

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

DEPARTMENT OF BUILDING INSPECTION
PERMIT

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

Permit Number: 041712
DEC 15 2004

RECEIVED

Please Read Application And Notes, If Any, Attached

This is to certify that Fletcher-ritter Llc /Warren Construction
has permission to Warehouse Jewelry supply house. Tenant set-up
AT 46 Cove St Permit No. 010 H004001

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 written permission procured before this building or part thereof is altered 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 _____
DepartmentName

[Signature]
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: 04-1712	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME	010 H004001
Location of Construction: 46 Cove St	Owner Name: Fletcher-ritter Llc	Owner Address: 118 Preble St
Business Name:	Contractor Name: Warren Construction	Contractor Address: P.O. Box 362 South Portland, ME 04089
Lessee/Buyer's Name	Phone:	Permit Type:

Location of Construction: 46 Cove St	Owner Name: Fletcher-ritter Llc	Owner Address: 118 Preble St
Business Name:	Contractor Name: Warren Construction	Contractor Address: P.O. Box 362 South Portland, ME 04089
Lessee/Buyer's Name	Phone:	Permit Type:

Past Use: Commercial/ Screen printing	Proposed Use: Commercial / Warehouse Jewelry supply house. Tenant Fit-up
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Permit Fee: \$771.00	Cost of Work: \$75,000.00	CEO District: 1
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: S/M/B Type: 5B 12/14/04	

Proposed Project Description:
Warehouse Jewelry supply house. Tenant Fit-up

Signature: *umj* Signature: *clm*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By:
ldobson

Date Applied For:
11/16/2004

Zoning Approval

- 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

Shoreland
separate permits
 Wetland
are required for any new sign
 Flood Zone
 Subdivision
 Site Plan

Maj Minor MM

Date: *11/23/04*

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Date: _____

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review
 Approved
 Approved w/Conditions
 Denied

Date: _____

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: 04-1712	Date Applied For: 11/16/2004	CBL: 010 H004001
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Location of Construction: 46 Cove St	Owner Name: Fletcher-ritter Llc	Owner Address: 118 Preble St	Phone:
Business Name:	Contractor Name: Warren Construction	Contractor Address: P.O. Box 362 South Freeport	Phone (207) 865-3522
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial / Warehouse Jewelry supply house. Tenant Fit-up	Proposed Project Description: Warehouse Jewelry supply house. Tenant Fit-up
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Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 11/23/2004
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 12/14/2004
Note: **Ok to Issue:**

- 1) This is approved pursuant to Section 302.3.1, nonseparated mixed uses
 - 2) Separate HVAC permit is required prior to installation as no plans were submitted.
- Room 115 cannot be used as storage.

Status: -Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 11/24/2004
Dept: Fire **Ok to Issue:**

Note: fire extinguishers shall be installed in accordance with NFPA 10 standards

Comments:
12/01/2004-mjn: need Wall details, certification forms faxed to GC

WARREN
CONSTRUCTIONGROW.LLC

46 COVE STREET

Scope of Work 12/6/04

<u>ITEM</u>	<u>VALUE</u>
• Clean up trash after previous owner	\$ 2.500
• Remove all debris and old printing equipment	\$ 4.000
• Repair / replace windows	\$ 6.000
• Repair / replace doors and hardware	\$ 3.000
• Install new 8' partition across room (see sketch).....	\$ 2.800
• Install new, full height partition for bathroom	\$ 1.000
• Install A.D.A. compliant bathroom	\$ 1.000
• Patch holes in existing walls	\$ 750
• Paint space	\$ 5.100
• Remove / replace existing carpet	\$ 12.500
• Repair / test fire sprinkler system	\$ 1.500
• Replace rooftop heat units	\$ 19.000
• Install plumbing fixtures on existing rough-in.....	\$ 3.950
• Remove / replace /re-test life safety equipment.....	\$ 5.000
• Remove / replace light fixtures and circuitry	\$ 28.000
TOTAL	\$ 96.100

