

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070499

PERMIT ISSUED

JUL 17 2007

This is to certify that PORT VIEW CORPORATION / RSE Constructionhas permission to Office- 249 Sq ft expansion 250 sq ft tenant room to 2nd floorAT 65 NEWBURY ST

020 B00200

provided that the person or persons who perform or supervise the construction of this permit shall comply with all of the provisions of the Statutes of this State 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 started or closed-in. 4 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. Craig Cuss

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Janet Bonke 7/16/07
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

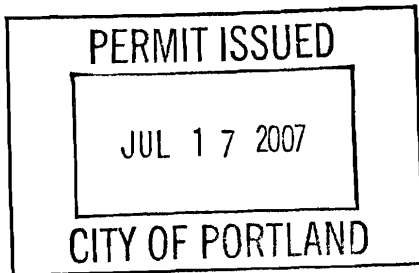
Permit No: 07-0499	Issue Date:	CBL: 020 B002001
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Location of Construction: 65 NEWBURY ST	Owner Name: PORT VIEW CORPORATION	Owner Address: 65 NEWBURY ST	Phone:
Business Name:	Contractor Name: RSE Construction	Contractor Address: 120 Targett Road New Gloucester	Phone: 2079263881
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B26

Past Use: Commercial - Office	Proposed Use: Commercial - Office- 249 Sq ft expansion & a 250 sq ft tenant fit-up to 2nd floor	Permit Fee: \$770.00	Cost of Work: \$75,000.00	CEO District: 1
Proposed Project Description: Office- 249 Sq ft expansion & a 250 sq ft tenant fit-up to 2nd floor		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Protect Exits		INSPECTION: Use Group: B Type: SB IBC-2003
		Signature: Greg Cass		Signature: AMB 7/16/07
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: ldobson	Date Applied For: 05/04/2007	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 <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"/> OK w/condition Date: 5/23/07	Zoning Appeal <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Miscellaneous parking 415/07 granted 40wlc <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: 4/15/07	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:
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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

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 initialzing 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.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

David Johnson 7.17.07
Signature of Applicant/Designee Date
[Signature] 7.17.07
Signature of Inspections Official Date

CBL 20 - B - 2 Building Permit #: 07499

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-0499	Date Applied For: 05/04/2007	CBL: 020 B002001
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Location of Construction: 65 NEWBURY ST	Owner Name: PORT VIEW CORPORATION	Owner Address: 65 NEWBURY ST	Phone:
Business Name:	Contractor Name: RSE Construction	Contractor Address: 120 Targett Road New Gloucester	Phone: (207) 926-3881
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Office- 249 Sq ft expansion & a 250 sq ft tenant fit-up to 2nd floor	Proposed Project Description: Office- 249 Sq ft expansion & a 250 sq ft tenant fit-up to 2nd floor
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 05/23/2007

Note: Miscellaneous appeal granted for one offstreet parking space not located on site.

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:** Jeanine Bourke **Approval Date:** 07/16/2007

Note:

Ok to Issue:

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 06/07/2007

Note:

Ok to Issue:

- 1) Means of egress shall be separated and protected.

Comments:

5/22/2007-amachado: Left message for Andy Hyland. The plans are mislabeled. Is the new facade part of this permit? What is the total area of office space that is being added on the second floor including both the storage area and the addition?

5/23/2007-amachado: Spoke to Andy Hyland. Work is taking place on the top floor. The new facade is part of the permit. He will send me a pdf showing the exact area that is being converted to office space.

5/23/2007-amachado: PDF shows that the total increase of office space is 498.2 s.f so only one additional parking space is required.

7/5/2007-jmb: Left voicemail for Andy H., need detail on bearing of new LVL carrying the new roof structure, says to reference plan T-1, there is no such submittal.

7/11/2007-jmb: Mark from Port City called and he will send by pdf a detail on the beam at the chimney and continuous bearing of the beam on both ends.

7/16/2007-jmb: Received detail on the solid load posting for the new LVL beam, ok to issue



Certificate of Design Application

From Designer:

Port City Architecture

Date:

May 4, 2007

Job Name:

Port City Architecture office

Address of Construction:

65 Newbury St. Portland, ME 04101

2003 International Building Code

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

Building Code & Year IPC 2003 Use Group Classification (s) B (Business)

Type of Construction 5B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC NO

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3)

Supervisory alarm System? NO Geotechnical/Soils report required? (See Section 1802.2) NO

Structural Design Calculations

Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

(Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>OFFICE</u>	<u>50 PSF</u>

Wind loads (1603.1.4, 1609)

ANALYTICAL Design option utilized (1609.1.1, 1609.6)

100 Basic wind speed (1809.3)

1.0 Building category and wind importance Factor, I_w (Table 1604.5, 1609.5)

B Wind exposure category (1609.4)

±0.18 Internal pressure coefficient (ASCE 7)

PERASCET-02 Component and cladding pressures (1609.1.1, 1609.6.2.2)

