

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

Please Read Application And Notes, If Any, Attached

Permit Number: 070530

PERMIT ISSUED

JUN - 1 2007

This is to certify that 46 MARKET ST LLC / Joseph Martucca  
 has permission to Change of use from Restaurant to temporary sales center w/ fire  
 AT 46 MARKET ST 032-EG10001  
 provided that the person or persons performing or accepting this permit shall comply with all of the provisions of the Statutes of the State 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 procured before this building or part thereof is leased or otherwise closed-in. 4 HOUR NOTIFICATION 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

*Jamie Burke 5/30/07*  
 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: 07-0530	Issue Date:	CBL: 032 E010001
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Location of Construction: 46 MARKET ST	Owner Name: 46 MARKET ST LLC	Owner Address: 845 LAFAYETTE RD	Phone:
Business Name:	Contractor Name: Joseph Bartucca	Contractor Address: 35 Fay St Boston	Phone: 6172930193
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: <b>B-3</b>

Past Use: Commercial / Restaraunt	Proposed Use: Commercial / Sales Ctr. Change of use from Restaraunt to temporary sales center w/ fit-up	Permit Fee: \$525.00	Cost of Work: \$42,500.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <b>B</b> Type: <b>SB</b>  <b>IBC-2003</b>
Signature: <i>JMB for Greg in Absentia</i>	Signature: <i>JMB 5/30/07</i>

Proposed Project Description:  
Change of use from Restaraunt to temporary sales center w/ fit-up

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) *yes*

Action:  Approved  Approved w/Conditions  Denied

Signature: *[Signature]* Date: *5/21/07*

Permit Taken By: dmartin	Date Applied For: 05/09/2007	<b>Zoning Approval</b>
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

**Special Zone or Reviews**

Shoreland  
 Wetland  
 Flood Zone  
 Subdivision  
 Site Plan

Maj  Minor  MM

Date: *5/21/07*

**Zoning Appeal**

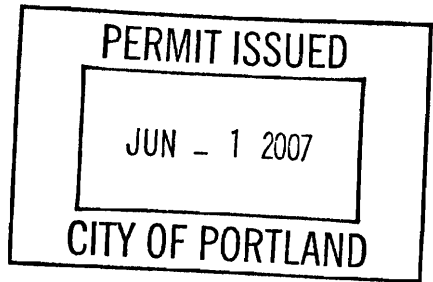
Variance  
 Miscellaneous  
 Conditional Use  
 Interpretation  
 Approved  
 Denied

Date: *5/21/07*

**Historic Preservation**

Not in District or Landmark  
 Does Not Require Review  
 Requires Review  
 Approved  
 Approved w/Conditions  
 Denied

Date: *5/21/07*



*Any exterior work requires a separate review and approval*

**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> 07-0530	<b>Date Applied For:</b> 05/09/2007	<b>CBL:</b> 032 E010001
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<b>Location of Construction:</b> 46 MARKET ST	<b>Owner Name:</b> 46 MARKET ST LLC	<b>Owner Address:</b> 845 LAFAYETTE RD	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Joseph Bartucca	<b>Contractor Address:</b> 35 Fay St Boston	<b>Phone</b> (617) 293-0193
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial / Sales Ctr. Change of use from Restaraunt to temporary sales center w/ fit-up	<b>Proposed Project Description:</b> Change of use from Restaraunt to temporary sales center w/ fit-up
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/21/2007  
**Note:** **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Any change of use SHALL require a separate permit and approval.
- 3) Separate permits shall be required for any new signage.
- 4) It is understood that the use of this property is for a sales office for condominiums, and is a mock-up example of such condominiums. This is NOT an approval for a lived-in residential use at this location on the first floor. This property is located in a Pedestrian Activities District (PAD) which only allows retail-like uses on the first floor.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 05/30/2007  
**Note:** **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved      **Reviewer:** Jeanine Bourke      **Approval Date:** 05/30/2007  
**Note:** approved for fire, Cptn. Cass on vacation **Ok to Issue:**



