

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 79 Commercial St		Owner: Olympia Equity Investors		Phone: 874-9990		Permit No: 010081	
Owner Address:		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: Atlantic Foundation (Dan Reed)		Address:		Phone:		Permit Issued: FEB - 7 2001	
Past Use: Commercial		Proposed Use: Commercial		COST OF WORK: \$ 4,400.00		PERMIT FEE: \$ 54.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: M Type: 2C	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Proposed Project Description: Interior fit-out of retail store for convenience store, Flower shop and wine shop				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: B-3 CBL: 058-C-001 029 K001	
				Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/>		Zoning Approval: <i>OK with conditions</i> 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"/>	
Permit Taken By: Mike Nugent		Date Applied For: January 26, 2001 gg					

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..

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

January 29, 2001

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action: *Any exterior work requires A Sep. Review*

Approved
 Approved with Conditions
 Denied

Date: _____

PERMIT ISSUED WITH REQUIREMENTS

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Minor/Minor Site Review for New Detached Single Family Dwelling, Additions/Alterations/Accessory Structures, Multi-Family, Commercial Interior Rehab (other than additions), Change of Use

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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: 79 Commercial St., Applicant: Falmouth Neck Corp. Alpha Maine Beer & Beverage

Total Square Footage of Proposed Structure <u>Store</u> <u>1756 sq. ft.</u>	Square Footage of Lot <u>P.O. Box 1777 Portland ME 04112 332-8953</u>
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Tax Assessor's Chart, Block & Lot Number <u>009 K 001</u> Chart# <u>058</u> Block# <u>C</u> Lot# <u>001</u>	Owner: <u>Olympia Equity Investors</u>	Telephone#: <u>874-9990</u>
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Lessee/Buyer's Name (If Applicable)	Owner's/Purchaser/Lessee Address:	Cost Of Work: Fee: <u>\$ 4,400</u>
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Current use: ~~Retail Store~~ Vacant Proposed use: Retail Store
Interior Walk-in code for convenience store
 Project description: Interior fit-out of retail store for Convenience Store, Flower Shop and Wine Shop

Contractor's Name, Address & Telephone
Atlantic Foundation (Dan Reed) Rec'd By: M. Nugent
1/26

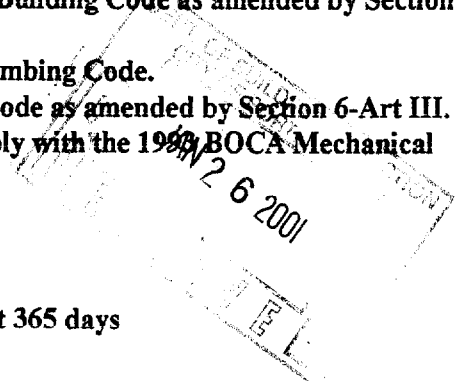
Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1999 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1999 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1999 BOCA Mechanical Code.

YOU MUST INCLUDE THE FOLLOWING WITH YOUR APPLICATION:

- A Copy of Your Deed or Purchase and Sale Agreement if purchased in the last 365 days
- A Plot Plan (Sample Attached)

A "minor/minor" site plan review is required for New Single Family Homes Only (does not include additions, alterations or accessory structures) prior to permit issuance. The Site plan must be prepared and sealed by a registered land surveyor. FOUR COPIES ARE REQUIRED FOR NEW SINGLE FAMILY HOMES



THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

A complete plot plan (Site Plan) includes:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and roof overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and North arrow; Zoning District & Setbacks
- First Floor sill elevation (based on mean sea level datum);
- Location and dimensions of parking areas and driveways;
- Location and size of both existing utilities in the street and the proposed utilities serving the building;
- Location of areas on the site that will be used to dispose of surface water.
- Existing and proposed grade contours

Building Plans are required for all construction, including interior rehab (Sample Attached)

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: 1/24/01
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Minor/Minor Site Review Fee: \$300.00/Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.

