

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: 05-1766 DEC 15 2005		CBL: 010 H007002	
Location of Construction: 72 COVE ST	Owner Name: INVESTEMENT ASSOCIATES	Owner Address: P.O. BOX 465 DTS	Phone:
Business Name:	Contractor Name: Bryce Construction Mgt.	Contractor Address: 1 India St Portland	Phone: 2077751955
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: IL6
Past Use: Commercial/ warehouse	Proposed Use: Change of use/ Commercial/ showroom, Shop and small office space within an existing building	Permit Fee: \$771.00	Cost of Work: \$75,000.00
Proposed Project Description: Change of use/ Commercial/ showroom, Shop and small office space within an existing building		CEO District: 1	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied TO NFPA 101
		INSPECTION: Use Group B Type 3C 12/14/05	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: Idobson	Date Applied For: 12/06/2005
-----------------------------	---------------------------------

Zoning Approval

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"/> <i>ok w/ conditions</i> Date: 12/12/05 <i>ABM</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: _____	Historic Preservation <input 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: _____
--	--	---	---

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 _____	

BUILDING PERMIT INSPECTION PROCEDURES

Please call **874-8703** or **874-8693** to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection; Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

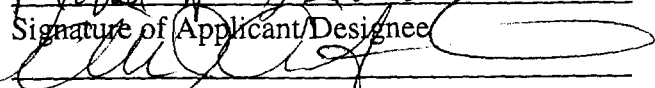
If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED


Signature of Applicant/Designee

Date

12/15/05
Date


Signature of Inspections Official

CBL: 010-4007

Building Permit #: 051766

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED

Permit Number: 051766
 DEC 15 2005

CITY OF PORTLAND

This is to certify that INVESTEMENT ASSOCIATES / Bryce Construction Mgt.
 has permission to Change of use/ Commercial/ Classroom/ Shop and small office space within an existing building
 AT 72 COVE ST 010 H007002

provided that the person or persons firm or organization 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 procured before this building or part thereof is occupied or service proposed-in 24 HOUR NOTICE REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Greg Cass 12-13-05

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1766	Date Applied For: 12/06/2005	CBL: 010 H007002
------------------------------	--	----------------------------

Location of Construction: 72 COVEST	Owner Name: INVESTEMENT ASSOCIATES	Owner Address: P.O. BOX 465 DTS	Phone:
Business Name:	Contractor Name: Bryce Construction Mgt.	Contractor Address: 1 India St Portland	Phone (207) 775-1955
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Change of use/ Commercial/ showroom, Shop and small office space within an existing building	Proposed Project Description: Change of use/ Commercial/ showroom, Shop and small office space within an existing building
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 12/12/2005
Note: **Ok to Issue:**
 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:** 12/14/2005
Note: **Ok to Issue:**
 1) Entryway door and adjacent window glazing must be type II safety glazing See section 2406
 2) Approved as nonseparated mixed uses as allowed by section 302.3.1

