



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING

# PERMIT

This is to certify that PLAZA GARAGE LLC COW

Located At 401 FORE

Job ID: 2010-12-164-ALTCOMM

CBL: 032 - - I - 041 - 001 - - - -

has permission to Demolish interior partitions at 425 Fore St, add tenant demising walls and new exterior door in masonry wall

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes 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 closed-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.

*James J. B.W.*  
\_\_\_\_\_  
Fire Prevention Officer

*James Burke 1/19/11*  
\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.  
PENALTY FOR REMOVING THIS CAR

## PERMIT ISSUED

JAN 19 2011

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

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

Job No: 2010-12-164-ALTCOMM	Date Applied: 12/28/2010	CBL: 032 - - I - 041 - 001 - - - - -
Location of Construction: 401 FORE	Owner Name: PLAZA GARAGE LLC COW	Owner Address: 100 COMMERCIAL ST PORTLAND, ME - MAINE 04101
Business Name:	Contractor Name: Finlay, Brad	Contractor Address: 100 COMMERCIAL ST PORTLANDMAINE04101
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building
Past Use: Retail	Proposed Use: No use proposed, separate permit for tenant fit up and new occupancy	Cost of Work: 8000.000000
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A
		Signature: <i>[Signature]</i> (58)
		Inspection: Use Group: Type: 3A Signature: <i>[Signature]</i>
Proposed Project Description: 425 Fore Street Demo interior walls, add tenant demising walls and new exterior door in masonry wall		Pedestrian Activities District (P.A.D.)

Permit Taken By:	<b>Zoning Approval</b>		
<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 informatin may invalidate a building permit and stop all work.</p> <p style="text-align: center;"><b>PERMIT ISSUED</b> JAN 19 2011</p> <p style="text-align: center;"><b>City of Portland</b></p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: MES 12/23/10	<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> <input type="checkbox"/> Not in Dist or Landmark <input checked="" 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 Date:

**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	PHON

## **Conditions of Approval:**

### **Zoning**

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.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This approves interior demolition only, no structural work allowed. No other construction activities allowed, including plumbing, electrical and heating.
3. The design load spec sheets for any engineered lintel/header shall be submitted to this office.

### **Fire**

1. Permit is for demolition only. Any construction will require a separate permit.
2. Any cutting or welding and hot work taking place in a commercial building requires a separate "Hot Work Permit" from the Fire Department.

**PERMIT ISSUED**

JAN 19 2011

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto: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.**

1. Close in of new lintel/header in masonry wall and demising walls

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.

PERMIT ISSUED

JAN 19 2011

City of Portland



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

**Tender Details:**

**Tender Information:** Check , Check Number: 100

**Tender Type:** CK

**Tender Amount:** 100.00

**Receipt Header:**

**Cashier Id:** kdobson

**Receipt Date:** 12/28/2010 12:00:00 AM

**Receipt Number:** 465

**Receipt Details:**

Reference ID:	169	Fee Code Version:	
Originator Receipt Number:	0	Originator Payment Date:	
Payment Type:	PP	Is Waiver in Percentage:	True
Waiver Amount:	0		
Transaction Amount:	100.00	Charge Amount:	100.00
Additional Comments:			