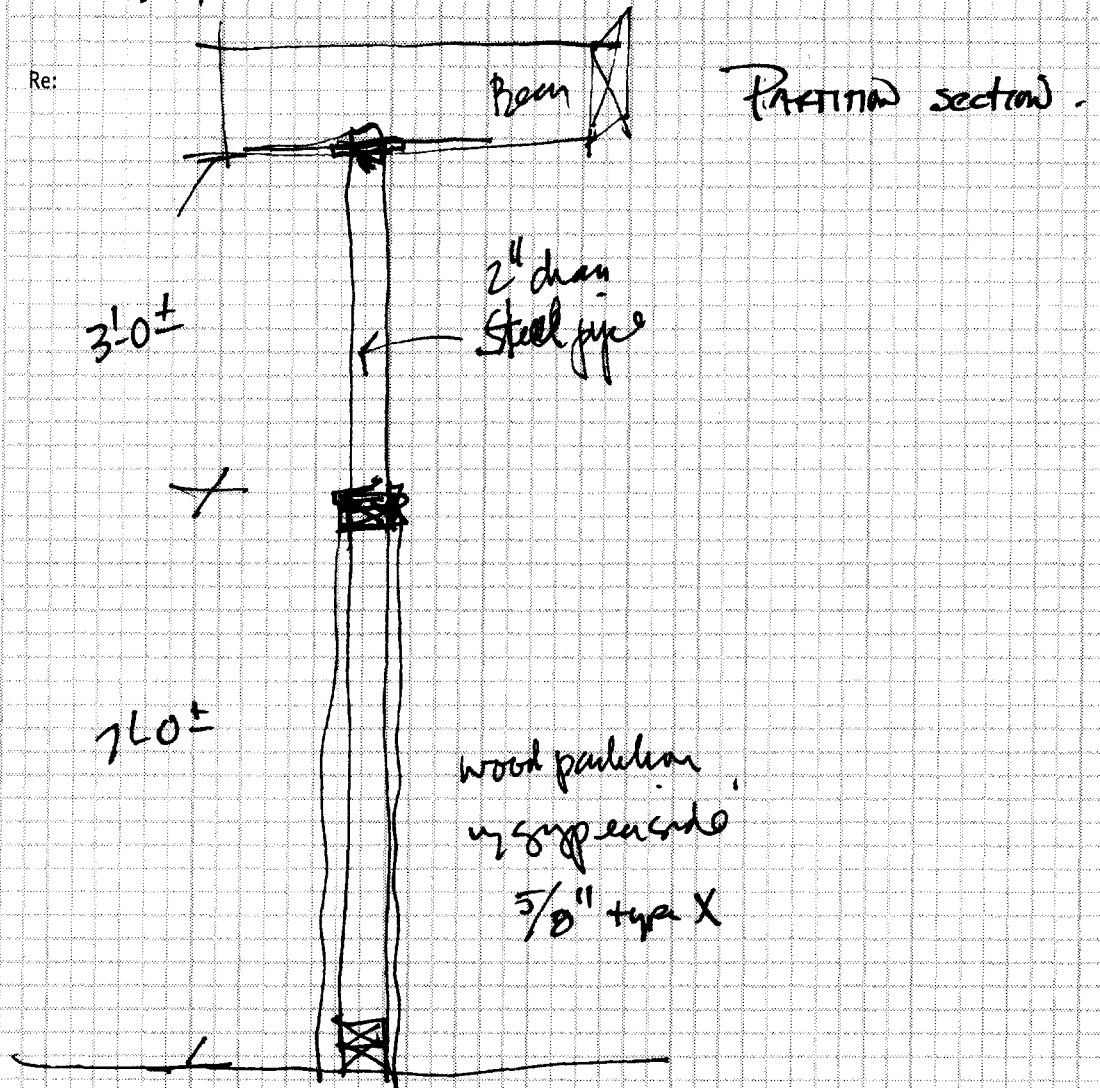
10 H 4

Stephen Blatt
Architects

Project: 46 COVE ST. PORTLAND.

Date: 12/6/04

Re:



NOTE: BATH WITH SAME CONSTRUCTION - FULL HEIGHT TO DECK.

