

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 070375

PERMIT ISSUED

APR 19 2007

CITY OF PORTLAND

This is to certify that MAINESCAPE PROPERTIES LLC / Peter B Rice &amp; Co.

has permission to Remove existing glass &amp; brick facade and replace with glass &amp; wood facade

AT 92 EXCHANGE ST

032 H006001

provided that the person or persons who accept 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 is procured before this building or part thereof is altered or closed-in. 24 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. Craig Cross

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

Thomas M. Manley 4/19/07  
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: 07-0375	Issue Date:	CBL: 032 H006001
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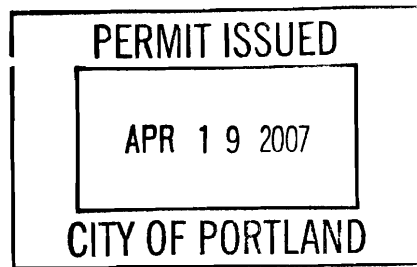
Location of Construction: 92 EXCHANGE ST	Owner Name: MAINESCAPE PROPERTIES LLC	Owner Address: 217 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Peter B Rice & Co.	Contractor Address: 94 Webster Rd Freeport	Phone 2078654061
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial	Proposed Use: Commercial Remove existing glass & brick facade and replace with glass & wood facade	Permit Fee:	Cost of Work: \$0.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B1 Type: SB IBC 2003	

Proposed Project Description: Remove existing glass & brick facade and replace with glass & wood facade	Signature: <i>Gregory Cross</i>	Signature: <i>Jm 4/19/07</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: <i>S</i> <i>to remain retail like on the 1st floor</i> Date: 4/10/07		

Permit Taken By: dmartin	Date Applied For: 04/09/2007	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> Date: <i>S 4/10/07</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <i>to D.A 4/10/07</i> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>4/10/07</i>
	<i>D. Andrews</i>		



**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

5/11/07

Close-in Insp. - w/ Tammy + J.R.

Entry way framing @ R. to Close-in.

\* Needs elect + Plumbing permit.

Show work - Amend permit for work

interior under stairs. - Bath removal  
+ Relocation of fixtures.

Q. M.

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

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

<b>Permit No:</b> 07-0375	<b>Date Applied For:</b> 04/09/2007	<b>CBL:</b> 032 H006001
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<b>Location of Construction:</b> 92 EXCHANGE ST	<b>Owner Name:</b> MAINESCAPE PROPERTIES LLC	<b>Owner Address:</b> 217 COMMERCIAL ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Peter B Rice & Co.	<b>Contractor Address:</b> 94 Webster Rd Freeport	<b>Phone</b> (207) 865-4061
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial Remove existing glass & brick facade and replace with glass & wood facade	<b>Proposed Project Description:</b> Remove existing glass & brick facade and replace with glass & wood facade
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**Dept:** Historic      **Status:** Approved      **Reviewer:** Deborah Andrews      **Approval Date:** 04/10/2007

**Note:** **Ok to Issue:**

- 1) \* Approved on the basis of revised drawings dated 4/4/07. Revisions satisfy Historic Preservation Board conditions of approval (application was reviewed by HP Board on 3/21/07).

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 04/10/2007

**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 4) PLEASE NOTE: This property is located in a Pedestrian Activities District (PAD) which restricts the first floor uses to retail-like uses. The last approved use for the first floor is a retail use. Any change of use SHALL require a separate permit and approval. The approval for this exterior facade work is NOT an approval for a change of use.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tom Markley      **Approval Date:** 04/19/2007

**Note:** **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 04/10/2007

**Note:** **Ok to Issue:**

- 1) Means of egress shall not be obstructed



# 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>92 Exchange St. Portland ME</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>32      H      006</u>	Owner: <u>Mainescape Properties LLC</u>	Telephone: <u>874-0909</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Peter B. Rice &amp; Co., Inc. 94 Webster Rd. Freeport, Maine 04032</u>	Cost Of Work: \$ <u>20,000</u> Fee: \$ <u>220</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>commercial storefront</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>commercial storefront</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Remove existing brick + glass facade, remove two doors. Replace with glass and wood facade as per drawings by Bruce Butler/By Design AIA.</u>		
Contractor's name, address & telephone: <u>Peter B. Rice &amp; Co., Inc. 94 Webster Rd. Freeport ME 04032</u> Who should we contact when the permit is ready: <u>Peter B. Rice</u> Mailing address: <u>94 Webster Rd. Freeport Maine 04032</u> Phone: <u>865-4061</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.