# General 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>46 Market St, Portland</u>		
Total Square Footage of Proposed Structure <u>2400 sqft first floor</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>32      E      010</u>	Owner: <u>46 Market St, LLC</u>	Telephone: <u>617 482-3006</u> <u>ext 202</u>
Lessee/Buyer's Name (If Applicable) <u>Village @ Oungate, LLC</u>	Applicant name, address & telephone: <u>Atlas Investment Grp</u> <u>35 Fay St 10713</u> <u>Boston, MA 02118</u>	Cost Of Work: \$ <u>42,500</u> Fee: \$ <u>525.</u> C of O Fee: \$ _____
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>Restaurant</u> Proposed Specific use: <u>Sales Center</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Temporary Sales Center for sales of</u> <u>condominiums (Chg of Use w/ Fitup).</u>		
Contractor's name, address & telephone: <u>Joseph Bartucca</u> <u>35 Fay St 10713</u> <u>Boston, MA 02118</u>		
Who should we contact when the permit is ready: <u>617 293-0193 Joseph Bartucca</u> Mailing address: _____ Phone: <u>617 293-0193</u>		

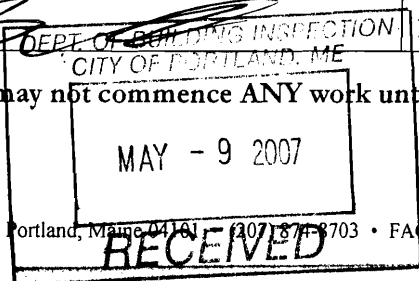
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 of applicant:	Date: <u>4/30/07</u>
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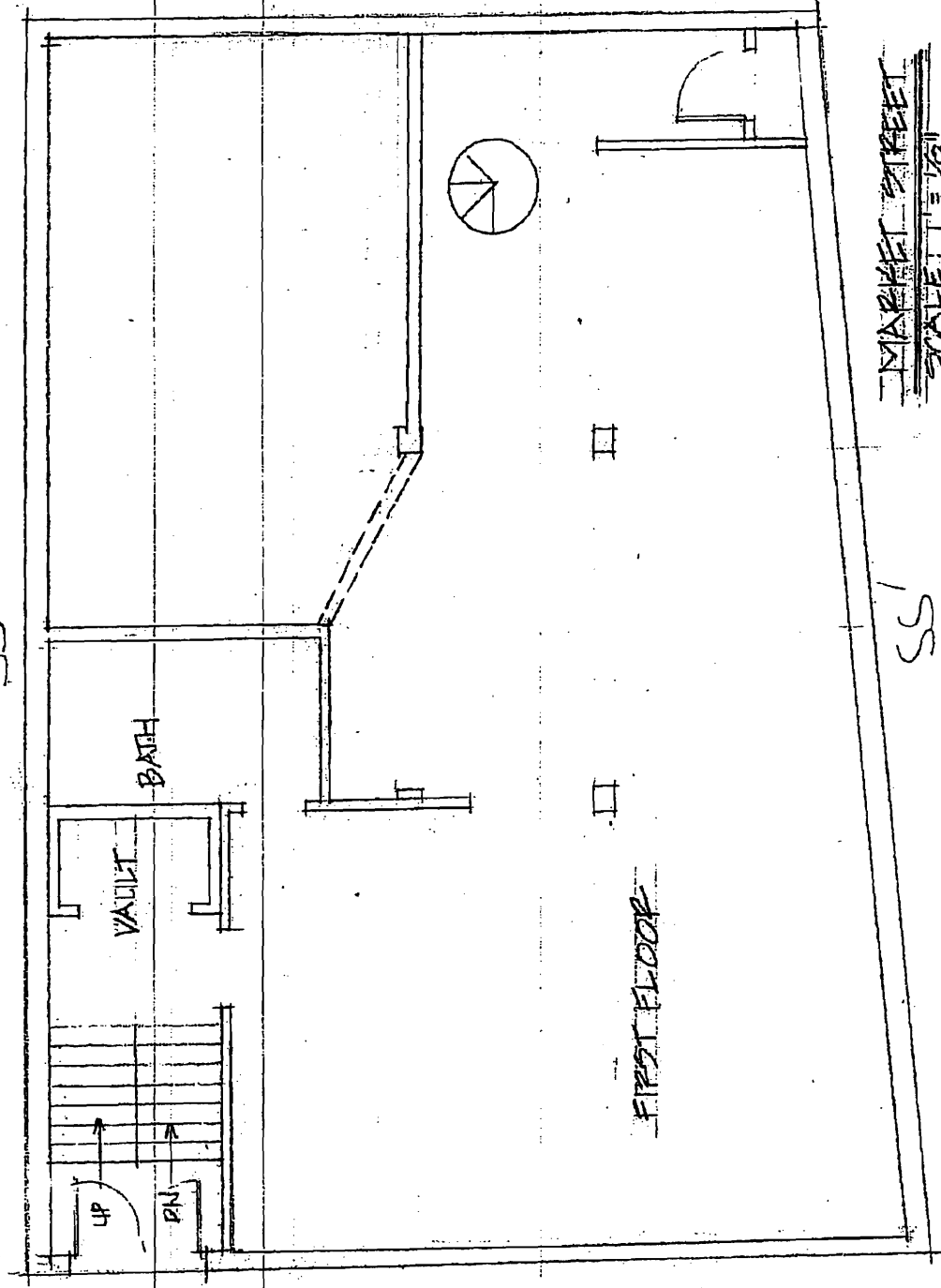
This is not a permit; you may not commence ANY work until the permit is issued.