10 Danforth Street

Post Office Box
583 DTS

Portland, Maine
04112-0583

Voice:
207.761.5911

Fax:
207.761.2105

Email:
sbarch@gwi.net

10/11/04

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CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: Stephen Blatt Architects

Address of Project: 46 Cove Street, Portland, ME

Nature of Project: Tenant Fit-Up

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.

Signature: *Stephen Blatt*

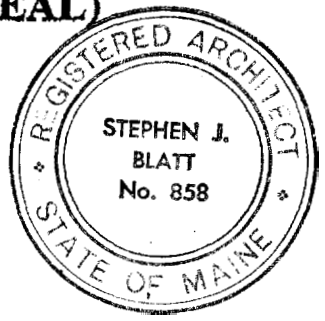
Title: _____

Firm: Stephen Blatt Architects

Address: 10 Danforth St., Portland, ME

Phone: 207-761-5911

(SEAL)



10 H 4



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

5.18

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

FROM: Stephen Blatt Architects

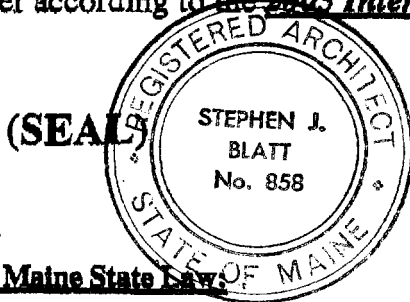
RE: Certificate of Design

DATE: 12/6/04

These plans and / or specifications covering construction work on:

46 Cove Street, Tenant Fit-Up

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the 2003 International Building Code and local amendments.



Signature: *Stephen Blatt*

Title: President

Firm: Stephen Blatt Architects


Address: 10 Danforth St., Portland, ME

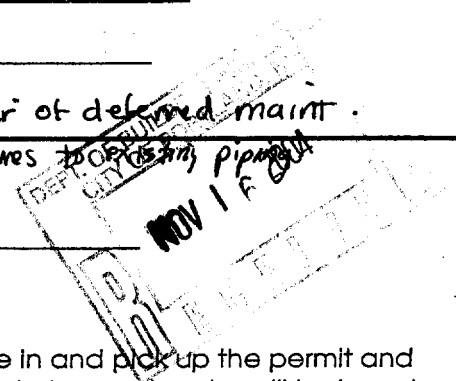
As per Maine State Law:

\$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.

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.

Total Square Footage of Proposed Structure Renovation 14,500	Square Footage of Lot • 918 acres 39,985 sF
	R
	—
_____ <div style="text-align: right;">  screen printer/office </div>	
Proposed use: <u>Warehouse, jewelry supply wholesaler</u>	
Project description: <u>Renovate, paint, replace heat, general maint and repair of deferred maint.</u>	
Contractor's name, address & telephone: <u>Install new plumbing fixtures to kitchen, pipework</u>	
<u>Peter Warren</u> <u>Group LLC</u> <u>SOUTH FREETPORT ME 04078</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: 865-3522	



Signature of applicant: <u>Peter Warren</u>	Date: <u>11/15/04</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

874 8703

SHORT FORM WARRANTY DEED

SHEVIS, a Maine general partnership, and **Edward E. Shevenell**, both having a mailing address of c/o Edward E. Shevenell, 59 Whites Point Road, Standish, Maine 04084, FOR CONSIDERATION PAID, grant to **Fletcher-Ritter, LLC**, a Maine limited liability company having a mailing address of 118 Preble Street, Portland, Maine 04102, with WARRANTY COVENANTS, the following described real property located in Portland, County of Cumberland and State of Maine:

A certain lot or parcel of land with the buildings thereon located on Cove Street in the City of Portland, County of Cumberland and State of Maine, more fully described as follows:

Beginning at the West corner of land now or formerly of Parts Distributors, Inc. as recorded in Book 3089, Page 577 of the Cumberland County Registry of Deeds; thence N 48° 56' 02" E along said land of Parts Distributors, Inc., a distance of one hundred seventy-three and 14/100 (173.14) feet to Cove Street; thence N 41° 03' 58" W along Cove Street, a distance of two hundred thirty and 82/100 (230.82) feet to a point; thence S 49° 00' 57" W a distance of one hundred seventy-three and 14/100 (173.14) feet to land now or formerly of Frank B. Gordon, as recorded in Book 1802, Page 418 of the Cumberland County Registry of Deeds; thence S 41° 03' 58" E along said land of Frank B. Gordon a distance of two hundred thirty-one and 07/100 (231.07) feet to the point of beginning.