20 PSF Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

ELFA * Design option utilized (1614.1)

1 Seismic use group ("Category")

0.312/0.158 Spectral response coefficients, S_x & S_y (1615.1)

D Site class (1615.1.3)

NO Live load reduction

0 Roof live loads (1603.1.2, 1607.11)

46 Roof snow loads (1603.7.3, 1608)

60 Ground snow load, P_g (1608.2)

46 If $P_g > 10$ psf, flat-roof snow load P_f

1.0 If $P_g > 10$ psf, snow exposure factor, C_e

1.0 If $P_g > 10$ psf, snow load importance factor, I_s

1.10 Roof thermal factor, C_t (1608.4)

46 Sloped roof snowload, P_s (1608.4)

C Seismic design category (1616.3)

R Basic seismic force resisting system (1617.6.2)

R = 6.5 Response modification coefficient, R , and

$C_d = 4.0$ deflection amplification factor C_d (1617.6.2)

ELFA * Analysis procedure (1616.6, 1617.5)

20 k Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)

Elevation of structure

Other loads

N/A Concentrated loads (1607.4)

Partition loads (1607.5)

Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.15, 1610, 1611, 2404)

***EQUIVALENT LATERAL FORCE ANALYSIS**

Building Inspections Division • 389 Congress Street • Portland, Maine 04101 • (207) 874-8703 • FACSIMILE (207) 874-8716 • TTY (207) 874-8936



Certificate of Design

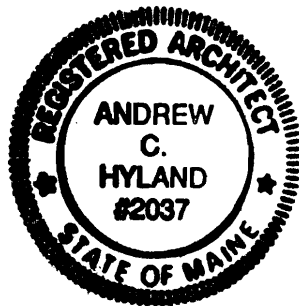
Date: May 4th, 2007

From: Andrew C. Hyland

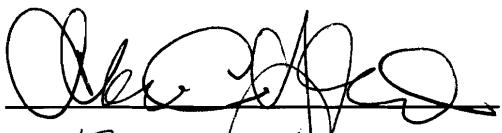
These plans and / or specifications covering construction work on:

65 Newbury St. ; Portland, ME 04101

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



(SEAL)

Signature: 

Title: President

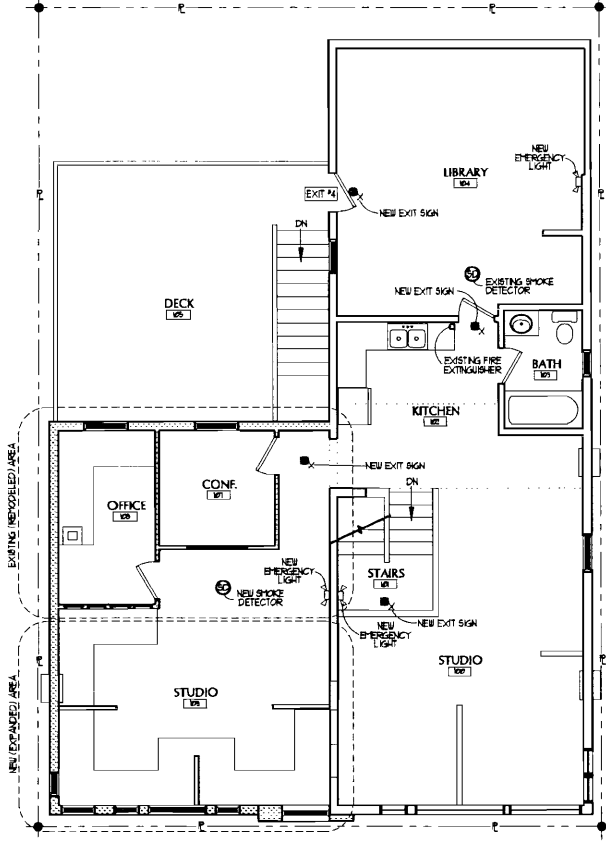
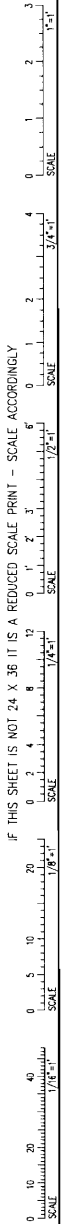
Firm: Port City Architecture

