

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
Permit Number: 051303
SEP 19 2005
CITY OF PORTLAND

Read
tion And
If Any,
ched

I certify that 193 Llc /Breggia Constructi
mission to Build a dividing wall for fut tenant(s)
Middle St 032 H022001

led that the person or persons form or reception accepting this permit shall comply with all
provisions of the Statutes of the City and of the Ordinances of the City of Portland regulating
construction, maintenance and use of buildings and structures, and of the application on file in
Department.

to Public Works for street line
grade if nature of work requires
information.

Notification of inspection must be
given and when permission proceed
before this building or part thereof is
occupied or otherwise closed-in
HOUR NO. REQUIRED.

A certificate of occupancy must be
procured by owner before this build-
ing or part thereof is occupied.

OTHER REQUIRED APPROVALS
i. Gregg Cass PFD 9-14-05
ept. _____
board _____

Cheryl...
Director - Building & Inspection Services

Department Name _____

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: 05-1303	Issued PERMIT ISSUED	032 H022001
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Location of Construction: 193 Middle St	Owner Name: 193Llc	Owner Address: 100 Silver St	Phone:
Business Name:	Contractor Name: Breggia Construction	Contractor Address: 46 Congress St Portland	Phone: 2074504545
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial	Proposed Use: Commercial/ Build a dividing wall for future tenant(s) Retail space	Permit Fee: \$201.00	Cost of Work: \$20,000.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>w/ conditions</i>	INSPECTION: Use Group: <i>NO USE INTENDED</i> Type: <i>3B</i> <i>9/16/05</i>
Signature: <i>Greg Cross</i>	Signature: <i>[Signature]</i>

Permit Taken By: Idobson	Date Applied For: 09/07/2005	Zoning Approval	
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<ol style="list-style-type: none"> 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 <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"/> <input type="checkbox"/> Denied <i>OK with conditions</i> Date: <i>9/13/05</i>	Zoning Appeal <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:	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>Any exterior work</i> Date: <i>Requires A</i> <i>Separate review & approval.</i>
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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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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10/18/05

Framing

OK by



City of Portland, Maine - Building or Use Permit

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

Permit No: 05-1303	Date Applied For: 09/07/2005	CBL: 032 H022001
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Location of Construction: 193 Middle St	Owner Name: 193 Llc	Owner Address: 100 Silver St	Phone:
Business Name:	Contractor Name: Breggia Construction	Contractor Address: 46 Congress St Portland	Phone (207) 450-4545
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial/ Build a dividing wall for future tenant(s) Retail space	Proposed Project Description: Build a dividing wall for future tenant(s) Retail space
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/13/2005

Note: **Ok to Issue:**

- 1) This property is located within a Pedestrian Activities District (PAD) which limits first floor uses to retail-like. You have stated that the uses shall be retail. Any change of use requires a separate permit for review PRIOR to a use change.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 3) Separate permits shall be required for any new signage.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 09/16/2005

Note: **Ok to Issue:**

- 1) This permit does not approve the use of this space, simply the division as per plan. Separate tenant fit up permits are required for the use or occupancy of this space.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 09/14/2005

Note: **Ok to Issue:**

- 1) Structures over three stories require Sprinkler system to comply with NFPA 13
- 2) Protection required in mechanical room.
- 3) To comply with NFPA 101.

All Purpose Building Permit Application

Property owner owes real estate or personal property taxes or user charges on any property with the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 195 Middle Street, Portland Maine

Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>32 H 22</u>		Owner: <u>Commercial Properties</u>	Telephone: <u>774-1882</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Breggia Construction</u>		cost Of Work: <u>\$20,000.00</u> Fee: \$ <u>201</u>
Current use: <u>Commercial</u>			
If the location is currently vacant, what was prior use: <u>Retail space</u>			
Approximately how long has it been vacant: <u>6 months</u>			
Proposed use: <u>Retail space</u>			
Project description: <u>Build Dividing Wall Partition Center of existing 2153 sq. space.</u>			
Contractor's name, address & telephone: <u>Breggia Construction 416 Congress, Portland ME.</u>			
Who should we contact when the permit is ready: <u>Michael Breggia</u>			
Mailing address: <u>416 Congress Portland, Maine 04101</u>			
We will contact you by phone when the permit is ready, You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 207-452-4545			

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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.