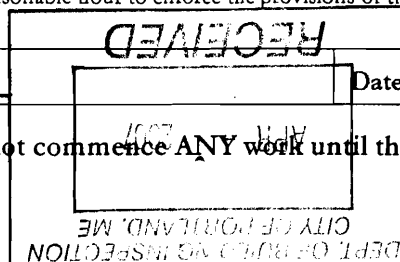
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: Peter B. Rice

Date: 4/5/07

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



# MAINESCAPE PROPERTIES, LLC

92 Exchange Street  
Portland, Maine 04101  
Phone: 207-874-0909  
Fax: 207-874-0343

April 4, 2007

Office of Permits & Inspections  
Portland City Hall  
389 Congress Street  
Portland, Me 04101

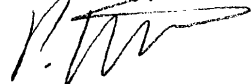
Re: 92 Exchange Street Property

To Whom It May Concern:

This letter will serve as authorization for Peter Rice, individually or on behalf of Peter Rice & Company, to obtain any permits necessary for the work to first floor store front at 92 Exchange Street in Portland, Maine.

Please feel free to call my office should you have any questions regarding this matter.

Sincerely,



Peter L. Thompson

PLT/mm



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# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

**PSA** If any of the inspections do not occur, the project cannot go on to the next phase, **REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

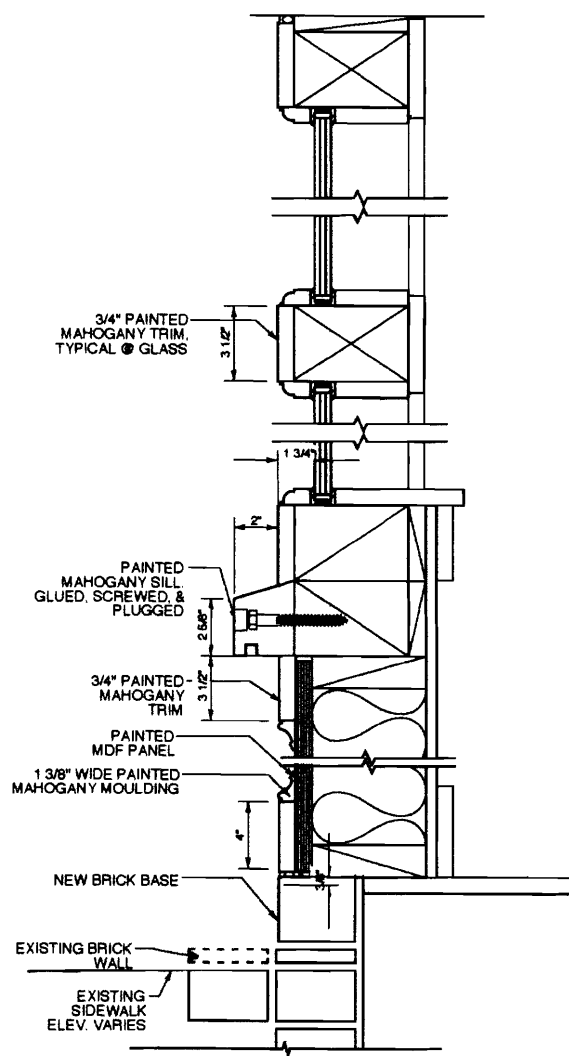
**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