Address: 65 Newbury St.
Portland, ME 04101

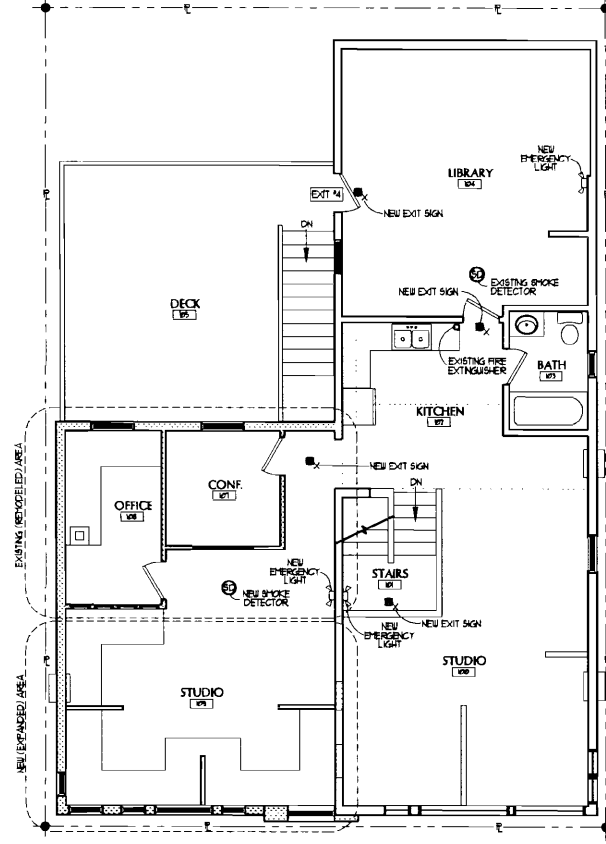
Phone: (207) 761-9000

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE. PRINT - SCALE ACCORDINGLY.



1 FIRE SAFETY PLAN - 1st FLOOR
SCALE: 1/4" = 1'-0"



2 FIRE SAFETY PLAN - 2nd FLOOR
SCALE: 1/4" = 1'-0"

PROJECT:
OFFICES OF PORT CITY ARCHITECTURE
65 NEWBURY STREET
PORTLAND, MAINE 04101

APPLICANT:
PORT CITY ARCHITECTURE
ANDREW C. WILAND, PRESIDENT
65 NEWBURY STREET
PORTLAND, MAINE 04101
(207) 761-9000

ARCHITECT:
PORT CITY ARCHITECTURE
ANDREW C. WILAND, PRESIDENT
65 NEWBURY STREET
PORTLAND, MAINE 04101
(207) 761-9000

NOTE:
THERE ARE TWO EXISTING GRADE LEVEL
EXITS ON THE BASEMENT LEVEL.

CODE REVIEW:
USE GROUP: B (BUSINESS) PER SECTION 304 (IBC) AND 610 (LIFE SAFETY)
CONSTRUCTION TYPE:
308 PER 602.9 (IBC)

SQUARE FOOTAGE:
EXISTING BASEMENT FLOOR: 106 SF
EXISTING FIRST FLOOR: 1432 SF
EXISTING SECOND FLOOR: 1244 SF
EXISTING SECOND FLOOR (REMODELED): 250 SF
EXISTING SECOND FLOOR (EXPANSION): 248 SF

TOTAL EXISTING AREA: 3080 SF
TOTAL AREA AFTER EXPANSION: 4380 SF

SUPPRESSION SYSTEM: NONE
DETECTION SYSTEM: NONE
EGRESS FIRE RESISTANCE RATINGS: NONE
TRAVEL DISTANCE TO EXITS:
ALLOWABLE: 200 FT. MAX. (TABLE 1016.2, IBC)
ACTUAL: 14 FT.



CONSULTANTS:

Office Renovations
PORT CITY ARCHITECTURE
Portland, Maine

1	DATE	DESCRIPTION
1		Design Review

REVISIONS

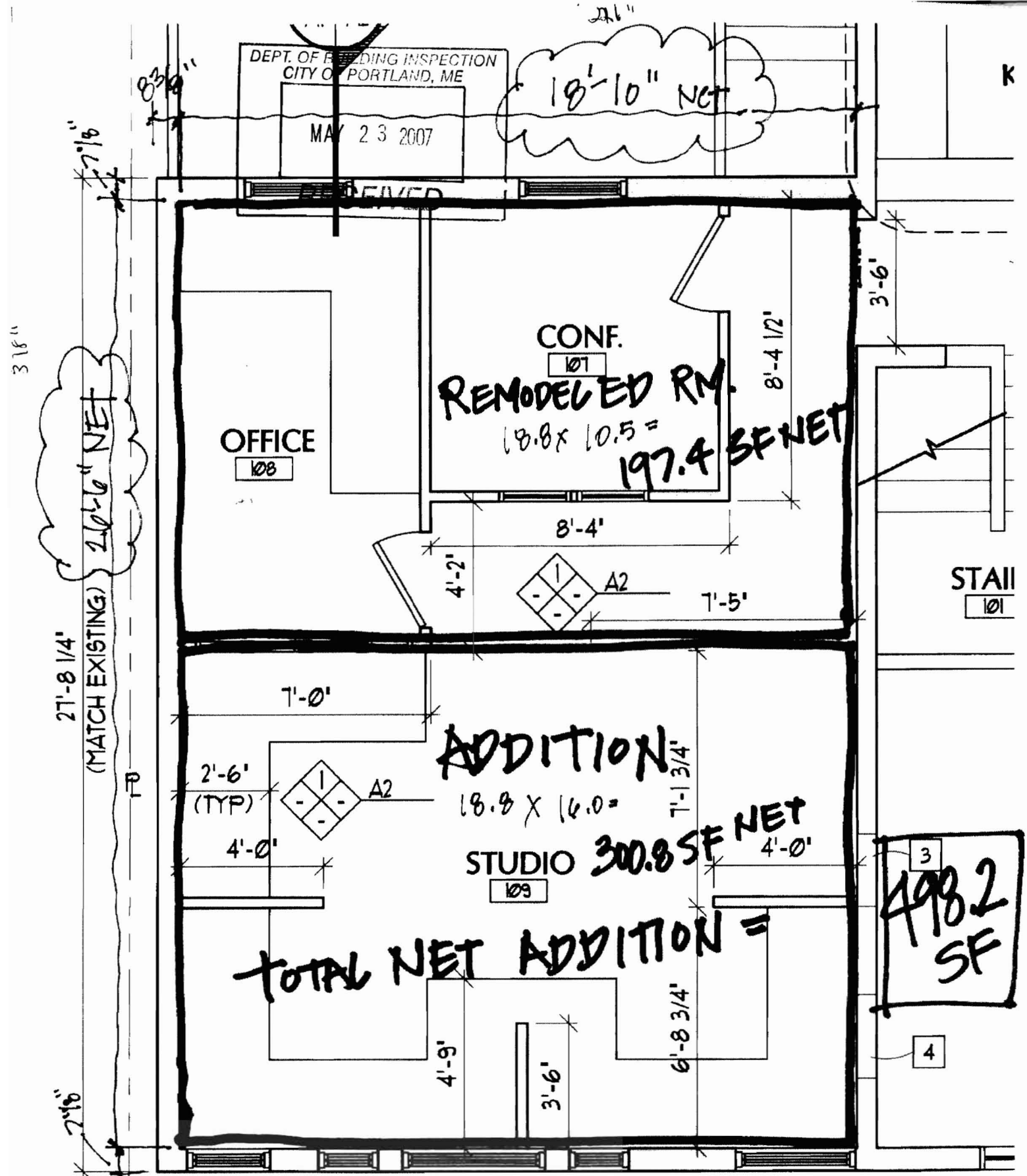
Date Issued: FEB - 2007
Project Number: 07106
Drawing Scale:

SHEET NAME
FIRE SAFETY /
EGRESS PLAN

Drawn By:
ANN
Checked By:
AGH

FSI

PERMIT SET



1.49 parking spaces (EXISTING)
 REQUIRED = NET 1 space = 1.49 spaces

498.2 NSF ÷ 334



Front of 65 Newbury Street



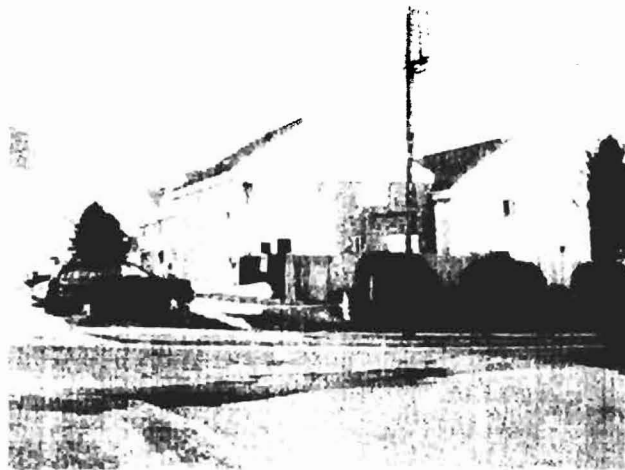
Side - from Mountfort St (abutting apartment Building in rear)



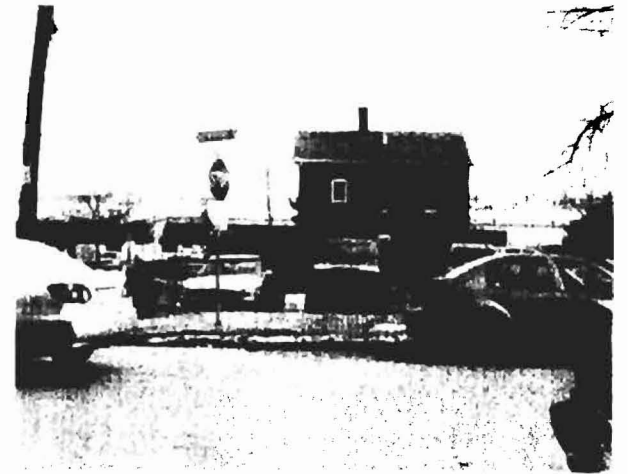
Side of 65 Newbury Street - from Montfort St