AUTOCAD OR ADOBE FORMAT REQUIRED FOR ALL COMMERICAL PROJECTS

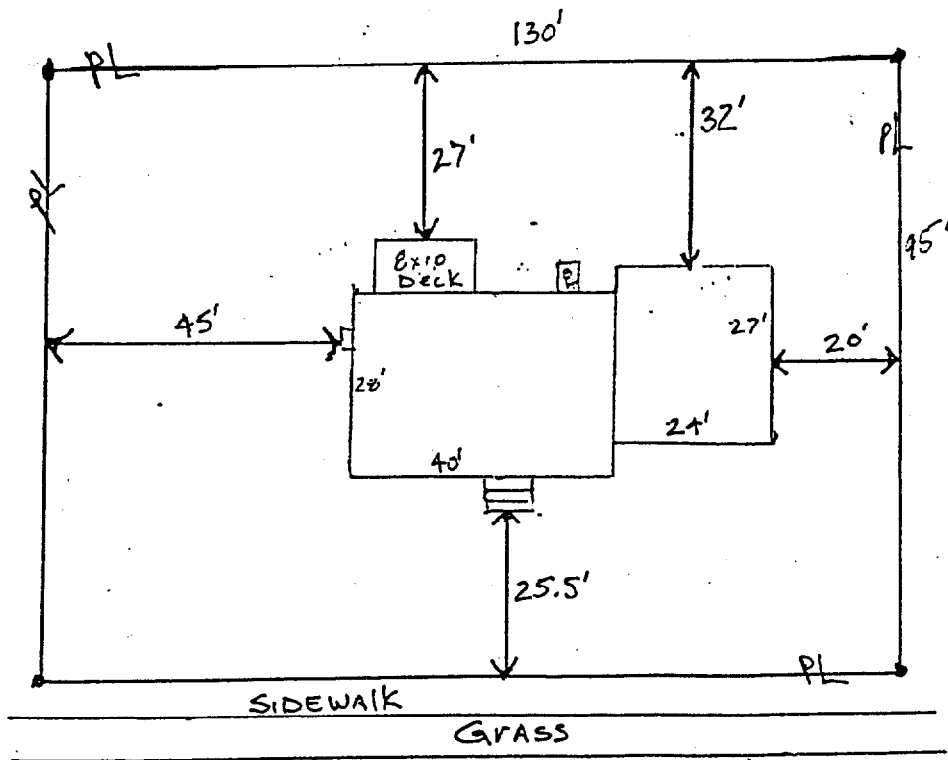
THE FOLLOWING CRITERIA MUST BE MET TO OBTAIN A BUILDING PERMIT:

All applications for building permits for new construction or additions shall be accompanied by plans showing the actual dimensions and shape of the lot to be built upon; the exact size and location of the buildings already existing, if any; and the location and dimensions of the proposed buildings or alterations, including parking facilities and parking space dimensions. The application shall include such other information as lawfully may be required to determine conformance.

1. A neat legible scaled plot plan must be submitted. This plan must show all setbacks from all property lines from finished construction. This will include all existing buildings with dimensions and proposed additions/alterations/accessory structures with dimensions. If the property has any easements please scale that into the plot plan.

DO NOT ASSUME THAT YOU OWN UP TO THE SIDEWALK OR ROAD

2. The proposed construction measurements must be staked out for a site visit to confirm measurements on the plot plan. This includes all property pins in relation to proposed construction.
3. A detailed drawing showing all materials and application of materials in relation to the proposed structure. The detail must be shown from the footing to the roof. A detail of all stairs and handrails must also be given, showing materials and application of materials.



↑ curbline SCALE 1" = 30'
PL = Property Line

Street

All MEASUREMENTS ARE required to be
in feet and inches

BUILDING PERMIT REPORT

DATE: 29 January 2001 ADDRESS: 79 Commercial St - CBL: 029-K-001

REASON FOR PERMIT: Interior fit-up vacant to flower/wine shop.