*Peter B. D.* 4-30-07  
Signature of Applicant/Designee Date

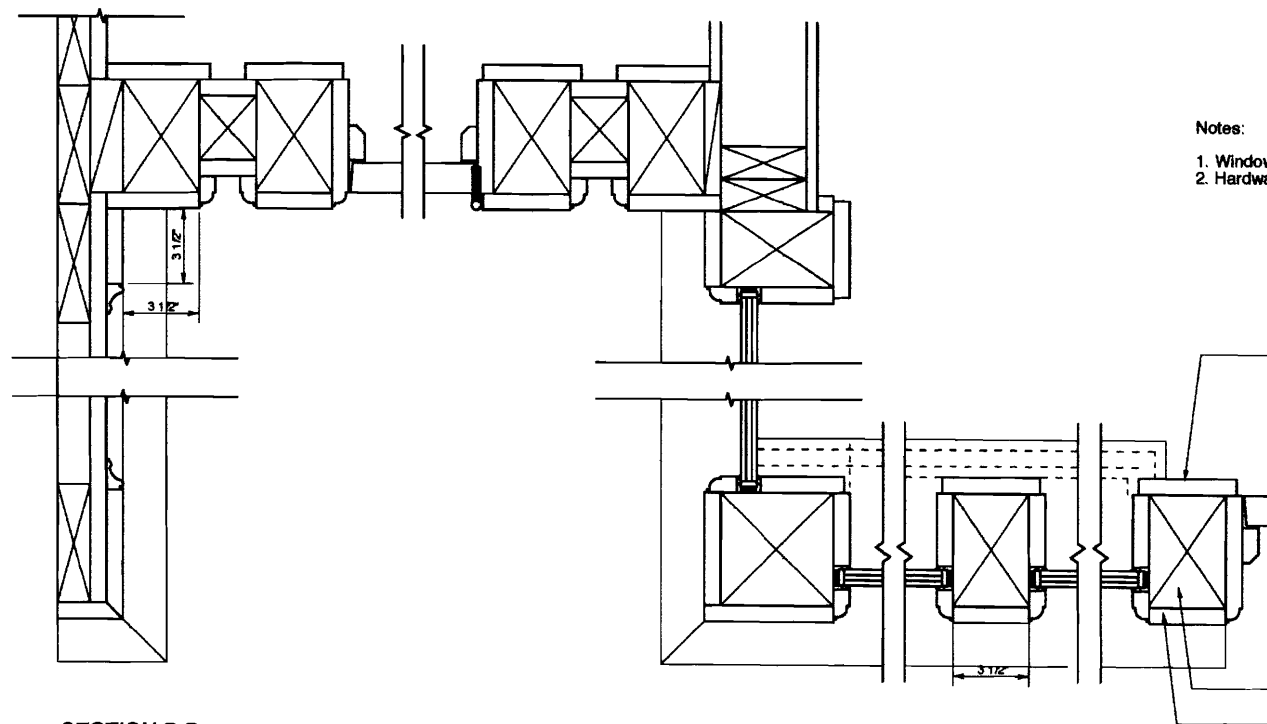
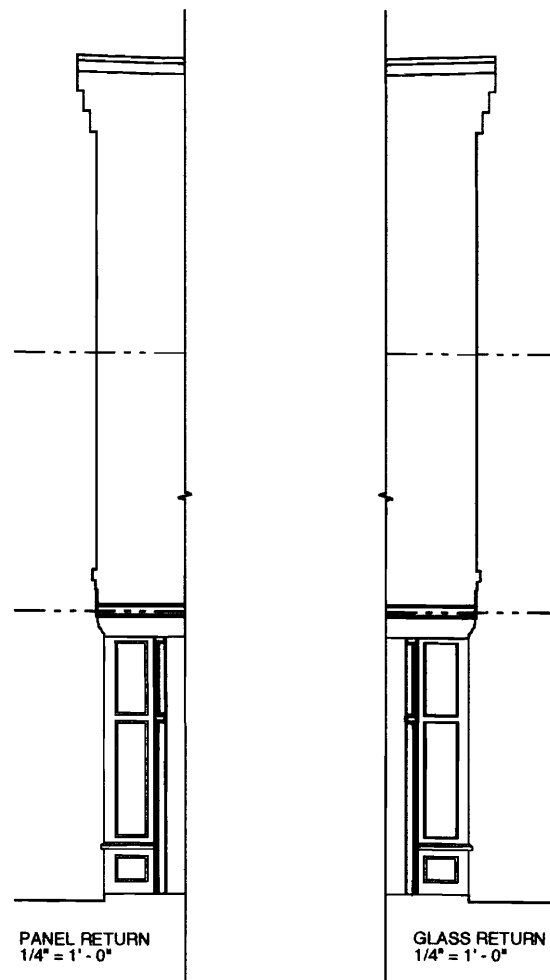
*Dennis Martin Admin* 04-30-07  
Signature of Inspections Official Date