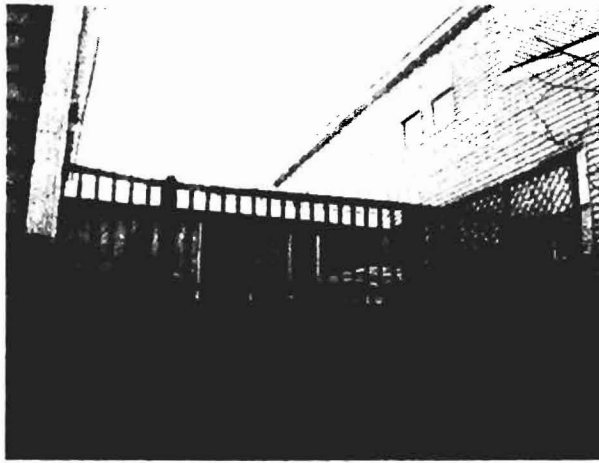
Abyssinian Meeting House & apartment complex w/ first floor Commercial space abutting 65 Newbury Street



Munjoy South Apartments - from front of 65 Newbury St



Brick Apartment Building w/parking lot in front - looking from front of 65 Newbury St.



Deck at 65 Newbury St. (from rear of building)



Storage at rear of 65 Newbury Street

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

Peter Coyne
Philip Saucier
Peter Thornton
Kate Knox
Catherine Alexander
David Dore Secretary

April 6, 2007

Andrew C. Hyland
65 Newbury St.
Portland, ME 04101

RE: 65 Newbury St.
CBL: 020 B002
ZONE: B2b

Dear Mr Hyland:

As you know, at its April 5, 2007, meeting, the Board voted 4-0 and granted the Miscellaneous Appeal for one year.

Enclosed is a copy of the board's decision.

Should you have any questions please feel free to contact me at 207-874-8701.

Sincerely,



Gayle Guertin
Office Assistant

COPY

CITY OF PORTLAND, MAINE

ZONING BOARD OF APPEALS

APPEAL AGENDA

The Board of Appeals will hold a public hearing on Thursday, April 5, 2007 at 6:30 p.m. on the second floor, Room 209, City Hall, 389 Congress Street, Portland, Maine to hear the following appeals:

To: City Clerk
From: Marge Schmuckal, Zoning Administrator
Date: April 6, 2007
RE: Action taken by the Zoning Board of Appeals on April 5, 2007.

The meeting was called to order at 6:45pm.

Roll call as follows:

Members Present: Phil Saucier, Catherine Alexander, Katherine Knox, Peter Coyne.

Members Absent: Peter Thorton and David Dore.

1. New Business:

A. Variance Appeal:

57 Center Street, Justin O'Reilly, Daniel Steele, Laurence Kelly, owners Tax Map #038 Block C Lot #030 in the B3 Downtown Business Zone is seeking a Variance Appeal under section 14-220 (h) of the City of Portland Zoning Ordinance. Appellants are requesting a Variance from the required 35' minimum building height. The proposed addition is 14' high and matches the existing height at the rear of the property. Representing the Appeal are the owners. **Board voted 4-0 to continue the Variance Appeal to the next appeal date.**

B. Miscellaneous Appeal:

65 Newbury Street, Andrew C. Hyland, owner Tax Map #020 Block B Lot #002 in the B2b Business Community Zone is seeking a Miscellaneous Appeal under section 14-334 of the City of Portland Zoning Ordinance. Appellant is requesting off street parking for one parking space located at 100 Fore Street (019 A010) which is approximately 300 feet instead of the 100 feet distance from the use as required. Representing the Appeal is the owner. **Board voted 4-0 and granted the Miscellaneous Appeal for a year.**

C. Conditional Use Appeal:

38 Codman Street, & Martin E. French & Joan V. French-Cook, owners Tax Map #129 Block H Lot #012 in the R3 Residential Zone. The Appellant is seeking a Conditional Use Appeal under section 14-88 (d) (3) of the City of Portland Zoning Ordinance. Appellant is requesting a Change of Use from a two unit duplex, to a two unit duplex with a home child care facility, located in the full finished basement, of approximately 1050 square feet. The child care will serve up to 12 children. Representing the Appeal is the applicant Mary French. **Board voted 4-0 and granted the Conditional Use Appeal with conditions.**

- 1. No idling on street or drop off in street.**
- 2. Satisfy the screening & fencing requirements of the play area.**

COPY

Phil Szwarc - Acting Chair
Kate Knox
Catherine Alexander
Peter Coyne

CITY OF PORTLAND, MAINE
ZONING BOARD OF APPEALS

B-2b Community Business Zone Off Street Parking Distance:

Miscellaneous Appeal

DECISION

Date of public hearing: 4-5-07

Name and address of applicant: Andrew C. Hyland / Port View Corp
65 Newbury St Portland

Location of property under appeal: 65 Newbury St

For the Record:

Names and addresses of witnesses (proponents, opponents and others):

Andrew C. Hyland
Port View Corp
65 Newbury St Portland

Exhibits admitted (e.g. renderings, reports, etc.):

Architectural Elevation of Building
Foot traffic diagram to parking space

COPY

Findings of Fact and Conclusions of Law:

A. Conditional Use Standards pursuant to Portland City Code §§14-334:

Required off street parking in all nonresidential zones shall be located on the same lot with the principal building or use, or within one hundred (100) feet measured along lines of public access, except that where off street parking cannot be provided within these limits, the Board of Appeals may permit such off street parking to be located a reasonable distance from the principal building or use measured along lines of public access if the premises to be used for parking are held under the same ownership or lease. Evidence of such control, either deed or lease, shall be required.

