

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

FLEMING CREEK LLC ETALS /Daniel Brennan

Located at

145 COMMERCIAL ST

PERMIT ID: 2013-00156

CBL: 029 S001001

has permission to **change of use for a new Starbucks Coffee**

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise clsoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

A handwritten signature in black ink that reads "Jamie Bonke".

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

PERMIT ID: 2013-00156

Located at: 145 COMMERCIAL ST

CBL: 029 S001001

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

Plumbing Rough Commercial
Close-in Plumbing/Framing
Electrical Close-in
Above Ceiling Inspection
Final - Electric
Final - Fire
Certificate of Occupancy/Final

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit

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

Permit No: 2013-00156	Date Applied For: 01/25/2013	CBL: 029 S001001
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Location of Construction: 145 COMMERCIAL ST	Owner Name: FLEMING CREEK LLC ETALS	Owner Address: 150 METRO PARK	Phone:
Business Name: Starbucks Coffee	Contractor Name: Daniel Brennan	Contractor Address: 50 Holt Road Andover	Phone (603) 505-5633
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: change the use to allow a restaurant use on the 1st floor (1,925 sq ft)	Proposed Project Description: change of use for a new Starbucks Coffee
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Dept: Zoning	Status: Approved w/Conditions	Reviewer: Marge Schmuckal	Approval Date: 01/29/2013
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Separate permits shall be required for any new signage. This permit is NOT approving any exterior signage. 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 3) This property is located in the Pedestrian Activities District (PAD) which regulates first floor uses to retail -like and other uses as listed in section 14-217(b)(1). The front windows shall not be blocked or have curtains that block out visibility from the sidewalk. Your use(s) shall not change without review and approval PRIOR to implementation 4) Outside dining is required to be reviewed under a separate permit application. This approval is not approving any outside dining. 			

Dept: Building	Status: Approved w/Conditions	Reviewer: Jeanie Bourke	Approval Date: 02/28/2013
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) New café, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes. 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 3) Approval of City license is subject to health inspections per the Food Code. 4) Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing. 5) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713. 6) Permit approved based upon information provided by the applicant or design professional, including revisions dated received 2/28/13. Any deviation from approved plans requires separate review and approval prior to work. 			

Dept: Fire	Status: Approved w/Conditions	Reviewer: Ben Wallace Jr	Approval Date: 03/04/2013
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) Any cutting and welding done will require a Hot Work Permit from Fire Department. 2) All means of egress to remain accessible at all times. 3) Fire extinguishers are required per NFPA 1. 4) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals. 5) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height. 			

Location of Construction: 145 COMMERCIAL ST	Owner Name: FLEMING CREEK LLC ETALS	Owner Address: 150 METRO PARK	Phone:
Business Name: Starbucks Coffee	Contractor Name: Daniel Brennan	Contractor Address: 50 Holt Road Andover	Phone (603) 505-5633
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

- 6) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 7) Construction or installation shall comply with City Code Chapter 10.
- 8) Notice: The first scheduled final inspection fee is at no charge. Additional inspections shall be billed at \$75 for each inspector.
- 9) **The fire alarm system design shall be evaluated for the renovated areas by an NICET IV certified interior fire alarm designer or a licensed engineer for compliance with the code. A compliance letter is required prior to the final inspection.**
A current inspection sticker from an approved fire alarm inspection company is required prior to the final inspection.
- 10) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
- 11) A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00156	Issue Date:	CBL: 029 S001001
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Location of Construction: 145 COMMERCIAL ST	Owner Name: FLEMING CREEK LLC ETALS	Owner Address: 150 METRO PARK ROCHESTER, NY 14623	Phone:
Business Name: Starbucks Coffee	Contractor Name: Daniel Brennan	Contractor Address: 50 Holt Road Andover MA 01810	Phone (603) 505-5633
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B3
Past Use: offices	Proposed Use: change the use to allow a restaurant use on the 1st floor (1,925 sq ft)	Permit Fee: \$1,595.00	Cost of Work: \$150,000.00
Proposed Project Description: change of use for a new Starbucks Coffee		FIRE DEPT: 3/4/13 <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	INSPECTION: Use Group: B Type: 2B MUBEC 2009 Signature: JWB 2/28/13
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: [Signature] Date: 1/29/13	

Permit Taken By: bjs	Date Applied For: 01/25/2013	Zoning Approval
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<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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied</p> <p>OK with conditions Date: 1/29/13</p>	<p>Zoning Appeal</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>Date:</p>	<p>Historic Preservation w. thin</p> <p><input type="checkbox"/> Not in District 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>any exterior work requires a separate review & approval Date:</p>
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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



