

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION



Please Read Application And Notes, If Any, Attached

From: Phillip DiPietro
To: Code Enforcement & Inspection
Date: 5/29/2008 11:29 AM
Subject: 1655 Park Ave. Patrick Restrooms

Permit Number: 08014

This is to certify that PEARL PROPERTIES LLC
has permission to Change of use from workshop to retail; x 11' bathroom; build; ADA compliant design; utilities existing
in connection with PROJECT NO. 020 E022001
AT 57 INDIA ST
provided that the person or persons firm or person accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland and regulations of 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 otherwise closed-in. 4
YOUR 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. Cavey
Health Dept. _____
Appeal Board _____
Other _____
Department Name

PERMIT ISSUED
CITY OF PORTLAND

Carrie Bourke 5/28/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Vertical text on right edge: Jeanne, Planning and Development, signed off on this. It's OK with us to issue th

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-0514	Issue Date:	CBL: 020 E022001
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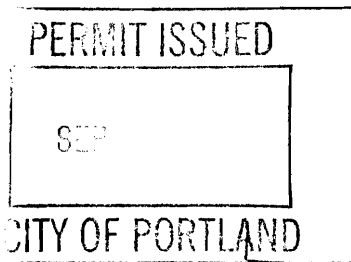
Location of Construction: 57 INDIA ST	Owner Name: PEARL PROPERTIES LLC	Owner Address: 198 TUTTLE RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2b

Past Use: Commercial - Studio (workshop)	Proposed Use: Commercial - Retail -change of use from workshop to retail - 6' x 11 1/2' bathroom rebuild; ADA compliant design; utilizes existing drain connection	Permit Fee: \$40.00	Cost of Work: \$1,500.00	CEO District: 1
Proposed Project Description: Change of use from workshop to retail - 6' x 11 1/2' bathroom rebuild; ADA compliant design; utilizes existing drain connection		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: 3B IBC-2003	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i> 5/28/08	
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: 05/16/2008	Zoning Approval		
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 5/22/08 <i>[Signature]</i>	Date: _____	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: 08-0514	Date Applied For: 05/16/2008	CBL: 020 E022001
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Location of Construction: 57 INDIA ST	Owner Name: PEARL PROPERTIES LLC	Owner Address: 198 TUTTLE RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Retail -change of use from workshop to retail - 6' x 11 ½' bathroom rebuild; ADA compliant design; utilizes existing drain connection	Proposed Project Description: Change of use from workshop to retail - 6' x 11 ½' bathroom rebuild; ADA compliant design; utilizes existing drain connection
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 05/22/2008
Note:			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: Jeanine Bourke	Approval Date: 05/28/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate permits may be required for the tenant fit up			
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	Reviewer: Capt Greg Cass	Approval Date: 05/23/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>

Comments:
5/21/2008-amachado: Spoke to Joe Reynolds. Permit description said the proposed use was retail. I asked him if he was doing achange of use? He said yes. I asked him send me something inwriting saying that this permit was also a change of use to retail.
5/22/2008-amachado: Received email asking for a change of use for the space.
5/28/2008-jmb: Left voicemail for Joe R. For more details on the fit up and associated costs. Also exactly which space is this?
5/28/2008-jmb: Spoke with Joe, it will be a shell or the tenant will do the fit up. It's the one story brick shell building, all set to issue



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: <u>57 INDIA STREET</u>		
Total Square Footage of Proposed Structure/Area <u>70 s.f.</u>		Square Footage of Lot <u>+/- 1,000</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>20 - E - 22</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>JOSEPH REYNOLDS</u> Address <u>198 Tuttle Rd.</u> City, State & Zip <u>Cumberland, ME 04021</u>	Telephone: <u>207 838-7296</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>1,500.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>STUDIO / SHOP</u> If vacant, what was the previous use? Proposed Specific use: <u>SHOP / RETAIL - see email dated 5/20/08</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>6' x 11 1/2' BATHROOM REBUILD; ADA COMPLIANT DESIGN; UTILIZES EXISTING DRAIN CONNECTION</u>		
Contractor's name: <u>SAME AS OWNER</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit. MAY 16 2008

