

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

PERMIT ISSUED
Permit Number: 050460
MAY - 9 2005
CITY OF PORTLAND
029 D002001

This is to certify that Dascanio Peter & Jane Jts/McGoughan Works Inc.
has permission to Construction of new facade along Commercial St. City.
AT 121 Commercial St

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 when permission is procured before this building or part thereof is occupied 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

Michael August 5/06/05
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: 05-0460	Date Applied For: 04/26/2005	CBL: 029 D002001
------------------------------	--	----------------------------

Location of Construction: 121 Commercial St	Owner Name: Dascanio Peter & Jane Jts	Owner Address: Po Box 662	Phone:
Business Name:	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 111 Commercial St. Portland	Phone: (207) 775-2683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial construction of new facade along Commercial St. Only	Proposed Project Description: Construction of new facade along Commercial St. Only.
---	---

Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 05/04/2005
Note: **Ok to Issue:**

1) * Construction to be consistent with Historic Preservation Board approval.

* The project will entail removing a portion of the existing canopy that extends across the applicant's and abuttor's buildings.
Contractor to submit detail on how the exposed end of the canopy will be treated.

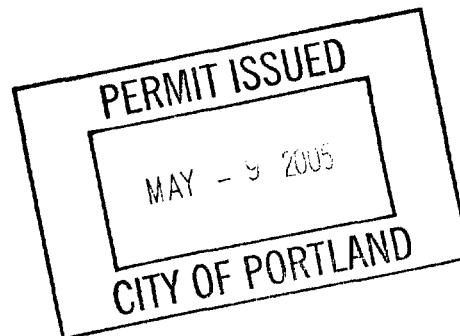
Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/28/2005
Note: **Ok to Issue:**

- 1) This permit is not determining a use. Future use of this structure shall require a permit to establish an allowed use in this building.
- 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:** 05/06/2005
Note: **Ok to Issue:**

- 1) Doors Must not swing over the public sidewalk

The Design engineer is required to provide special inspections and reports on the steel fabrications, fasteners etc.



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: 05-0460	Issue Date: 2005	CBL: 029 D002001
-----------------------	---------------------	---------------------

Location of Construction: 121 Commercial St	Owner Name: Dascanio Peter & Jane Jts	Owner Address: Po Box 662	Phone:
Business Name:	Contractor Name: Monaghan Woodworks Inc.	Contractor Address: 111 Commercial St. Portland	Phone: 2077752683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: \$3

Past Use: Commercial	Proposed Use: Commercial construction of new facade along Commercial St. Only	Permit Fee: \$696.00	Cost of Work: \$75,000.00	CEO District: 1
Proposed Project Description: Construction of new facade along Commercial St. Only.		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: <input type="checkbox"/> Approved <input type="checkbox"/> Denied
		<i>FACADE ONLY</i>		<i>U/A FACADE 3/4/05</i>

Signature:	Signature:
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: dmartin	Date Applied For: 04/26/2005	Zoning Approval
-----------------------------	---------------------------------	-----------------

<ol style="list-style-type: none"> 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.. 	<p style="text-align: center;">Special Zone or Reviews</p> <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 with conditions</i> Date: <i>4/28/05</i>	<p style="text-align: center;">Zoning Appeal</p> <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:	<p style="text-align: center;">Historic Preservation</p> <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>10 D.A</i> Date:
--	---	---	---

D. Andrews
5/4/05

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

THIS PERMIT APPLICATION IS FOR FACADE CONSTRUCTION ONLY.
 INTERIOR WILL BE REFITTED UNDER A SEPARATE PERMIT

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>123 COMMERCIAL ST.</u>		
Total Square Footage of Proposed Structure <u>2606 SF</u>	Square Footage of Lot <u>2606 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>29</u> Block# <u>D</u> Lot# <u>2</u>	Owner: <u>MAD COW, LLC</u> <u>EAST BROWN COW MANAGEMENT, INC.</u>	Telephone: <u>775-2252</u>
Lessee/Buyer's Name (If Applicable) <u>NA</u>	Applicant name, address & telephone: <u>Mark Mueller Architects</u> <u>100 Commercial St., Ste. 205</u> <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>751000.00</u> Fee: \$ <u>696.00</u>
Current use: <u>vacant</u>		
If the location is currently vacant, what was prior use: <u>pizza / bar</u>		
Approximately how long has it been vacant: <u>1 month</u>		
Proposed use: <u>For lease to business - Tenant not yet established</u>		
Project description: <u>Construction of new facade along Commercial St. only</u>		
Contractor's name, address & telephone: <u>MONAGHAN WOOD WORKS, INC. 775-2683</u>		
Who should we contact when the permit is ready: <u>MIKE MONAGHAN, ext. 30</u>		
Mailing address: <u>100 Commercial St., Ste. 315+311</u> <u>Portland, ME. 04101</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: <u>775-2683</u>		

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 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: [Signature]

Date: 4/22/05

RECEIVED
APR 25 2005
CITY OF PORTLAND
BUILDING DEPARTMENT

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.