Satisfied Not Satisfied

Reason: Reasonable distance given neighborhood conditions.


Conclusion: (check one)

4 - Ø

Option 1: The Board finds that the relevant standards described in section A above have been satisfied and therefore GRANTS the application.

Option 2: The Board finds that the relevant standards described in section A above have NOT been satisfied and therefore DENIES the application.

Dated:

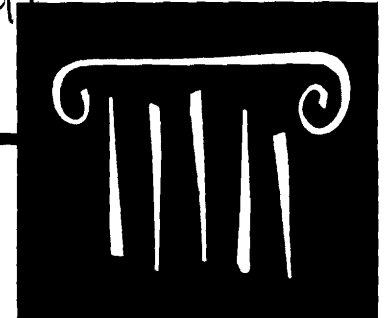

Board Chair

O:\OFFICE\FORMS\B-2b miscellaneous appeal parking distance.doc

conditional 1 yr approved 4 - Ø

Transmittal

20152
070499



PORT ■ CITY
ARCHITECTURE

To:

CITY OF PORTLAND, MAINE
DEPARTMENT OF INSPECTION SERVICES
ATTN: JEANIE BOURKE
PORTLAND CITY HALL
389 CONGRESS STREET
PORTLAND, MAINE 04101

DATE: 7-16-07

VIA:

- FAX
- UPS / FEDEX
- USPS
- x • HAND
- E-MAIL
- COURIER

PROJECT: 65 NEWBURY STREET

NUMBER OF PAGES: 2 (INCL. COVER)

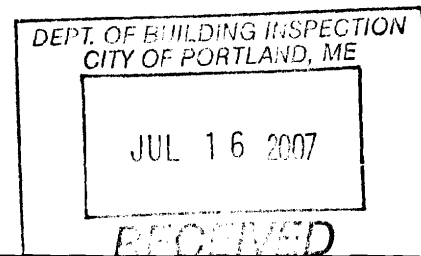
COPIES	DATE	DESCRIPTION	ACTION
1	7/16/07	Building Section	

COMMENTS:

Jeanie -

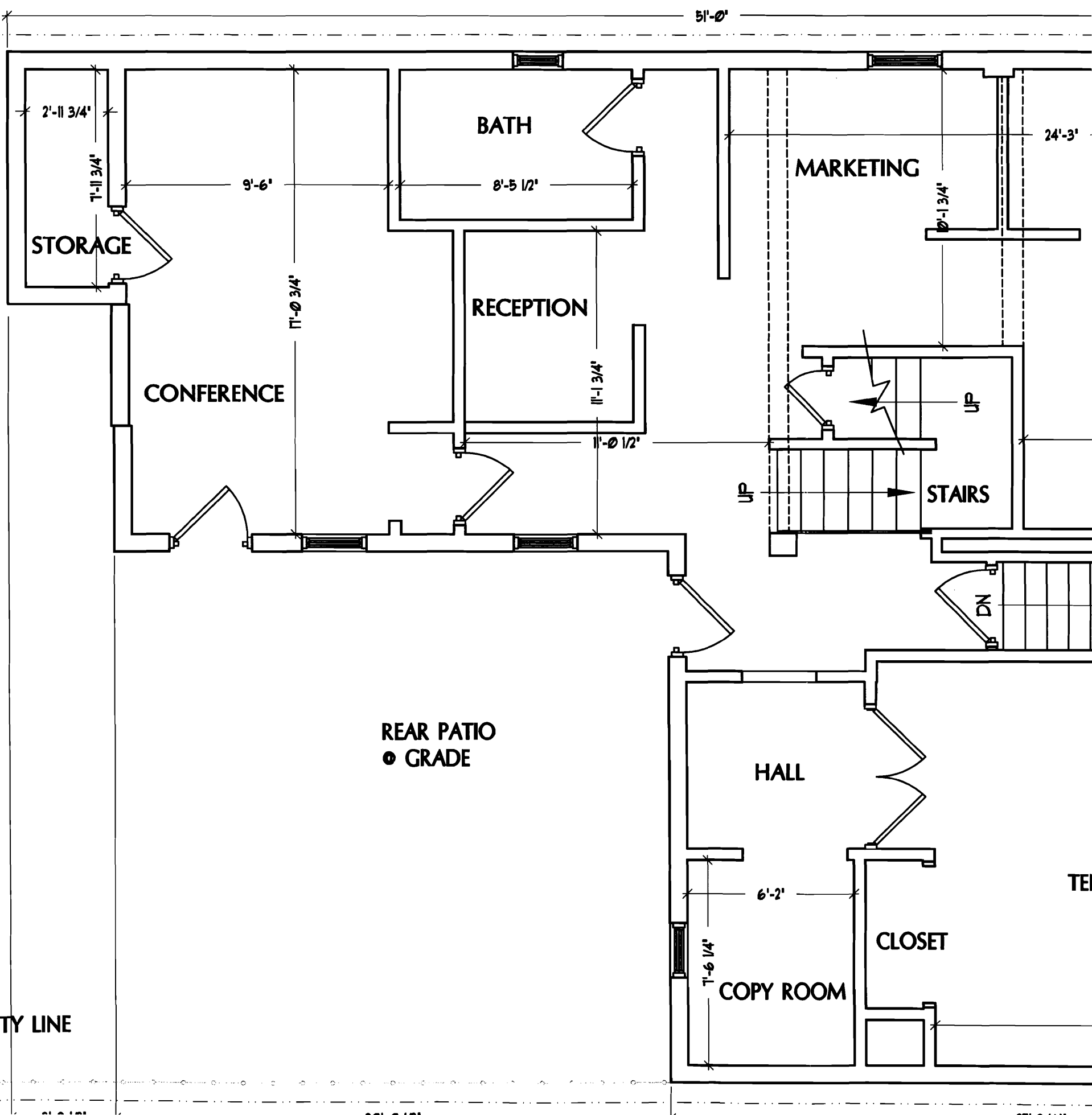
Attached is a Building Section showing the LVL beam and the PSL supports as requested. I was going to email it to you but the section was larger than the 8 ½" x 11" sheet. Please call if you have any questions.