X Signature of applicant: Michael Breggia Date: 9-6-05

This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Michael R. Charek

RE: Certificate of Design

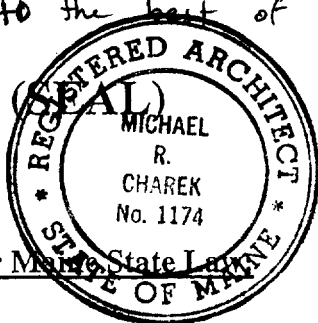
DATE: 9/7/05

These plans and / or specifications covering construction work on:

195 Middle St First Floor

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

and to the best of his knowledge and belief, in accordance with



As per Maine State Law

\$50,000.00 or more in new construction, repair
expansion, addition, or modification for
Building or Structures, shall be prepared by a
registered design Professional.

Signature: M. R. Charek

Title: Principal

Firm: Michael Charek Architects

Address: 25 Hartley St
Portland, ME 04103



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: Michael R. Charek

Address of Project: 193 Middle St 1st Floor

Nature of Project: Commercial renovation

The undersigned, to the best of his knowledge, agrees that
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.

Signature: M R Charek

Title: Principal

Firm: Michael Charek Architects

Address: 25 Hartley St

Portland, ME 04103

Phone: 761-0556

(SEAL)



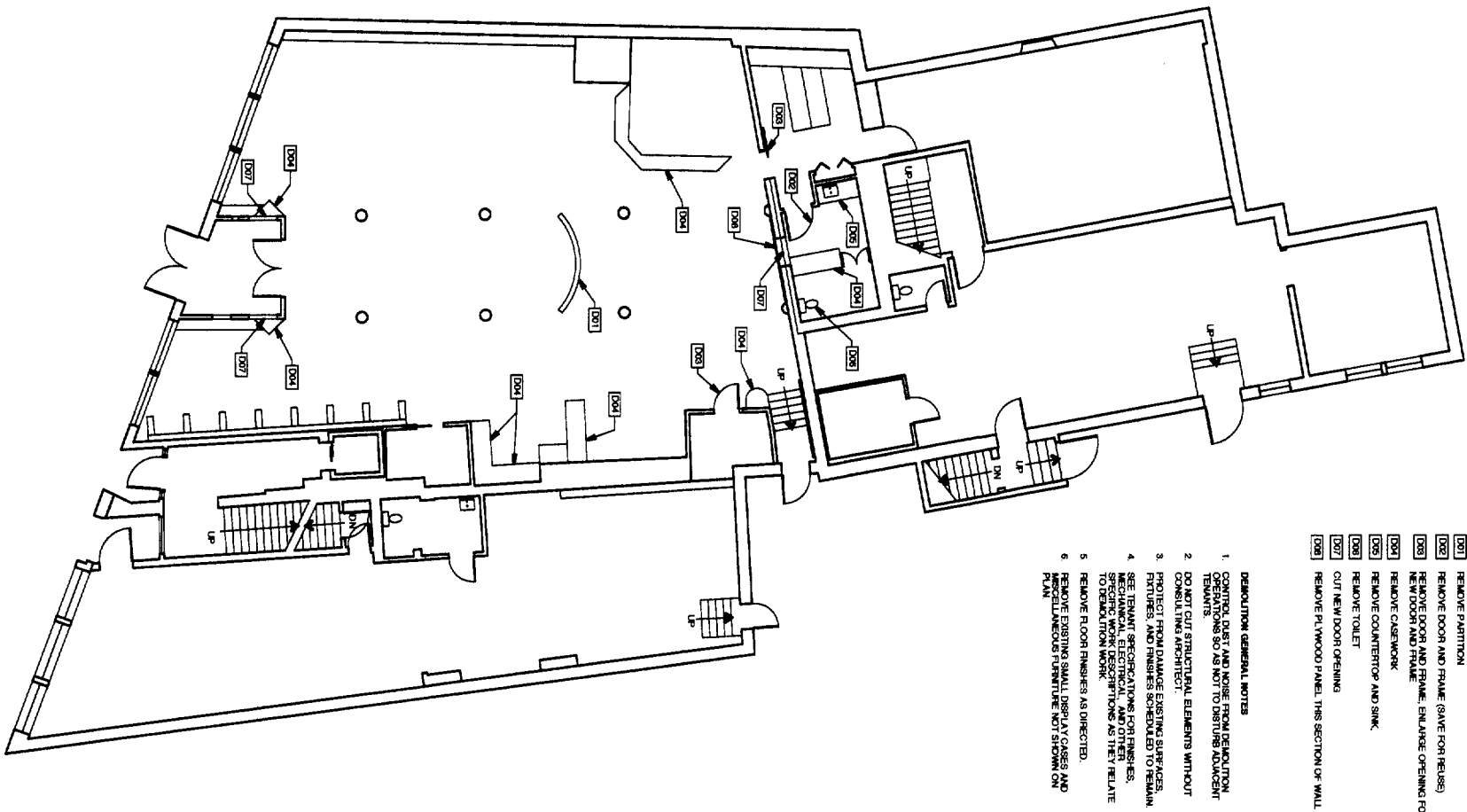
FROM DESIGNER: Michael R. Chark
 DATE: 9/7/05
 Job Name: 193 Middle St. Renovations
 Address of Construction: 193 Middle St, Portland