40 x 55 = 2200 sq

55'

36'



MARKET STREET  
SHEET 11-18

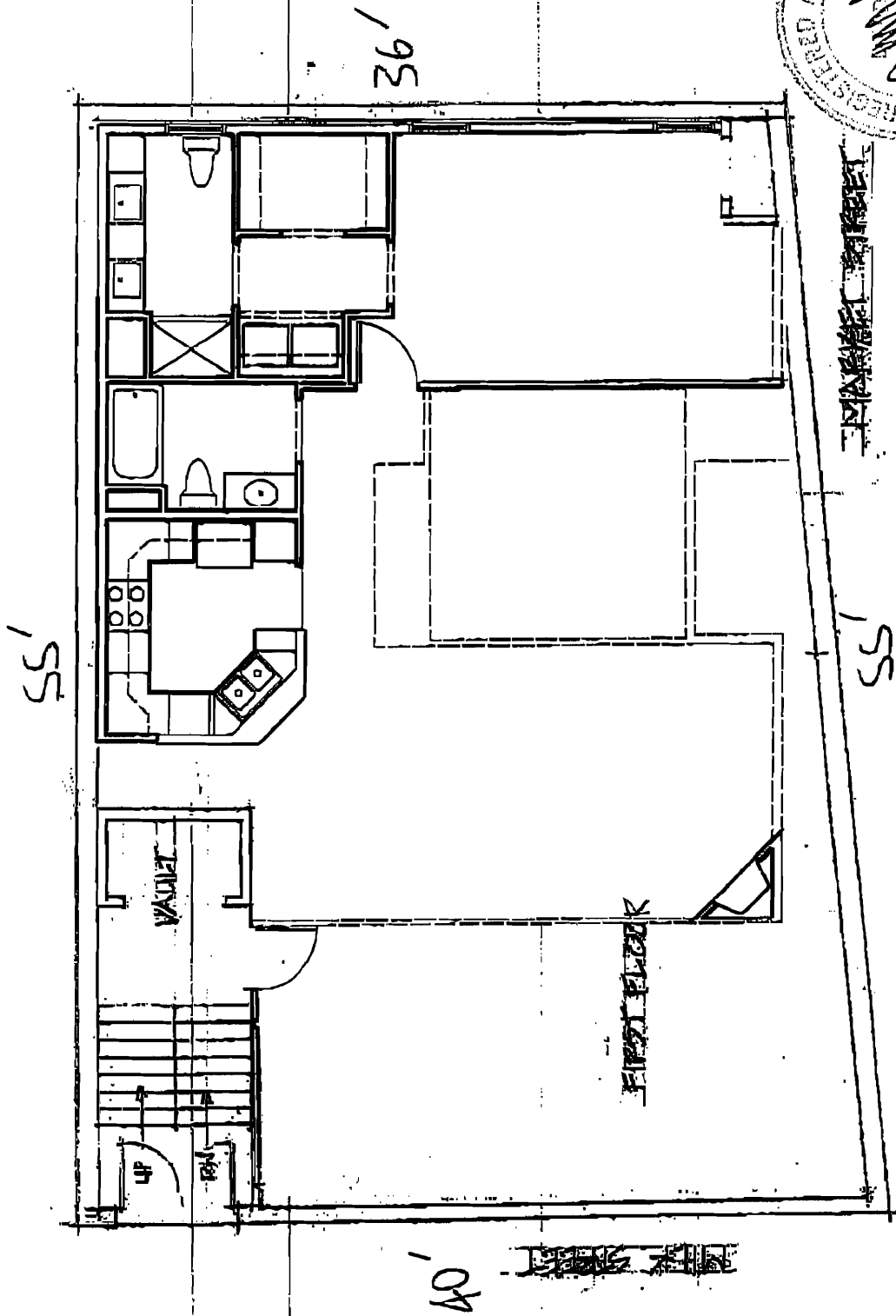
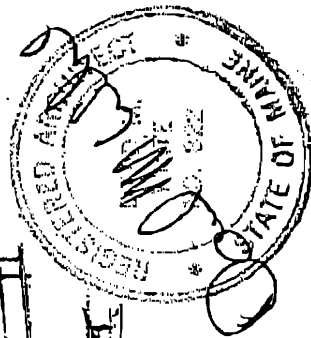
55'