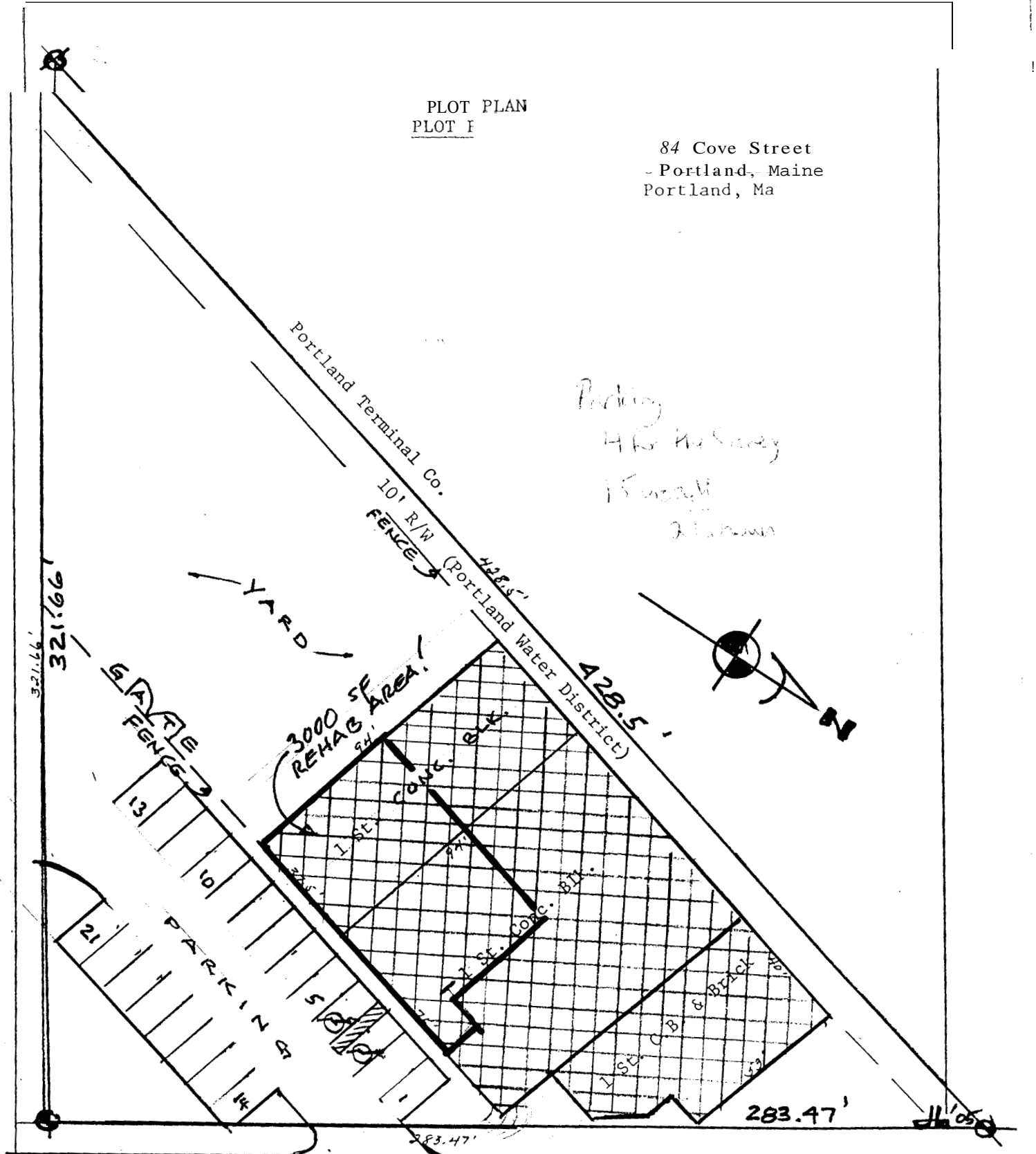
Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 12/13/2005
Note: **Ok to Issue:**
 1) All construction to comply with NFPA 101

Comments:
 12/7/2005-ldobson: Joe Leisure met w/ cpt Cass at counter and went over fire requirements.

PLOT PLAN
PLOT F

84 Cove Street
- Portland, Maine
Portland, Ma

Handwritten:
Parking
H.B. McLaughlin
K...
...



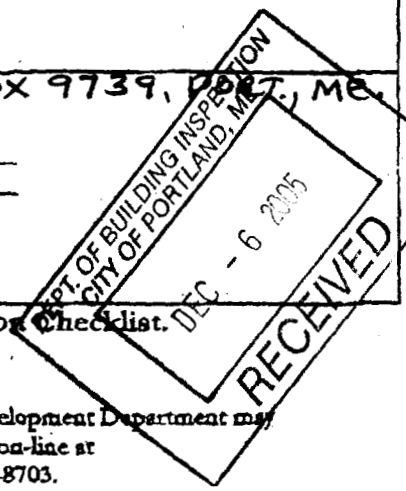
Scale 1"=40'