Subject to the lease of Allen Screen Printing, Inc. dated September 22, 1998, as amended, all obligations of which G-rantee assumes and agrees to perform.

Being the same property conveyed to Shevis by deed from Investment Associates, Inc. dated March 26, 1987, recorded in the Cumberland County Registry of Deeds in Book 7688, Page 156. Edward E. Shevenell executes this deed both personally and in his capacity as the sole partner of Shevis.

WITNESS their hands and seals this 1st day of April, 2004

MAINE RELIABLE STATE TAX PAID

C. A. B. B.
Witness

C. A. B. B.
Witness

Shevis
By: [Signature]
Edward E. Shevenell
Its Sole Partner

[Signature]
Edward E. Shevenell

REPT. OF PUBLIC SAFETY
CLERK OF COURTS
NOV 1 2004

STATE OF MAINE

Cumberland, ss.

April 1, 2004

Personally appeared the above named Edward E. Shevenell, personally and as partner of Shevis, and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Shevis.

Before me,



Notary Public/Attorney at Law

Scott E. Herrick

Print Name

Received
Recorded Register of Deeds
Apr 02, 2004 10:53:55A
Cumberland County
John P. O'Brien

FROM DESIGNER: Stephen Blatt Architects

DATE: 12/6/04

Job Name: 46 Cove Street, Tenant Fit-Up

Address of Construction: 46 Cove Street, Portland

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) Mercantile Group M

Type of Construction 5B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes- Existing Upgraded

Is the Structure mixed use? No if yes, separated or non separated (see Section 302.3)

Supervisory alarm system? Yes Geotechnical/Soils report required? (See Section 1802.2) No

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members (108.1, 108.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1803)

Uniformly distributed floor live loads (1803.1.1, 1807)

Floor Area Use	Loads Shown

Wind loads (1803.1.4, 1809)

- Design option utilized (1809.1.1, 1809.6)
- Basic wind speed (1809.5)
- Building category and wind importance factor, I_w (Table 1804.5, 1809.5)
- Wind exposure category (1809.4)
- Internal pressure coefficient (ASCE 7)
- Component and cladding pressures (1809.1.1, 1809.6.2.2)
- Main force wind pressures (1809.1.1, 1809.6.2.1)

Earthquake design data (1803.1.5, 1814 - 1823)

- Design option utilized (1814.1)
- Seismic use group ("Category") (Table 1804.5, 1816.2)
- Spectral response coefficients, S_{ps} & S_{p1} (1815.1)
- Site class (1815.1.5)

- Live load reduction (1808.1.1, 1807.9, 1807.10)
- Roof live loads (1808.1.2, 1807.11)
- Roof snow loads (1808.1.3, 1808)
- Ground snow load, P_g (1808.2)
- If $P_g > 10$ psf, flat-roof snow load, P_f (1808.3)
- If $P_g > 10$ psf, snow exposure factor, C_e (Table 1808.3.1)
- If $P_g > 10$ psf, snow load importance factor, I_s (Table 1804.5)
- Roof thermal factor, C_t (Table 1808.3.2)
- Sloped roof snowload, P_s (1808.4)
- Seismic design category (1816.2)
- Basic seismic-force-resisting system (Table 1817.6.2)
- Response modification coefficient, R , and deflection amplification factor, C_d (Table 1817.6.2)
- Analysis procedure (1816.6, 1817.5)
- Design base shear (1817.4, 1817.6.1)

Flood loads (1803.1.6, 1812)

- Flood hazard area (1812.3)
- Elevation of structure

Other loads

- Concentrated loads (1807.4)
- Partition loads (1807.5)
- Impact loads (1807.8)
- Misc. loads (Table 1807.8, 1807.8.1, 1807.7, 1807.12, 1807.13, 1810, 1811, 2404)

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