

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-02-3211-ALTCOMM	Date Applied: 2/3/2012	CBL: 029- N-026-001	
Location of Construction: 1 COMMERCIAL ST	Owner Name: ALBERT B. GLICKMAN & ASSOC.	Owner Address: 9720 WILSHIRE BLVD., SUITE 600 BEVERLY HILLS, CA 90212	Phone: 310-432-2226
Business Name:	Contractor Name: Rodney Booth	Contractor Address: 9720 Wilshire BLVD Suite 600 Beverly Hills, CA 90212	Phone: (207) 831-0591
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-3
Past Use: 1 <sup>st</sup> floor restaurant & rest of building vacant	Proposed Use: 1 <sup>st</sup> floor restaurant, second floor office & rest of building vacant - fit out second floor for office	Cost of Work: 160000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: SB IBC-2009
Proposed Project Description: Fit out 2 <sup>nd</sup> floor for office use		Signature: <i>By...</i> (SB)	
		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		<b>EXPIRED</b>	

EXPIRED

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>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>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>OK w/condition</i> <i>2/11/12 ABU</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>Any exterior work requires a separate review approval thru historic preservation.</i></p>
	<b>CERTIFICATION</b>		

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

# Zoning Notes

2-6-12 Left vcm for Rod Booth. Let him know that owes \$75 for certificate of occupancy. Need to know if Ben Kay occupies the whole first floor of building. Is third floor and attic vacant at this time? -amachado

11-5-12 Permit has expired. Neither building or historic heard back from contractor or architect for over 180 days.

-amachado

**EXPIRED**

## Building Notes JMB

3/2/12 Spoke with Dave S. at Foreside for the following details:

- Door swing at new storefront door is over a granite step & ROW, allowed to swing in based on occupant load <50, Sec.1008.1.2.
- This required historic review for new rear and replacement of front door storefront
- The lift is no longer part of this project
- HVAC to be design/build

Routed to Historic for review

**EXPIRED**



B-3  
1/3/12

Entered 2/3/12

# General Building Permit Application 165

2012-02-3211-ALTcomm

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: <b>1 Commercial St., 2nd Floor</b>		
Total Square Footage of Proposed Structure/Area <b>1,688 Square Feet</b>		Square Footage of Lot <b>N/A - Interior Tenant Fit-out only</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <b>029      N026      001</b>	Applicant *must be owner, Lessee or Buyer* Name <b>Albert B. Glickman &amp; Assoc.</b> Address <b>9720 Wilshire Blvd, Suite 600</b> City, State & Zip <b>Beverly Hills, CA 90212</b>	Telephone: <b>(310)432-2226</b>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <b>\$160,000</b>  C of O Fee: \$ <b>\$1,620</b>  Total Fee: \$ <b>\$1,620</b>
<b>EXPIRED</b>		
Current legal use (i.e. single family) <u>Vacant</u> If vacant, what was the previous use? <u>Unknown</u> Proposed Specific use: <u>Business / Office</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>No fit out second floor for office space.</u>		
<b>RECEIVED</b> <b>FEB 03 2012</b> Dept. of Building Inspections City of Portland Maine		
Contractor's name: <u>Albert B. Glickman &amp; Assoc.</u> Address: <u>9720 Wilshire Blvd, Suite 600</u> City, State & Zip <u>Beverly Hills, CA 90212</u> Telephone: <u>(310)432-2226</u> Who should we contact when the permit is ready: <u>Rodney Booth</u> Telephone: <u>(207)831-0591</u> Mailing address: <u>9720 Wilshire Blvd, Suite 600, Beverly Hills, CA 90212</u>		

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

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](http://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: Date: 2/2/11

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



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

2/3 20/2

Received from Casco Portland Park

Location of Work 1 Commercial 2nd Fl

Cost of Construction \$ 160000 Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 1620,00

Building (IL)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL 019 NOV 20

Check #: 11-1606/1220 Total Collected \$ 1620

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: (Signature)

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



# Certificate of Design Application

From Designer:

