

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 050010
JAN 24 2005
CITY OF PORTLAND

This is to certify that Investment Associates Inc/AL.../Cook Construction

has permission to Renovation for tenant fit up.

AT 50 Diamond St

023 A005002

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 work in progress must be reported before this building or part thereof is altered or closed-in. 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.
Health Dept.
Appeal Board
Other

Department Name

Signature and date 1/21/05
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: 05-0010	Issue Date: <b>PERMIT ISSUED</b> JAN 24 2005	023 A005002
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Location of Construction: 10 Diamond St	Owner Name: Investment Associates Inc	Owner Address: Po Box 465 Dts	Phone: 207-775-5200
Business Name: v/a	Contractor Name: Allied/Cook Construction	Contractor Address: PO Box 1396 Portland	Phone: 207-775-2888
Lessee/Buyer's Name: v/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: B5

Proposed Use: Commercial; Retail / Warehouse	Proposed Use: Retail / Warehouse; Renovation for tenant fit up.	Permit Fee:	Cost of Work:	CEO District:
Proposed Project Description: Renovation for tenant fit up.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group U+FI Type: 3B 1/21/05	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: gg	Date Applied For: 01/04/2005	<b>Zoning Approval</b>		
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> Date: <i>01/15/05</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: <i>[Signature]</i>
	<i>Separate permits are required for my new signage</i>		

**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

<b>Permit No:</b> 05-0010	<b>Date Applied For:</b> 01/04/2005	<b>CBL:</b> 023 A005002
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<b>Location of Construction:</b> 50 Diamond St	<b>Owner Name:</b> Investment Associates Inc	<b>Owner Address:</b> Po Box 465 Dts	<b>Phone:</b> 207-775-5200
<b>Business Name:</b> n/a	<b>Contractor Name:</b> Allied/Cook Construction	<b>Contractor Address:</b> PO Box 1396 Portland	<b>Phone</b> (207) 772-2888
<b>Tenant/Ressee/Buyer's Name</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Retail / Warehouse; Renovation for tenant fit up.	<b>Proposed Project Description:</b> Renovation for tenant fit up.
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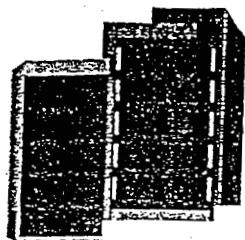
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**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 01/20/2005  
**Note:** **Ok to Issue:**

- 1) Infill block work plans must be submitted for review
- 2) Final project costs must be submitted and permit fees adjusted accordingly
- 3) New exterior stairs/guards/handrails must comply with all elements of the 2003 IBC
- 4) Separate permits are required for HVAC, plumbing and electrical. Plans and specs must be submitted and approved as required.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 01/11/2005  
**Note:** **Ok to Issue:**

- 1) the sprinkler system shall be installed in accordance with NFPA 13 standards



**CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Rm 315  
Portland, ME 04101**

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

**FROM:** Guy Labrecque - CWS Architects

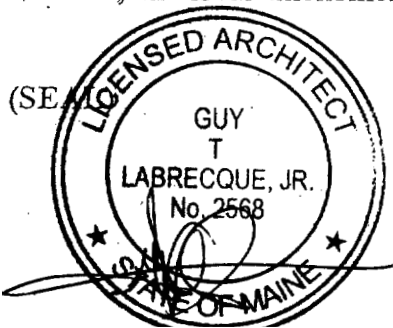
**RE:** Certificate of Design

**DATE:** 1-3-05

These plans and/or specifications covering construction work on:

Interior Fit-Ups for Portland Mattress Builders & Mainely Shades

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature [Handwritten Signature]

Title Vice-president

Firm CWS Architects

Address 434 Cumberland Ave.

Portland, ME 04101

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.



**CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE**

**Designer:** Guy Labrecque - CWS Architects

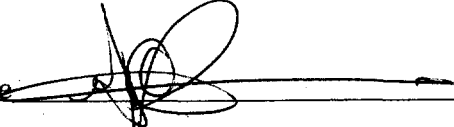
**Address of Project** 281 Marginal Way, Portland, ME 04101

**Nature of Project** Interior Fit-Ups for Portland Mattress  
Builders & Mainely Shades.

**Date** 1/3/05

**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.**

(SEAL)

**Signature** 

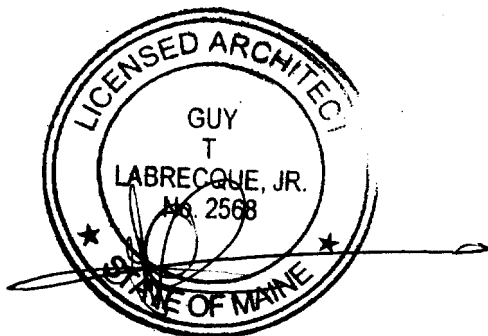
**Title** Vice-President

**Firm** CWS Architects

**Address** 434 Cumberland Ave.

Portland, ME 04101

**Telephone** 207.774-4441



FROM DESIGNER: Guy Labrecque - CWS Architects  
 DATE: 1/3/05  
 Job Name: Interior Fit-Ups for Portland Mattress Builders & Mainely Shades  
 Address of Construction: 281 Marginal Way, Portland, ME 04101