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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: Joseph W Reynolds Date: _____

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

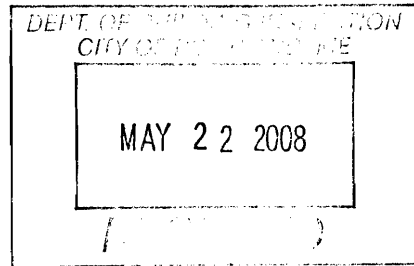
From: Joseph Reynolds <josephwreynolds@yahoo.com>
To: <amachado@portlandmaine.gov>
Date: 5/22/2008 9:04:08 AM
Subject: 57 India St.

Hi Ann,

This email is to confirm our phone conversation yesterday in which I requested a change of use for my 57 India Street property. Along with the application for a bathroom, I would like to change the use of the property to Retail in order to accomodate the needs of a new tenant. I hope this does not present any further complications.

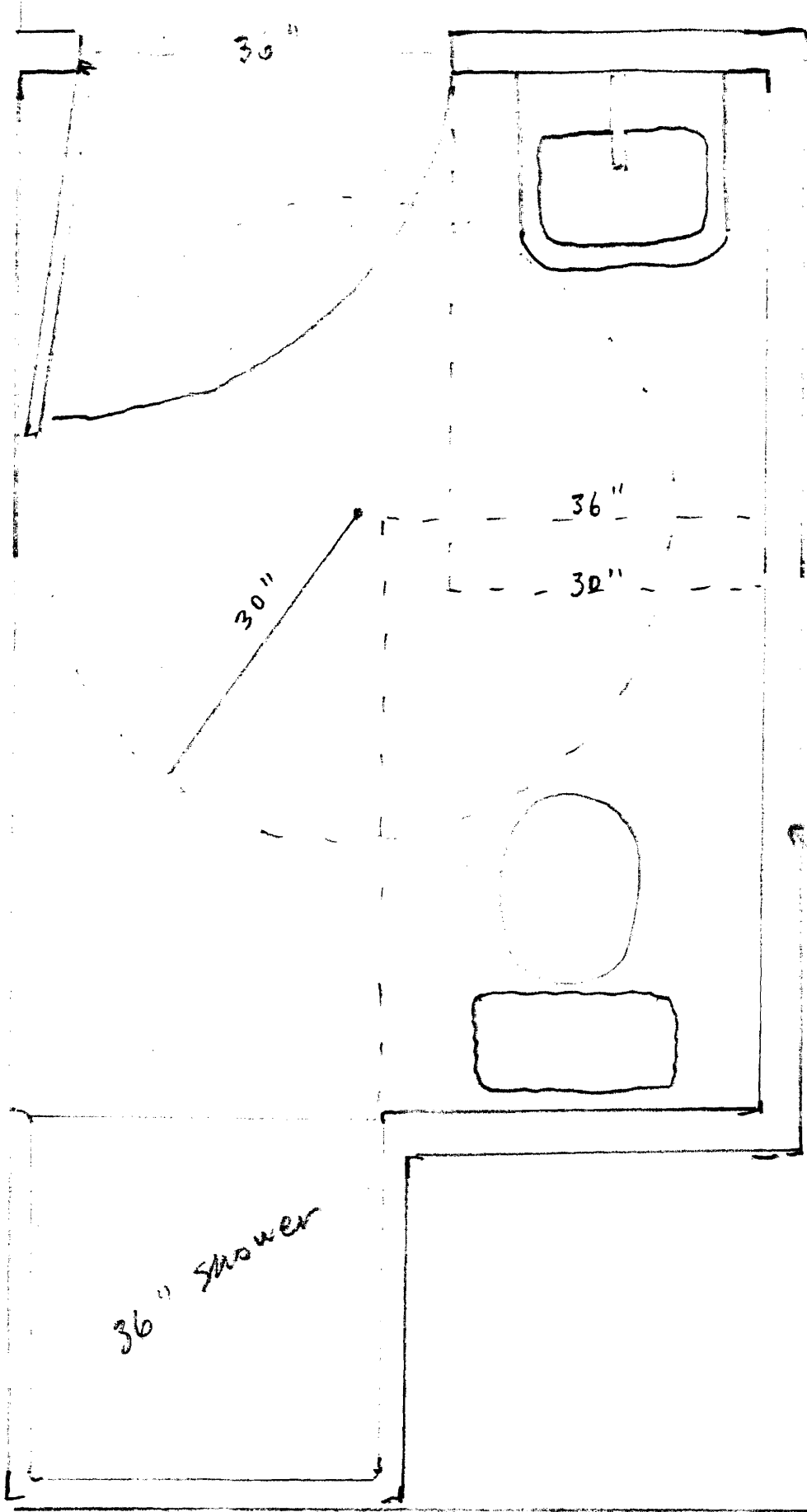
Thank you for you assistance in this matter.