BUILDING OWNER: Olympia Equity Investors

PERMIT APPLICANT: CONTRACTOR Atlantic Foundation

USE GROUP: M CONSTRUCTION TYPE: 2C CONSTRUCTION COST: 440,000 PERMIT FEES: 85400

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *7, *11, *13, *17, *21, *22, *23, *24, *29, *30, *34, *31

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
*2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
*3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
*4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
*5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
*6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
*7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
*8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
*9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
*10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
*11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
*12. Headroom in habitable space is a minimum of 7'6".
*13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise.
*14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
*15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
*16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
*17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
*18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

X 21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

X 22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

X 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

X 27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

28. All requirements must be met before a final Certificate of Occupancy is issued.

X 29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

X 30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

31. Please read and implement the attached Land Use Zoning report requirements.

32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. *Separate permits are required for any New Signage*

33. Bridging shall comply with Section 2305.16.

X 34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

35. All flashing shall comply with Section 1406.3.10.

36. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

X 37. The basement shall be separate from the first floor with a 1/2 hour fire assembly

[Signature]
Building Inspector

cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

Michael Nugent, Inspection Service Manager

PSH 10/1/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

EXISTING TWO STORY

COMMERCIAL STREET

FF ELEV
13.36

SEE AE1

FF ELEV
13.36

3'-0" x 7'0"
1.5 HR DOOR
W/ LEVER HANDLE
Typ at Stairwell

3'-0" x 7'0"

3'-0" x 7'0"

WINE RACKS
SHELVES

WINE RACKS
SHELVES

3'-0" x 7'0"

23'
walk-in
Cooler

Coke

Coca-Cola

Pepsi

National

Sherwin

Fresh

Sausages

Down

Display

Stairs

Flour

Counter

Counter

Counter

Check-out

7'-2"

CORR. 117

CORR. 122

CORR. 121

UP
DN
B-10
STAIRS CLEAR

5'-4"

6'-0"

6'-4"

CORR. 105

ELECTRICAL/
TELEPHONE
ROOM

ELEVATOR
MACHINE
ROOM

CORR. 102

WATER
SERVICES

ELEVATOR

SEE STAIR 2
SHEET A6

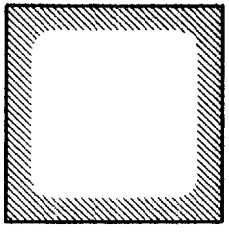
2 HR RATED
STAIR TOWER

1

12'-10 3/16"

2

12'-10 3/16"



3'-1 1/2"

5'

2 HR RATED STAIR TOWER

UP
B-10 STAIRS CLEAR
DN

3'-0" x 7'0"
1.5 HR DOOR
W/ LEVER HANDLE
Typ at Stairwell

SEE AE1

CORR. 105

ELECTRICAL/ TELEPHONE ROOM

ELEVATOR MACHINE ROOM 103

CORR. 102

WATER SERVICES

ELEV 13.36

ELEVATOR SHAFT ONLY

ELEVATOR 9.36

ELEVATOR LOBBY

ELEV 16.25

SEE STAIR 1 SHEET A6

STAIR A-20

ELEV 16.25

2 HR RATED STAIR TOWER

RAMP DOWN

LOBBY

ELEV 18.33

3'-0" x 7'0"
1.5 HR DOOR
W/ LEVER HANDLE
Typ at Stairwell

+18.33

3'-0" x 7'0" (2)

FF ELEV 13.36

+ 12.19

1 12'-10 3/16"
2 12'-10 3/16"
3 19'-9 1/2"
4 13'-2 5/16"
5 19'-9 1/2"
6 19'-9 1/2"
7 13'-2 5/16"

11'-7 1/8"

2'-6" 11'-3" 2'-6" 11'-3" 2'-6" 11'-3" 2'-6"

FIRST FLOOR PL