According to my 2003 International Building Code knowledge and belief, Construction project was designed according to the building code criteria listed below:

Building Code and Year IBC 2003 Use Group Classification(s) M
 Type of Construction III A
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC
 Is the Structure mixed use? if yes, separated or non separated (see Section 302.3) non separated
 Supervisory alarm system? Geotechnical/Soils report required? (See Section 1802.2) _____

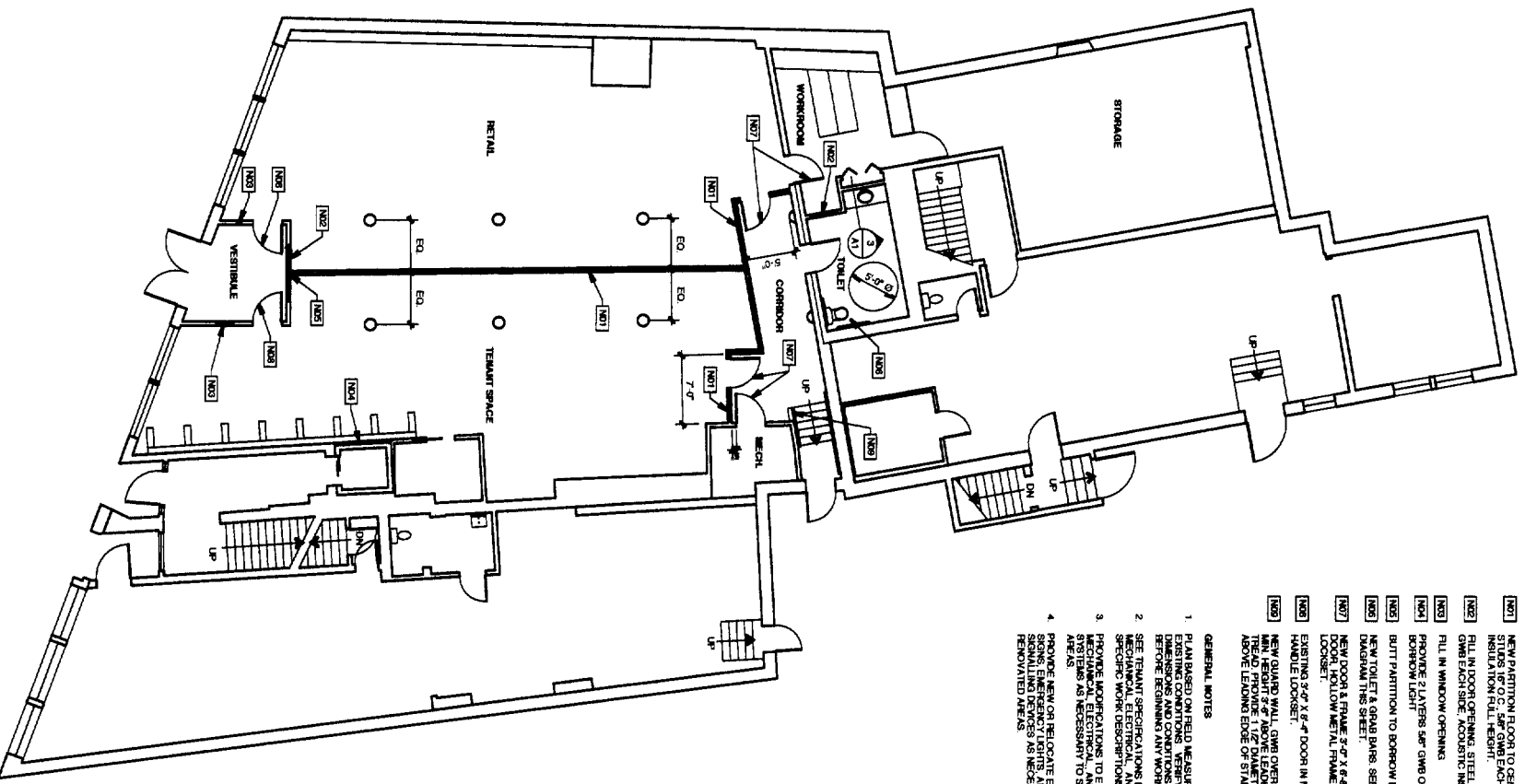
N/A - Existing building, same use

STRUCTURAL DESIGN CALCULATIONS		
_____	Submitted for all structural members (106.1, 106.1.1)	_____ Live load reduction (1603.1.1, 1607.9, 1607.10)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1003)		_____ Roof live loads (1603.1.2, 1607.11)
Uniformly distributed floor live loads (1603.1.1, 1607)		_____ Roof snow loads, if 1603.7.3, 1608
Floor Area Use	Loads Shown	_____ Ground snow load, P_g (1608.2)
_____	_____	_____ If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
_____	_____	_____ If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.31)
_____	_____	_____ If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
_____	_____	_____ Roof thermal factor, C_t (Table 1608.3.2)
_____	_____	_____ Sloped roof snowload, P_s (1608.4)
Wind loads (1603.1.4, 1609)		_____ Seismic design category (1616.3)
_____	Design option utilized (1608.1.1, 1609.6)	_____ Basic seismic force-resisting system (Table 1617.6.2)
_____	Basic wind speed (1608.3)	_____ Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)
_____	Building category and wind importance factor, I_w (Table 1604.5, 1609.5)	_____ Analysis procedure (1616.6, 1617.5)
_____	Wind exposure category (1609.4)	_____ Design base shear (1617.4, 1617.5.1)
_____	Internal pressure coefficient (ASCE 7)	_____ Flood loads (1603.1.6, 1612)
_____	Component and cladding pressures (1609.1.1, 1609.6.2.2)	_____ Flood hazard area (1672.3)
_____	Main force wind pressures (1609.1.1, 1609.6.2.1)	_____ Elevation of structure
Earthquake design data (1603.1.5, 1614 - 1623)		_____ Other loads
_____	Design option utilized (1614.7)	_____ Concentrated loads (1607.4)
_____	Seismic use group ("Category") (Table 1604.5, 1616.2)	_____ Partition loads (1607.5)
_____	Spectral response coefficients, S_{DS} & S_{D1} (1615.1)	_____ Impact loads (1607.8)
_____	Site class (1615.1.5)	_____ Misc. loads (Table 1607.8, 1607.8.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