**Thank You for your Payment!**



# 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: <b>425 FORE STREET - FIRST FLOOR (401 FORE ST. PER ASSESSOR)</b>		
Total Square Footage of Proposed Structure <b>2,500 SQ. FT. (TENANT SPACE)</b>	Square Footage of Lot <b>N/A</b>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>032            1041            001</b>	Owner: <b>COW PLAZA GARAGE LLC 100 COMMERCIAL STREET PORTLAND, MAINE 04101</b>	Telephone: <b>207.775.2252</b>
Lessee/Buyer's Name (If Applicable) <b>N/A</b>	Applicant name, address & telephone: <b>MARK MUELLER ARCHITECTS 100 COMMERCIAL ST. - SUITE 205 PORTLAND, ME 04101 P: 207.774.9057 - F: 207.773.3851</b>	Cost Of Work: \$ <b>8,000.00</b> Fee: \$ <b>100.00</b> C of O Fee: \$ <b>N/A</b>
Current Specific use: <b>BUSINESS</b> If vacant, what was the previous use? <b>N/A</b> Proposed Specific use: <b>BUSINESS</b>		
Project description: <b>DEMO INTERIOR NON LOAD BEARING WALLS. ADDITION OF TENANT DEMISING WALLS.</b>		
Contractor's name, address & telephone: <b>MONAGHAN WOODWORKS</b>		
Who should we contact when the permit is ready: <b>BRAD FINLAY</b> Mailing address: <b>MONAGHAN WOODWORKS Phone: 207.775.2683</b> <b>C/O: BRAD FINLAY</b> <b>100 COMMERCIAL STREET</b> <b>PORTLAND, MAINE 04101</b>		

**RECEIVED**  
DEC 22 2010  
Dept. of Building Inspections  
City of Portland, Maine

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

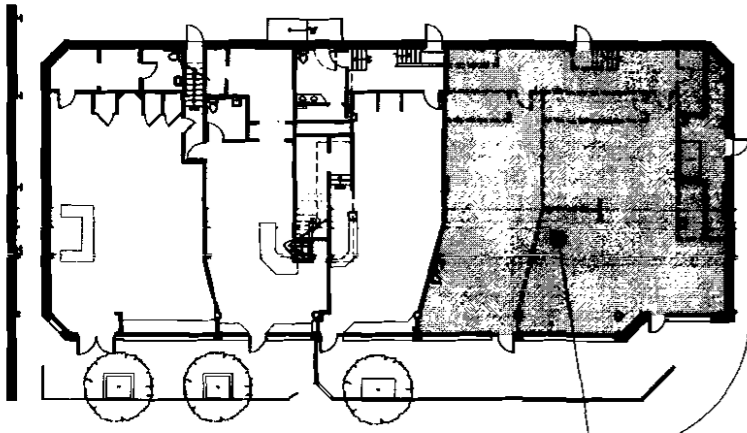
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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: **DECEMBER 20, 2010**