Mark Burnes, AIA

Date:

2/3/12

Job Name:

1 Commercial Street Second Floor Fit-out

Address of Construction:

1 Commercial St., Second Floor, Portland, ME 04101

**EXPIRED**

## 2003 International Building Code

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

MUBEC,

Building Code & Year IBC 2009 Use Group Classification (s) B - Business

Type of Construction VB - Unprotected

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? Yes If yes, separated or non separated or non separated (section 302.3) Separated

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

### Structural Design Calculations

Yes 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
Office	50 psf + 15 partition
Stairs	100 psf
Corridors	80 psf

### Wind loads (1603.1.4, 1609)

N/A Design option utilized (1609.1.1, 1609.6)  
 Basic wind speed (1809.3)  
 Building category and wind importance Factor,  $w$ , table 1604.5, 1609.5)  
 Wind exposure category (1609.4)  
 Internal pressure coefficient (ASCE 7)  
 Component and cladding pressures (1609.1.1, 1609.6.2.2)  
 Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

N/A Design option utilized (1614.1)  
 Seismic use group ("Category")  
 Spectral response coefficients,  $S_D$ s &  $S_{D1}$  (1615.1)  
 Site class (1615.1.5)

N/A Live load reduction  
 Roof *live* loads (1603.1.2, 1607.11)  
 Roof snow loads (1603.7.3, 1608)  
 Ground snow load,  $P_g$  (1608.2)  
 If  $P_g > 10$  psf, flat-roof snow load  $P_f$   
 If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
 If  $P_g > 10$  psf, snow load importance factor,  $I_s$   
 Roof thermal factor,  $C_t$  (1608.4)  
 Sloped roof snowload,  $P_s$  (1608.4)  
 Seismic design category (1616.3)  
 Basic seismic force resisting system (1617.6.2)  
 Response modification coefficient,  $R_f$  and deflection amplification factor  $C_d$  (1617.6.2)  
 Analysis procedure (1616.6, 1617.5)  
 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

2000 lbs Concentrated loads (1607.4)  
15 psf Partition loads (1607.5)  
N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



# Accessibility Building Code Certificate

**Designer:** Mark Burnes, AIA

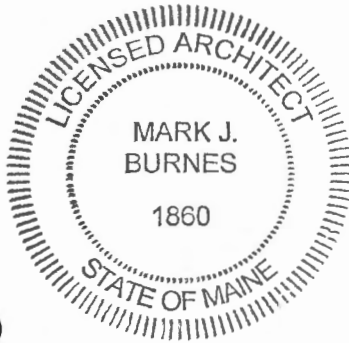
**Address of Project:** 1 Commercial St., Second Floor, Portland, ME 04101

**Nature of Project:** Commercial interior office space fit-out for building owner's offices

**EXPIRED**

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

**(SEAL)**



**Signature:** 

**Title:** Owner

**Firm:** Foreside Architects

**Address:** 281 Veranda St.  
Portland, ME 04103

**Phone:** (207)347-0598

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Certificate of Design

Date: 2/3/12

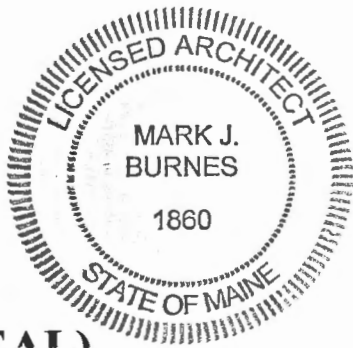
From: Mark Burnes, AIA

**EXPIRED**

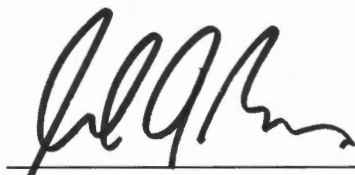
These plans and / or specifications covering construction work on:

Interior Office Fit-out at 1 Commercial St., Second Floor, 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: Owner

Firm: Foreside Architects

Address: 281 Veranda St.  
Portland, ME 04103

Phone: (207)347-0598

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