FIRST FLOOR

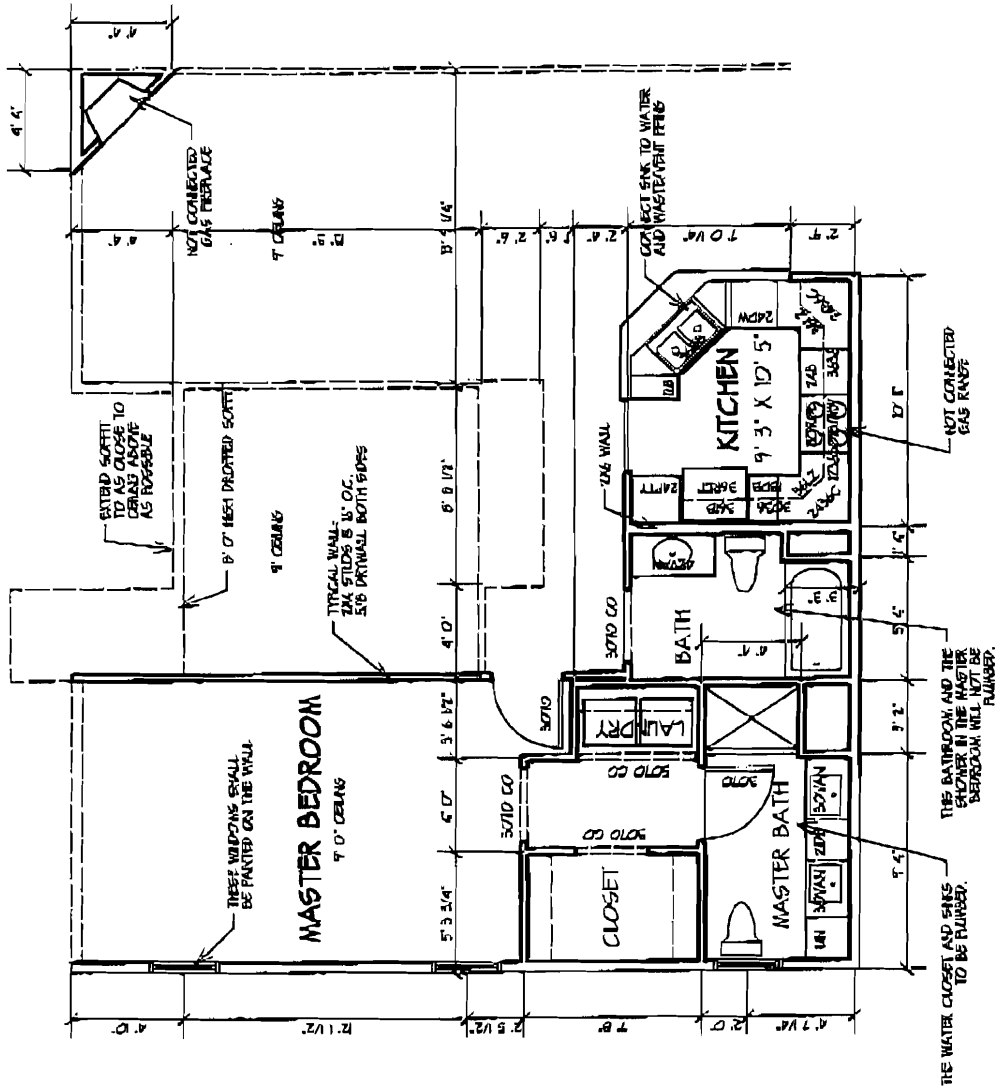
40'