CBL: 32 A 006 Building Permit #: 07-0375



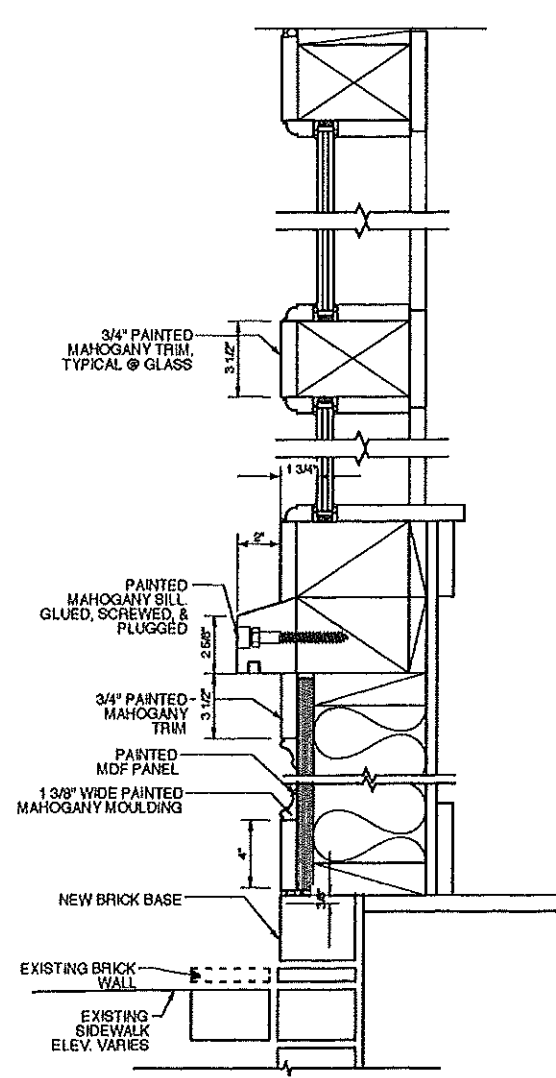


SECTION A-A  
3" = 1' - 0"

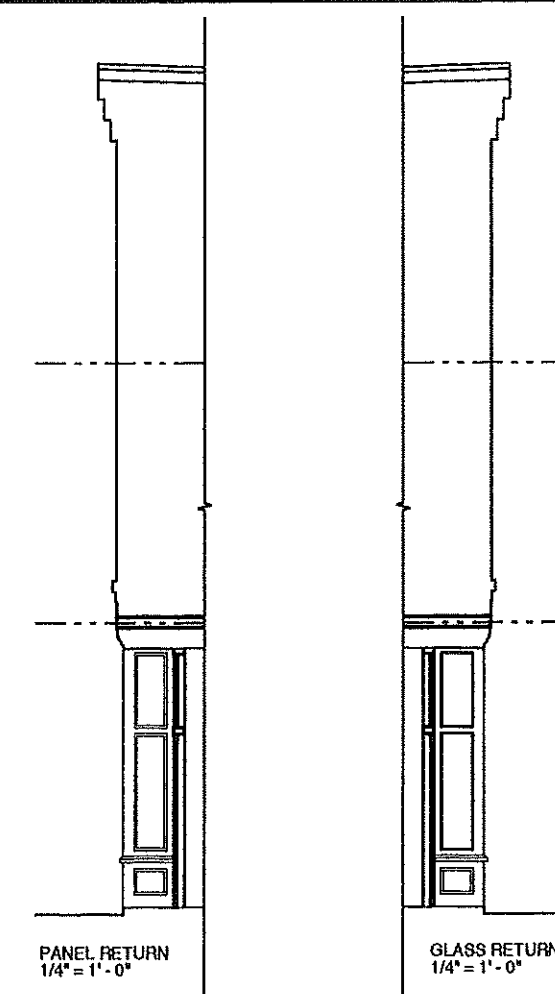


SECTION B-B  
3" = 1' - 0"