**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 & F-1

Type of Construction III B

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

Is the Structure mixed use? YES if yes, separated or non separated (see Section 302.3) 302.3.1 non-separated use

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

**no structural modifications are required or part of the scope of work**

<b>STRUCTURAL DESIGN CALCULATIONS</b>	<b>Live load reduction</b> (1603.1.1, 1607.9, 1607.10)
<u>                    </u> Submitted for all structural members (106.1, 106.1.1)	<u>                    </u> Roof live loads (1603.1.2, 1607.11)
<b>DESIGN LOADS ON CONSTRUCTION DOCUMENTS</b> (1603)	<b>Roof snow loads (1603.1.3, 1608)</b>
<b>Uniformly distributed floor live loads (1603.1.1, 1607)</b>	<u>                    </u> Ground snow load, $P_g$ (1608.2)
<b>Floor Area Use</b>	<u>                    </u> If $P_g > 10$ psf, flat-roof snow load, $P_f$ (1608.3)
<b>Loads Shown</b>	<u>                    </u> If $P_g > 10$ psf, snow exposure factor, $C_e$ (Table 1603.3.1)
<u>                    </u>	<u>                    </u> If $P_g > 10$ psf, snow load importance factor, $I_s$ (Table 1604.5)
<u>                    </u>	<u>                    </u> Roof thermal factor, $C_t$ (Table 1608.3.2)
<u>                    </u>	<u>                    </u> Sloped roof snowload, $P_s$ (1608.4)
<b>Wind loads (1603.1.4, 1609)</b>	<u>                    </u> Seismic design category (1616.3)
<u>                    </u> Design option utilized (1609.1.1, 1609.6)	<u>                    </u> Basic seismic-force-resisting system (Table 1617.6.2)
<u>                    </u> Basic wind speed (1609.3)	<u>                    </u> Response modification coefficient, $R$ , and deflection amplification factor, $C_d$ (Table 1617.6.2)
<u>                    </u> Building category and wind importance factor, $I_w$ (Table 1604.5, 1609.5)	<u>                    </u> Analysis procedure (1616.6, 1617.5)
<u>                    </u> Wind exposure category (1609.4)	<u>                    </u> Design base shear (1617.4, 1617.5.1)
<u>                    </u> Internal pressure coefficient (ASCE 7)	<b>Flood loads (1603.1.6, 1612)</b>
<u>                    </u> Component and cladding pressures (1609.1.1, 1609.6.2.2)	<u>                    </u> Flood hazard area (1612.3)
<u>                    </u> Main force wind pressures (1609.1.1, 1609.6.2.1)	<u>                    </u> Elevation of structure
<b>Earthquake design data (1603.1.5, 1614- 1623)</b>	<b>Other loads</b>
<u>                    </u> Design option utilized (7614.1)	<u>                    </u> Concentrated loads (1602.4)
<u>                    </u> Seismic use group ("Category 3" (Table 1604.5, 1616.2)	<u>                    </u> Partition loads (1607.6)
<u>                    </u> Spectral response coefficients, $S_{DS}$ & $S_{D1}$ (1615.1)	<u>                    </u> impact loads (1607.8)
<u>                    </u> Site class (1615.1.5)	<u>                    </u> Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

# 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.**

Location/Address of Construction: <u>50 DIAMOND STREET / 281 MARGINAL WAY</u>		
Total Square Footage of Proposed Structure <u>EXISTING 10,700 SF RETAIL SPACE</u>	Square Footage of Lot <u>39,642 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>23</u> Block# <u>A</u> Lot# <u>00500</u>	Owner: <u>INVESTMENT ASSOCIATES, INC.</u> <u>183 MIDDLE STREET</u> <u>PORTLAND, ME 04101</u> <u>ALAN LEVENSON</u>	Telephone: <u>775-5200</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>ALLIES/COOK CONSTRUCTION</u> <u>P.O. Box 1396</u> <u>PORTLAND, ME 04104</u> <u>JOHN BROCKINGTON</u>	Cost Of Work: \$ <u>214,000</u> Fee: \$ <u>1,947.<sup>00</sup></u>
Current use: <u>RETAIL/WAREHOUSE</u>	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME  <div style="border: 1px solid black; padding: 5px; display: inline-block;">                     JAN 4 2005                       RECEIVED                 </div>	
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>1 mo</u>		
Proposed use: <u>RETAIL/WAREHOUSE</u>	Project description: <u>RENOVATION OF OCCUPANCY BY MAINELY SHADES &amp; PORTLAND MATTRESS</u>	
Contractor's name, address & telephone: <u>ALLIES/COOK CONSTRUCTION</u> <u>P.O. Box 1396 PORTLAND, ME 04104</u>	Who should we contact when the permit is ready: <u>JOHN BROCKINGTON PM</u> <u>772-2888</u>	
Mailing address: <u>P.O. Box 1396</u> <u>PORTLAND, ME 04104</u>	<u>772-2888</u> <u>Excel</u> <u>File</u>	
We will contact you by phone when the permit is ready. You must come in to 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. <b>PHONE: 772-2888</b>		

**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

*I hereby certify that I am the Owner of record of the named proper?, 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: [Signature] PM Date: 1/4/05

**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 4<sup>th</sup> floor of City Hall**