Sincerely,
Joe Reynolds



PLAN FOR THE BATHROOM

EXISTING BRICK WALL



New 2" x 6" @ 16" O.C.

EXISTING BRICK WALL

TM 20-E LOT 14

(Demolition in Progress)

REMOVE
OLD TIMBER
TRUSS
(FAILED)

4' COMMON RIGHT OF WAY
1170/87

Metl: Guardrail

(Deed 28.5)
21.90'

(Deed 44)
49.20'

N35°57'04"E

N34°04'51"W 39.00'

SEE DETAIL

X Change of full
area -
1 STORY
CEMENT BLOCK GARAGE

REMAINS
3 STORY BRICK

5/8" Iron
Rod Found
Here

SEE
DETAIL

TM 20-E LOT 20
N.Y.
BANC. INC.
13287/127

BONETTI SURVEYED PREMISES 1170/87

2 STORY BRICK

TM 20-E LOT 21
9,274 S.F.
0.2129 Acres

(Deed 29.5)
27.04'

N33°07'10"W

Overhead Feed

40'
Gravel
Parking Area

ON
Deck

TM 20-
N.
NOVA & S
1288

DEMOLITION DETAILS



FACE OF BUILDING
IS PROPERTY LINE

Plot Plan For

57 1/2 61 INDIA STREET

BY: JOSEPH REYNOLDS

BUILDING IS +/- 5,638 sq ft.

3' PASSAIDWAY

Pavement

3 STORY BRICK

19'

79.51'

S56°47'30"W

17'

N33°07'10"W 48.50'

Brick

Cement

61 INDIA STREET
One story

12" masonry
common wall

EXISTING
~~Proposed~~ 2'x6" x 8'
wall to house
drain/vent and
electric service panel
(studs 16" o.c.)

Proposed 6' x 11 1/2'
New bathroom
(see detail for
ADA compliance)

8" MASONRY WALLS

EXISTING 12' WIDE OVERHEAD

59 India Street

1'-6" Ø SONOTUBE REINF.
w/ 6-#6 VERTICAL BARS
& #3@12" CLOSED TIES.
TOP 4 TIES AT 4" O.C.
TOP OF TUBE
EL. -0'-4"

PREFORMED SLAB
CONTROL JOINT

5'-0" SQUARE
x 1'-6" THICK FOOTING
REINF. w/ 5-#6
EACH WAY T&B

6" DIA. SCHED 40
PIPE COLUMN
BELOW STEEL GIRDER

3 1/2" DIA. SCHED. 40
PIPE BELOW WOOD
GIRDERS, TYPICAL

5" CONCRETE SLAB WITH RADIANT HEAT
PLACE SLAB ON 2" RIGID INSULATION AND
2" DAMP SAND CUSHION OVER
6mil POLY VAPOR BARRIER
ABOVE 12" COMPACTED
STRUCTURAL FILL
REINFORCE WITH 6x6 WIRE MESH AND
FIBERMESH REINFORCING FIBERS

