To: Ed Morgan

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Phone: \_\_\_\_\_

Fax phone: \_\_\_\_\_

CC: \_\_\_\_\_

From: Rick Proctor

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Phone: 761-8619

Fax phone: (207) 761-8660

REMARKS:     Urgent     For your review     Reply ASAP     Please comment

Ed:

I have attached a copy of the Title Insurance Policy which references the recorded deed from JTS, LLC to BJFC, LLC in Book 14581 Page 26. Also attached is a copy of the deed.

Rick Proctor

amounts... with laws or to protect the lien or... acquisition of the estate or interest in the land and secured... reasonable amounts expended to prevent deterioration of improvements, but reduced by the amount of all payments made; or (iii) the amount paid by any governmental agency or governmental instrumentality, in the agency or instrumentality of the insurance contract of

times and... of the Company, all records, books... memoranda, whether bearing a date before or after Date of Policy, reasonably pertain to the loss or damage. Further, if requested by any authorized representative of the Company, the insured claimant shall grant its authorized representative of the Company to

LAWYERS TITLE INSURANCE CORPORATION

SCHEDULE A

Policy No. 135-03-017855  
File No. 99010034

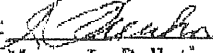
Date of Policy: 3/2/1999  
Time of Policy: 1:07 P.M.

Amount of Insurance: \$220,000.00

1. Name of Insured:  
Peoples Heritage Bank and/or its successors and assigns as their interests may appear.
2. The estate or interest referred to herein is at Date of Policy vested in:  
BJFC, LLC, a Maine limited liability company, by virtue of a Warranty Deed from JTS LLC, a Maine limited liability company, dated March 1, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14581, Page 26.
3. The estate or interest in the land described in this schedule and which is encumbered by the insured mortgage is:  
FEE SIMPLE
4. The land herein described is encumbered by the following mortgage or trust of deed, and assignments:  
Mortgage granted by BJFC, LLC to Peoples Heritage Bank dated March 1, 1999 and recorded in the Cumberland County Registry of Deeds in Book 14581, Page 27.
5. The land referred to in this Policy is described as follows:  
See Exhibit A attached hereto and made a part hereof.

Monument Title Company  
100 Middle Street, Portland, ME 04101  
Telephone (207) 774-0839

Countersigned:

By:   
Karen L. Pelletier  
Its Vice President  
Authorized Signatory

This policy consists of Schedule A (1 page); Schedule B (2 pages); Exhibit A (1 page).

SHORT FORM WARRANTY DEED

JTS LLC, a Maine limited liability company with an address of 111 Commercial Street, Portland, Maine, FOR CONSIDERATION PAID, grants to BJFC, LLC, a Maine limited liability company with an address of 449 Forest Avenue, Portland, Maine 04101, with WARRANTY COVENANTS, certain real property, together with any improvements thereon, located at Portland, Cumberland County and State of Maine, more particularly bounded and described as follows:

Two certain lots or parcels of land, with the buildings thereon, situated in said Portland, the lots hereby conveyed being lots numbered 98 and 99 on plan of Rosemont, recorded at the Cumberland County Registry of Deeds, Plan Book 11, Page 123, to which reference is made for a more particular description, same containing fifty-six hundred and eighty-three (5683) and five thousand (5000) square feet of land respectively, the buildings numbered 496-502 Woodford Street by the City of Portland.

Being the same premises conveyed to the Grantor herein by deed from John F. Gleason, Jr. dated August 1, 1996 and recorded at the Cumberland County Registry of Deeds in Book 12652, Page 237.

This conveyance is made subject to any restrictions, covenants, conditions and easements of record that may affect the premises herein conveyed.

Grantee by acceptance of this deed hereby agrees to assume and pay the real estate taxes.

IN WITNESS WHEREOF, JTS LLC has caused this instrument to be executed by J. Tim Soley, its member thereunto duly authorized this 1<sup>st</sup> day of ~~February~~<sup>MARCH</sup>, 1999.

WITNESS:

  
\_\_\_\_\_

JTS LLC

By:   
J. Tim Soley

State of Maine  
Cumberland, ss.

~~March~~  
February 1, 1999

PERSONALLY APPEARED the above-named J. Tim Soley, member of JTS LLC, as aforesaid, and acknowledged the foregoing instrument to be his free act and deed in his said capacity and the free act and deed of said limited liability company.

Before me,

  
\_\_\_\_\_

Notary Public/Attorney at Law

Print Name: ALAN ATKINSON