- Notes:
1. Window
  2. Hardwa

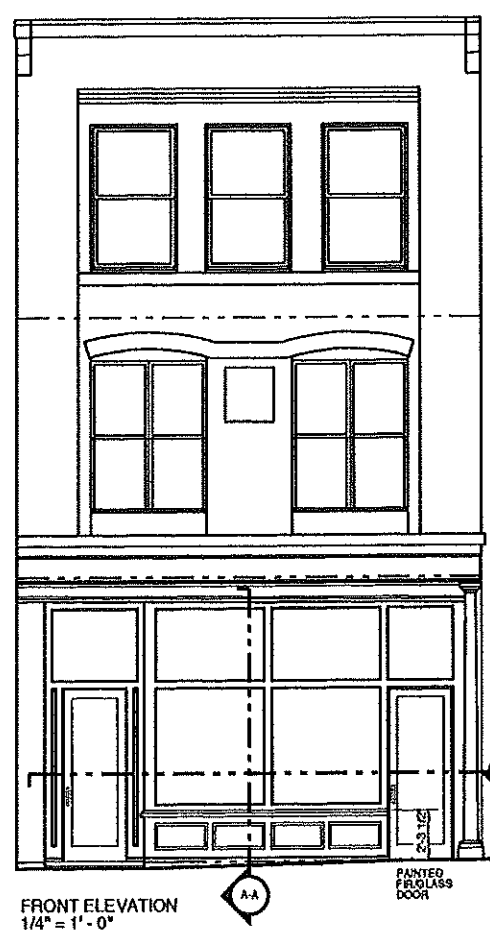


SECTION A-A  
3" = 1' - 0"

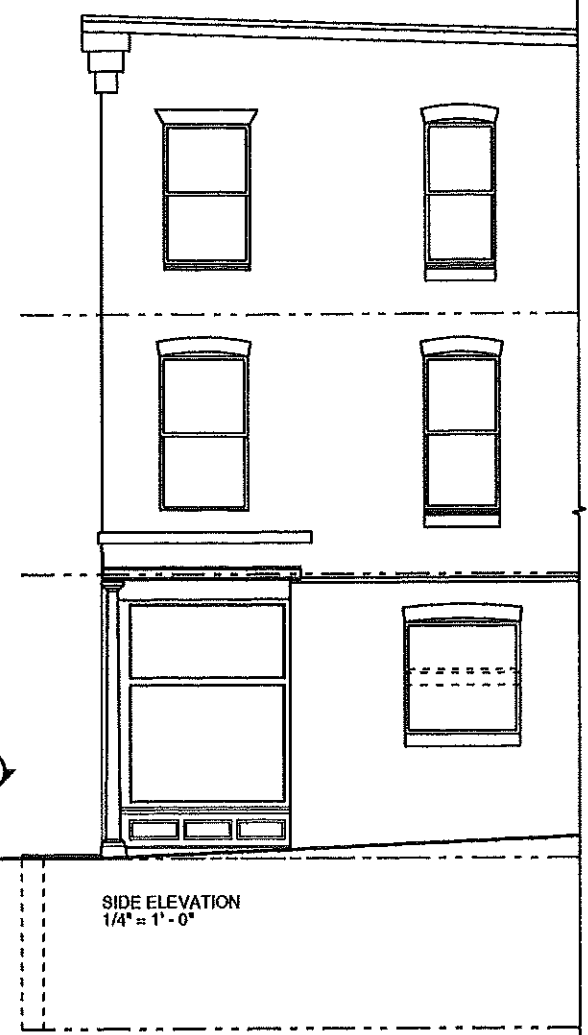


PANEL RETURN  
1/4" = 1' - 0"