General Building Permit Application

1st floor

Location/Address of Construction: <u>145 Commercial Street - Starbucks Coffee</u>		
Total Square Footage of Proposed Structure/Area <u>1,925 SF</u>		Square Footage of Lot <u>14,958</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>029 S 1</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Daniel Brennan</u> Address <u>50 Holt Rd</u> City, State & Zip <u>Andover MA 01810</u>	Telephone: <u>603-505-5633</u>
Lessee/DBA (If Applicable) <u>Starbucks Coffee</u> <u>275 Grove Street</u> <u>Newton MA 02466</u>	Owner (if different from Applicant) Name <u>NAT The Dunham Group</u> <u>Katie Allen</u> Address <u>10 Dana Street</u> City, State & Zip <u>Portland ME 04101</u>	Cost Of Work: \$ <u>150 K</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>Commercial - Retail</u> Proposed Specific use: <u>Coffee Shop</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Tenant fit up for a new Starbucks Coffee with 48 interior seats and 6 exterior. All work is interior expect the 2 signs - 1 wall sign and 1 blade sign</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: _____ Telephone: _____ Mailing address: _____		

Change of use

TBD

RECEIVED PERMIT

JAN 25 2013

Dept. of Building Inspections
City of Portland Maine

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, 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: [Signature] Date: 01-24-13

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



CONSULTING SERVICES

50 Holt Road, Andover, MA

(508) 380-8460

January 24, 2013

City of Portland
Attn: Building Inspections Division
389 Congress Street
Portland, ME 04101
207-874-8703

Re: Starbucks Coffee-Tenant Fit-up - 145 Commercial Street

To Whom it may concern,

Please find attached plans for the above referenced location for Building review. The scope of work for this project is a tenant fit up for a new Starbucks Coffee. This Package includes building application, full size set of drawings signed and sealed disk with electronic plans 11 x 17 size set and review fee of \$1,520.00

The plans are currently out to bid so the General Contractor is to be determined but we will provide that info once selected.

If you have any questions or require any additional information please do not hesitate to call me.

Sincerely

A handwritten signature in black ink, appearing to read 'Daniel Brennan Jr.', written over a horizontal line.

Daniel Brennan Jr
50 Holt Rd Andover MA 01810
Cell 603-505-5633



Certificate of Design Application

From Designer:

NORR ILLINOIS INC. - 312-424-2400

Date:

01-24-13

Job Name:

Starbucks Coffee - Commercial St

Address of Construction:

145 Commercial St - portland ME

2003 International Building Code

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

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

Type of Construction Existing 2-B

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

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) NA

Structural Design Calculations -

NA Existing 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
<u>NA Existing</u>	

Wind loads (1603.1.4, 1609)

NA Design option utilized (1609.1.1, 1609.6)

Basic wind speed (1809.3)

Building category and wind importance Factor, w_b 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)

NA Design option utilized (1614.1)

Seismic use group ("Category")

Spectral response coefficients, S_D & S_{D1} (1615.1)

Site class (1615.1.5)

- _____ 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_d and deflection amplification factor, C_d (1617.6.2)
- _____ Analysis procedure (1616.6, 1617.5)
- _____ Design base shear (1617.4, 16175.5.1)

Flood loads (1803.1.6, 1612)

NA Flood Hazard area (1612.3)

Elevation of structure

Other loads

NA Concentrated loads (1607.4)

Partition loads (1607.5)

Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Certificate of Design

Date: 1/23/2013

From: PETER DUBIN

These plans and / or specifications covering construction work on:

STARBUCKS COFFEE C 145 Commercial St. - Commercial Tenant

IMPROVEMENTS ON EXISTING BUILDING

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.



Signature: *P. Dubin*

Title: ARCHITECT

Firm: NOKR

Address: 325 N. LAJALLE #700

CHICAGO IL 60654

Phone: 312-424-2400

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

Transmittal

Date: Feb. 27, 2013 Sent Via: UPS
 To: Building Inspections From: Alison Lampier
 Division – Jeanie Bourke
 Company: City of Portland Phone: 873-312-1023
 Address: 389 Congress Street Email: Alison.Lampier@norr.com
 Cc:

Project #: **58862-001**
 Project Name: **Starbucks – Commercial Street**

For your:	<input checked="" type="checkbox"/> review	use	<input checked="" type="checkbox"/> approval	record
Submittal	Reviewed / No	Rejected /	Revise and	Reviewed as
Comment:	Exceptions taken	Resubmit	Resubmit	Noted

Other
comment:

Contents:

Date	Copies	No.	Description
2/27/13	4		CD Sheet G-001

Remarks:

Signed: Alison Lampier

RECEIVED
 FEB 28 2013
 Dept. of Building Inspections
 City of Portland Maine