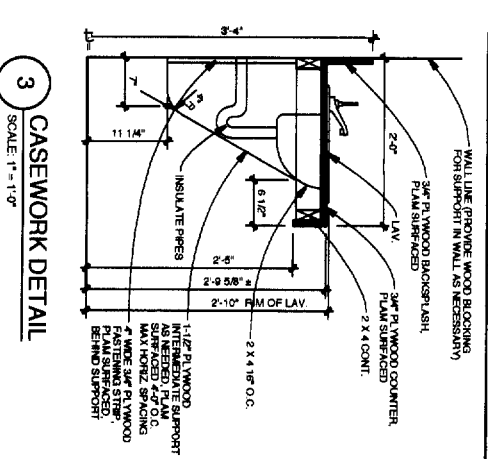
1 DEMOLITION PLAN
SCALE: 1/8" = 1'-0"
PARTITION WALLS KEY
EXISTING TO REMAIN
EXISTING TO BE REMOVED

- DEMOLITION NOTES**
- D001 REMOVE PARTITION
 - D002 REMOVE DOOR AND FRAME (SAVE FOR REUSE)
 - D003 REMOVE DOOR AND FRAME, ENLARGE OPENING FOR NEW DOOR AND FRAME
 - D004 REMOVE CASEWORK
 - D005 REMOVE COUNTERTOP AND SINK
 - D006 REMOVE TOILET
 - D007 CUT NEW DOOR OPENING
 - D008 REMOVE PLYWOOD PANEL, THIS SECTION OF WALL
- DEMOLITION GENERAL NOTES**
1. CONTROL DUST AND NOISE FROM DEMOLITION. TAKE APPROPRIATE MEASURES TO MINIMIZE VIBRATION AND SHOCK TO ADJACENT TENANTS SO AS NOT TO DISTURB ADJACENT CONSULTING ARCHITECT.
 2. DO NOT CUT STRUCTURAL ELEMENTS WITHOUT PROJECT FUNDAMENTS EXISTING SURFACES. FIXTURES, AND FINISHES SCHEDULED TO REMAIN.
 3. SEE TENANT SPECIFICATIONS FOR FINISHES, MECHANICAL, ELECTRICAL, AND OTHER TO DEMOLITION WORK.
 4. REMOVE FLOOR FINISHES AS DIRECTED.
 5. REMOVE EXISTING SMALL DISPLAY CASES AND PARTITION WALLS AS NOT SHOWN ON PLAN.