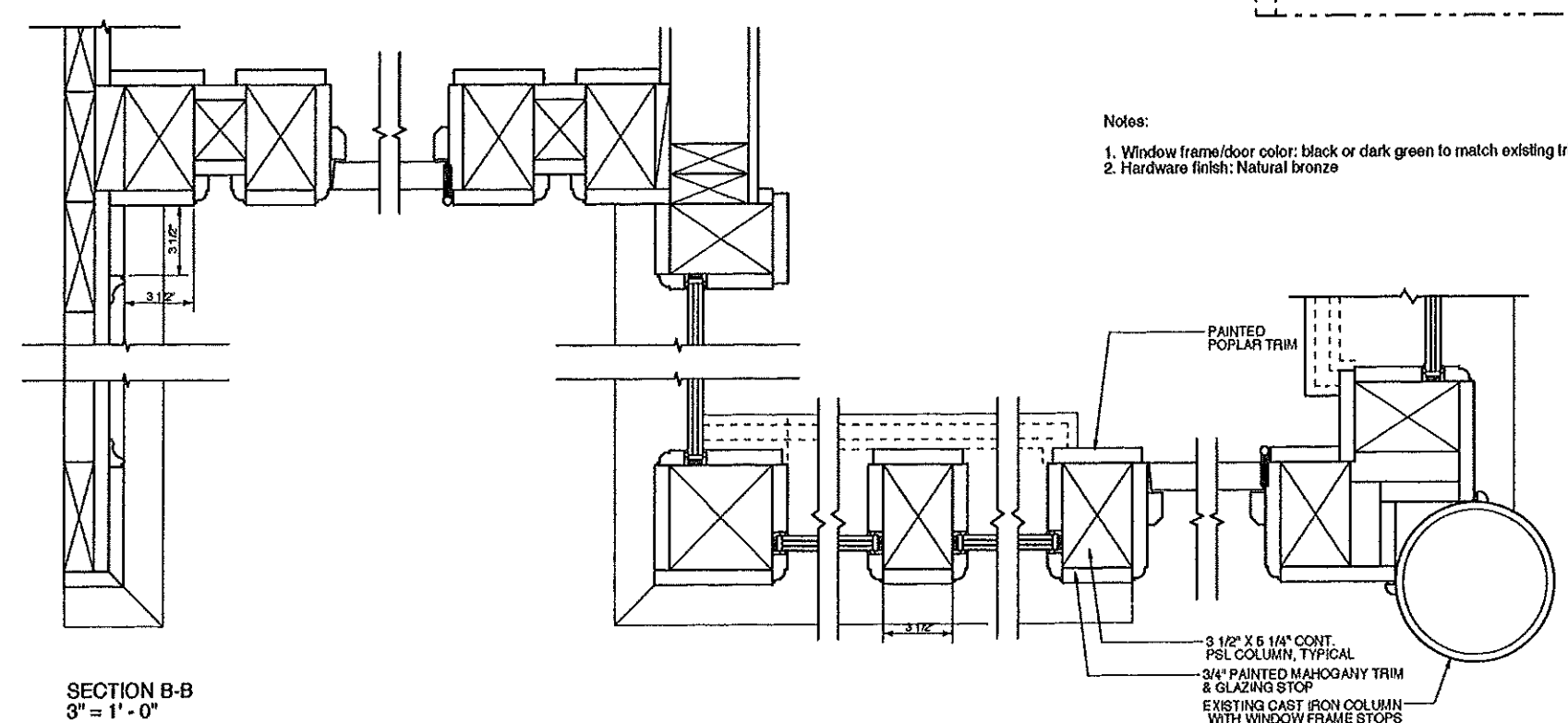
GLASS RETURN  
1/4" = 1' - 0"



FRONT ELEVATION  
1/4" = 1' - 0"

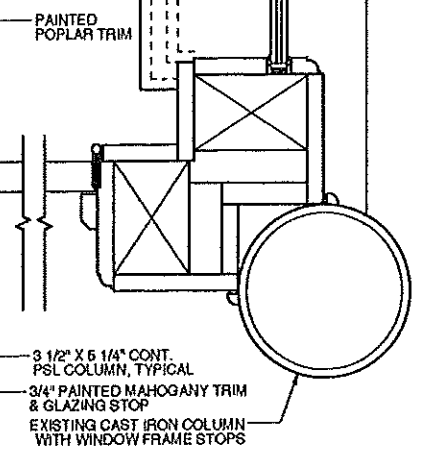


SIDE ELEVATION  
1/4" = 1' - 0"



SECTION B-B  
3" = 1' - 0"

- Notes:
1. Window frame/door color: black or dark green to match existing trim.
  2. Hardware finish: Natural bronze



3 1/2" X 5 1/4" CONT. PSL COLUMN, TYPICAL  
3/4" PAINTED MAHOGANY TRIM & GLAZING STOP  
EXISTING CAST IRON COLUMN WITH WINDOW FRAME STOPS

*4/10/07 spoke to Peter Rice  
the first floor is intended to be retail street front windows to be up stairs*

<b>PETER THOMPSON LAW OFFICES</b> 92 Exchange Street Portland Maine		
SCALE	AS NOTED	
DRAWN BY:	BBB	<b>PROPOSED ELEVATIONS</b>  <b>A201</b>
DATE	4/04/07	
PROJECT NO.:		