Mark Chaloupecky
Senior Designer



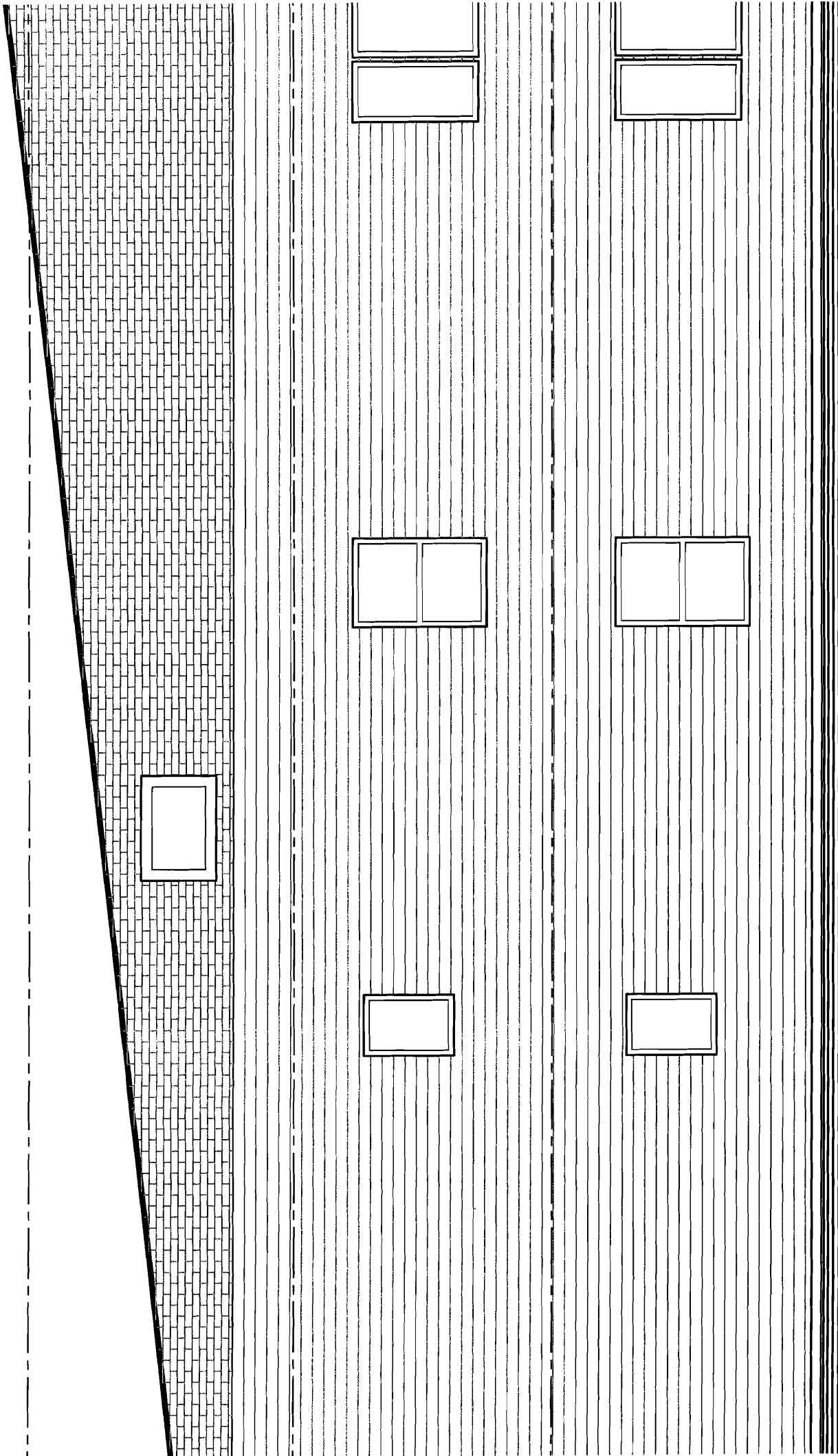
PORT CITY ARCHITECTURE

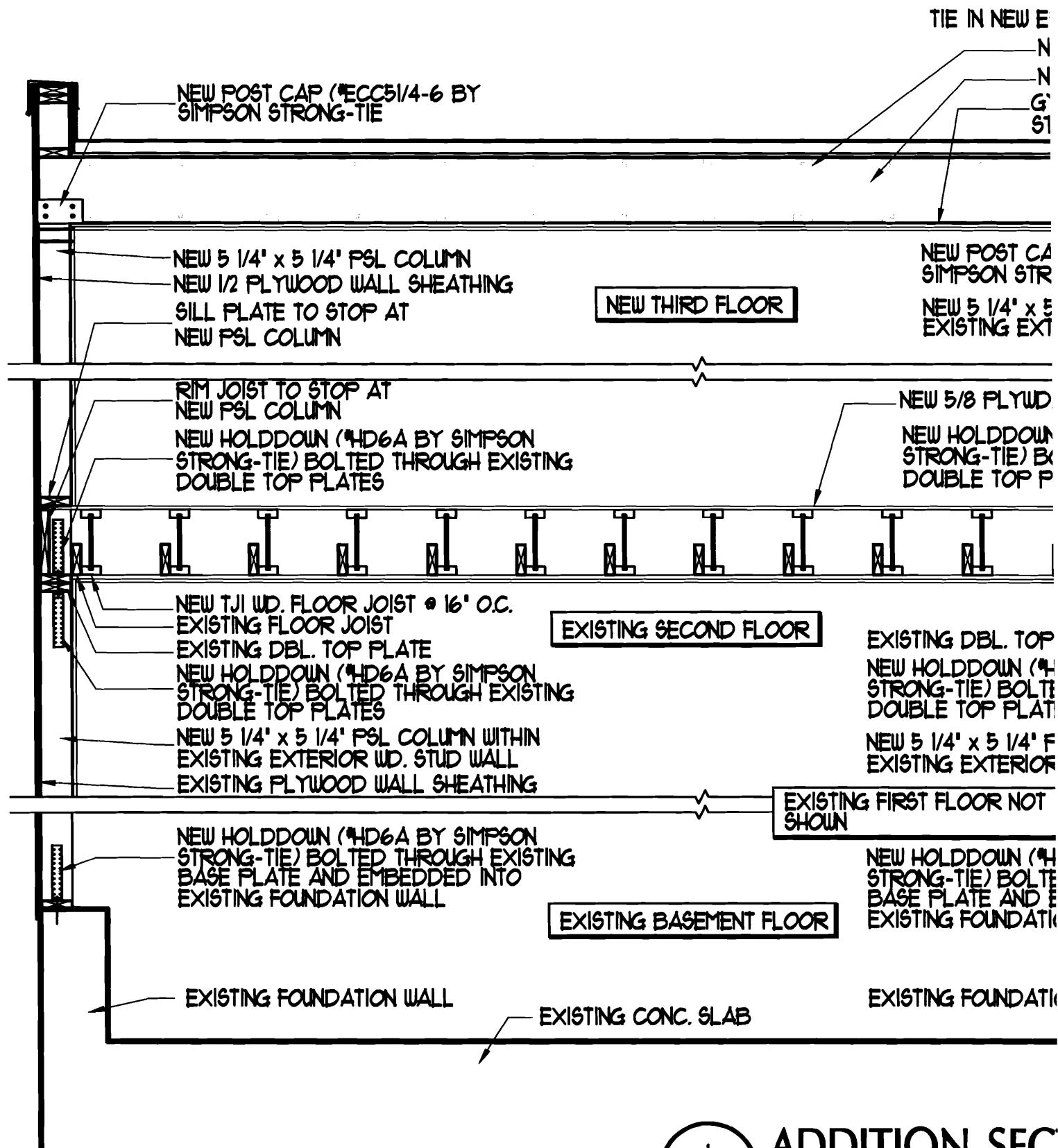
65 Newbury Street, Portland, ME 04101-4218 • 207.761.9000 • Fax 207.761.2010 • www.portcityarch.com



PROPERTY LINE

TEI





PORT CITY ARCHITECTURE - RENOVATION

65 NEWBURY STREET
PORTLAND, MAINE