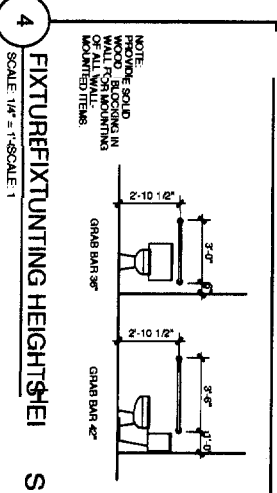


2 FLOOR PLAN
SCALE: 1/8" = 1'-0"
PARTITION WALLS KEY
EXISTING TO REMAIN
NEW PARTITION WALL

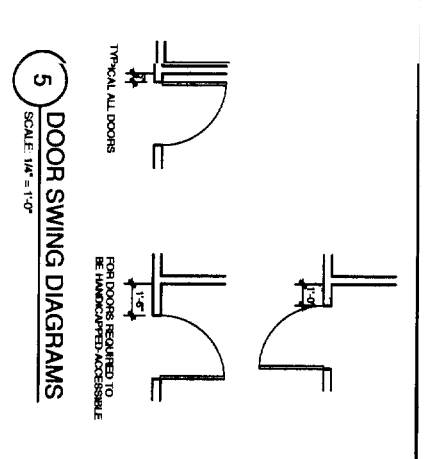
- NEW WORK NOTES**
- N001 NEW PARTITION FLOOR TO CEILING, 3" SQ. STEEL STUDS @ 16" O.C., 1/2" GYPSUM BOARD, 1/2" INSULATION, 1/2" GYPSUM BOARD, 1/2" INSULATION, 1/2" GYPSUM BOARD.
 - N002 FILL IN DOOR OPENING, STEEL STUDS @ 16" O.C., 1/2" GYPSUM BOARD, 1/2" INSULATION, 1/2" GYPSUM BOARD.
 - N003 FILL IN WINDOW OPENING
 - N004 PROVIDE 2 LAYERS 5/8" GWB OVER EXISTING BRONX LIGHT
 - N005 BUTT PARTITION TO BOBBROW LIGHT ABOVE
 - N006 NEW TOILET & SINK BARS, SEE MOUNTING HEIGHT DIAGRAM THIS SHEET
 - N007 NEW DOOR & FRAME 2'-0" X 8'-0" SOLID CORE SLUSH DOOR, FOLLOW METAL FRAME, LEVER HANDLE, LOCKSET
 - N008 EXISTING 2'-0" X 8'-0" DOOR IN NEW FRAME, LEVER HANDLE LOCKSET
 - N009 NEW GUARD WALL, GWB OVER METAL WOOD STUDS @ 16" O.C., 1/2" GYPSUM BOARD, 1/2" INSULATION, 1/2" GYPSUM BOARD, 1/2" INSULATION, 1/2" GYPSUM BOARD. ABOVE LEADING EDGE OF STAIR TREAD.
- GENERAL NOTES**
1. PLAN BASED ON FIELD MEASUREMENT OF EXISTING CONDITIONS. VERIFY EXISTING LOCAL DIMENSIONS AND CONDITIONS IN THE FIELD BEFORE BEGINNING ANY WORK ON THE BUILDING.
 2. SEE TENANT SPECIFICATIONS FOR FINISHES, MECHANICAL, ELECTRICAL, AND OTHER TO DEMOLITION WORK.
 3. PROVIDE MODIFICATIONS TO EXISTING MECHANICAL, ELECTRICAL, AND SPRINKLER AREAS AS NECESSARY TO SERVE RENOVATED AREAS.
 4. PROVIDE NEW OR RELOCATE EXISTING EXIT SIGNALS, EMERGENCY LIGHTS, AND FIRE ALARM RECALL DEVICES AS NECESSARY TO SERVE RENOVATED AREAS.



3 CASEWORK DETAIL
SCALE: 1" = 1'-0"



4 FIXTURE/COUNTERTOP HEIGHTS
SCALE: 1/4" = 1'-0"



5 DOOR SWING DIAGRAMS
SCALE: 1/4" = 1'-0"

BREGGIA CONSTRUCTION
General Contractors
TEL: 207-450-0445
FAX: 207-878-3777

<p>REGISTERED ARCHITECT MICHAEL R. CHAREK No. 1114 EXPIRES 03/31/05</p>	<p>Michael R. Charek Architect 25 Hartley Street Portland, Maine 04103 (207) 781-0556</p>	<p>Tenant Renovations First Floor Space 193 Middle Street Portland, ME 04101</p>	<p>Title: DEMOLITION FLOOR PLAN AND DETAILS Scale: AS NOTED Date: 9/6/05 Revisions:</p>
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Sheet **A1**



CITY OF PORTLAND, MAINE
Department of Building Inspections

20

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: _____

Check #: _____

Total Collected \$ _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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