40 x 55 = 2200 sq

EXISTING

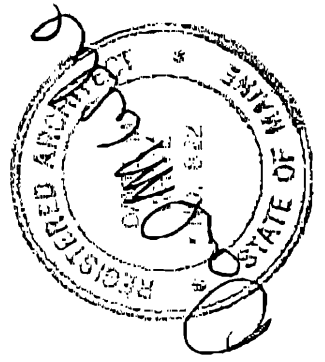


Floor Plan  
Scale 1/8" = 1'-0"



DETAILED LAYOUT PLAN

SCALE: 1/8" = 1'-0"





# Certificate of Design

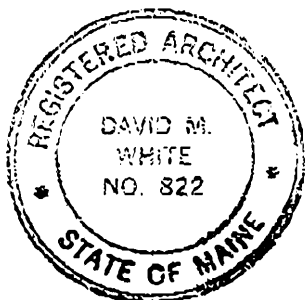
Date: May 4<sup>th</sup>, 2007

From: David M. White, Architect

These plans and / or specifications covering construction work on:

Temporary Sales Center for Condominium sales

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: David M. White

Title: \_\_\_\_\_

Firm: David M. White, Architect

Address: PO Box 447

Gorham, NH 03045

Phone: 603.497.3405

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 Application

From Designer:

David M. White

Date:

May 4, 2007

Job Name:

Temporary Sales Center for Condominium Sales

Address of Construction:

46 Market Street

## 2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) B

Type of Construction Existing heavy timber

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? No If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) \_\_\_\_\_

### Structural Design Calculations NA

\_\_\_\_\_ Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7403.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### Wind loads (1603.1.4, 1609)

- \_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)
- \_\_\_\_\_ Basic wind speed (1809.3)
- \_\_\_\_\_ Building category and wind importance Factor,  $I_w$  (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)

- \_\_\_\_\_ Design option utilized (1614.1)
- \_\_\_\_\_ Seismic use group ("Category")
- \_\_\_\_\_ Spectral response coefficients,  $S_D$  &  $S_1$  (1615.1)
- \_\_\_\_\_ Site class (1615.1.5)

- \_\_\_\_\_ Live load reduction
- \_\_\_\_\_ Roof  $kw$  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,  $R$ , 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)

- \_\_\_\_\_ Flood Hazard area (1612.3)
- \_\_\_\_\_ Elevation of structure

### Other loads

- \_\_\_\_\_ 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)