M A R K
M U E L L E R
A R C H I T E C T S

April 21, 2005

City of Portland
Portland Building Inspector
389 Congress St.
Portland, Maine 04101

RE: 123 Commercial St.

This application for building permit is for the construction of the building façade on Commercial St. only. The interior will be refitted under a separate permit when the nature and requirements of the tenant or tenants is established.

The existing structure housed Angie's Pizza. We have already gone through the Historic Preservation process and have applied for a demolition permit.

Sincerely,

A handwritten signature in black ink, appearing to read 'Mark Mueller', written over the word 'Sincerely,'.

Mark Mueller Architects



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

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

FROM: MARK MUELLER ARCHITECTS

RE: Certificate of Design

DATE: APR. 21, 2005

These plans and / or specifications covering construction work on:

123 Commercial St. - Front Facade

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: *John Mueller*

Title: ARCHITECT

Firm: MARK MUELLER ARCHITECTS

Address: 100 Commercial St., Ste. 205
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
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: MARK MUELLER ARCHITECTS

Address of Project: 123 Commercial St.

Nature of Project: Construction of new Facade
on Commercial St.

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: *Jack Zullo*

Title: ARCHITECT

(SEAL)

Firm: MARK MUELLER ARCHITECTS

Address: 100 Commercial St., Ste. 205
Portland, ME 04101

Phone: 774-9057

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

FROM DESIGNER: CASCO BAY ENGINEERING & MARK MUELLER ARCHITECTS
 DATE: 4.21.05
 Job Name: 123 COMMERCIAL ST. RENOVATION
 Address of Construction: 123 COMMERCIAL ST.

2003 International Building Code

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

Building Code and Year 2003 IBC Use Group Classification(s) BUSINESS
 Type of Construction FB

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

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

Supervisory alarm system? _____ Geotechnical/Soils report required? (See Section 1802.2) _____

STRUCTURAL DESIGN CALCULATIONS

SHOWN ON DRAWING Submitted for all structural members
DRAWING (106.7, 106.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)

Uniformly distributed floor live loads (7603.11, 1607)

Floor Area Use	Loads Shown
<u>ENTRY WAY</u>	<u>100 PSF</u>
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

<u>-</u>	Design option utilized (1609.1.1, 1609.6)
<u>100 MPH</u>	Basic wind speed (1609.3)
<u>1.0</u>	Building category and wind importance factor, I_w (Table 1604.5, 1609.5)
<u>C</u>	Wind exposure category (1609.4)
<u>1/0.18</u>	Internal pressure coefficient (ASCE 7)
_____	Component and cladding pressures (1609.1.1, 1609.6.2.2)
<u>19.5 PSF</u>	Main force wind pressures (7603.1.1, 1609.6.2.1)

Earthquake design data (1603.1.5, 1614-1623)

<u>-</u>	Design option utilized (1614.1)
<u>II</u>	Seismic use group ("Category") (Table 1604.5, 1616.2)
<u>$S_D = .30$ $S_1 = .16$</u>	Spectral response coefficients, S_D & S_1 (1615.1)
<u>D</u>	Site class (1615.1.5)

- Live load reduction (1603.1.1, 1607.9, 1607.10)
N/A Roof live loads (1603.1.2, 1607.11)

Roof snow loads (7603.7.3, 1608)

<u>60</u>	Ground snow load, P_g (1608.2)
<u>-</u>	If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
<u>1.0</u>	If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
<u>1.0</u>	If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
<u>1.0</u>	Roof thermal factor, C_t (Table 1608.3.2)
<u>-</u>	Sloped roof snowload, P_s (1608.4)

STEEL MOMENT FRAME

<u>C</u>	Seismic design category (1616.3)
<u>3.5</u>	Basic seismic-force-resisting system (Table 1617.6.2)
<u>4K</u>	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)

Flood loads (1603.1.6, 1612)

<u>N/A</u>	Flood hazard area (1612.3)
_____	Elevation of structure

Other loads

<u>-</u>	Concentrated loads (1607.4)
<u>-</u>	Partition loads (1607.5)
<u>-</u>	Impact loads (1607.8)
<u>-</u>	Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)