General 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: 72-92 COVE ST. (10-H-7)		
Total Square Footage of Proposed Structure 13,524 SF (REHAB 3,702 SF)		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 10	Owner: INVESTMENT ASSOCS. P.O. BOX 465	Telephone: 775.5200
Lessee/Buyer's Name (If Applicable) THE SIGNERY - DAVID	Applicant name, address & telephone: JOHN H. LEASURE ARCHT INC SIX Q ST, 50, PORT. 767.4600	Cost Of Work: \$ 75,000 Fee: \$ 771 C of O Fee: \$ 75
Current Specific use: WAREHOUSE Proposed Specific use: SHOWROOM-SHOP & WAREHOUSE		
Project description: "FIT OUT" APPROX. 3000 SF OF TOTAL EXISTING 13,500 SF BLDG, GRADE LEVEL ONLY, FOR LEASE.		
Contractor's name, address & telephone: BRYCE CONSTR., PO BOX 9739, PORTLAND, ME TEL: 878.1902		
Who should we contact when the permit is ready: JOHN LEASURE Mailing address: SIX Q ST. 50, PORTLAND, MAINE 04106 Phone: 767.4600		



Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: DEC. 5, 2005
-------------------------	---------------------------

This is not a permit; you may not commence ANY work until the permit is issued.



CITY OF PORTLAND
 BUILDING CODE CERTIFICATE
 389 Congress St., Room 315
 Portland, Maine 04 101

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

FROM: _____

RE: Certificate of Design

DATE: Dec. 5, 2005

These plans and / or specifications covering construction work on:

74-92 Cove St, PORTLAND, MAINE

3000 SF TENANT "FIT-OUT"!

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



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.

Signature: John H. Leasure

Title: PRESIDENT

Firm: JOHN H. LEASURE ARCHT, INC

Address: SIX Q ST, SO. PORT, ME
04106

FROM DESIGNER: JOHN H. LEASURE ARCHITECT, INC.
 DATE: DEC. 6, 2005
 Job Name: "THE SIGNERY" - RETAIL/WAREHOUSE/SERVICE
 Address of Construction: 72-92 COVE ST, PORTLAND, ME

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) M - MERCANTILE

Type of Construction M (MERCANTILE) TYPE III

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC EXISTING!

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

Supervisory alarm system? ? Geotechnical/Soils report required? (See Section 1802.2) N.A.

UP

STRUCTURAL DESIGN CALCULATIONS
 Submitted for all structural members
 (106.1, 106.1.1)

Live load reduction
 (1603.1.1, 1607.9, 1607.10)
 Roof live loads (1603.1.2, 1607.11)

MA

DESIGN LOADS ON CONSTRUCTION DOCUMENTS
 (1603)

Roof snow loads (1603.1.3, 1608)
 Ground snow load, P_g (1608.2)
 If $P_g > 10$ psf, flat-roof snow load, P_f
 (1608.3)
 If $P_g > 10$ psf, snow exposure factor, C_e
 (Table 1608.3.1)
 If $P_g > 10$ psf, snow load importance
 factor, I_s (Table 1604.5)
 Roof thermal factor, C_t (Table 1608.3.2)
 Sloped roof snowload, A (1608.4)

Uniformly distributed floor live loads (1603.1.1, 1607)

floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

X

Wind loads (1603.1.4, 1609)
 Design option utilized (1609.1.1, 1609.6)
 Basic wind speed (1609.3)
 Building category and wind importance
 factor, I_w (Table 1604.6, 1608.5)
 Wind exposure category (1609.4)
 Internal pressure coefficient (ASCE 7)
 Component and cladding pressures
 (1609.1.1, 18.09.6.2.2)
 Main force wind pressures (1609.1.1,
 1609.6.2.1)

Seismic design category (1616.3)
 Basic seismic-force-resisting system
 (Table 1617.6.2)
 Response modification coefficient, R ,
 and deflection amplification factor, C_d
 (Table 1617.6.2)
 Analysis procedure (1616.6, 1617.5)
 Design base shear (1617.4, 1617.5.1)

Road loads (1603.1.6, 1612)
 Flood hazard area (1612.3)
 Elevation of structure

X

Earthquake design data (1603.1.5, 1614- 1623)
 Design option utilized (1614.1)
 Seismic use group ("Category")
 (Table 1604.5, 1616.2)
 Spectral response coefficients, S_{DS} &
 S_{D1} (1615.1)
 Site class (1615.1.5)

Other loads
 Concentrated loads (1607.4)
 Partition loads (1607.5)
 Impact loads (1607.8)
 Misc. loads (Table 1607.6, 1607.6.1,
 1607.7, 1607.12, 1607.13, 1670,
 1611, 2404)