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



FORE STREET

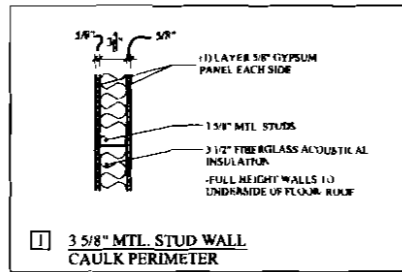
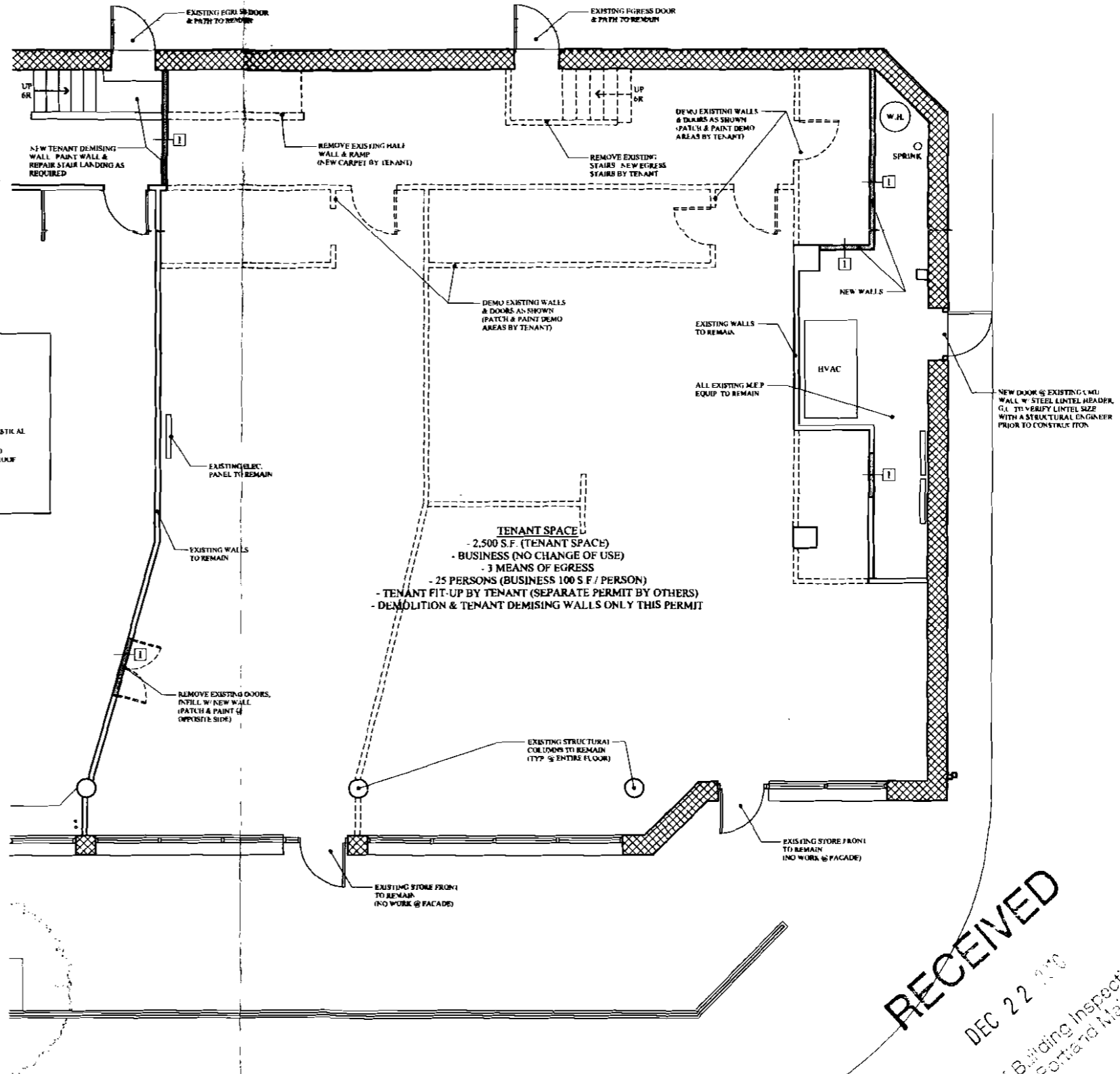
AREA OF WORK

**KEY PLAN**

SCALE: 1/15"=1'-0"

**WALL LEGEND**

EXISTING WALL	
NEW WALL	
FIRE RATED WALL	
1 HOUR	
EXISTING WALL TO BE REMOVED	



**DEMOLITION NOTES:**

1. ALL WALLS AS SHOWN TO BE REMOVED. G.C. TO FIELD VERIFY & REPORT ANY DISCREPANCIES OR LOAD BEARING WALLS TO THE ARCHITECT
2. ELECTRIC POWER TO THE TENANT SPACE ONLY SHALL BE DISCONNECTED PRIOR TO DEMOLITION. VERIFY WATER SHUT-OFF W/ BUILDING OWNER. EXISTING DUCT WORK TO REMAIN SHALL BE SEALED. SPRINKLER SYSTEMS, WHERE APPLICABLE, SHALL REMAIN OPERATIONAL UNLESS PERMITTED BY THE CITY BUILDING INSPECTOR. FIRE ALARM SYSTEMS TO REMAIN FULLY OPERATIONAL DURING DEMOLITION.
3. DUST BARRIER PARTITIONING SHALL BE INSTALLED @ TENANT SEPARATIONS.
4. ALL DEMOLITION SHALL BE REMOVED FROM THE REAR OF THE BUILDING ONLY.
5. REMOVE EXISTING CEILING PER DIRECTION OF BUILDING OWNER (VERIFY EXTENT OF CEILING TILE FIRE RATING & REPORT TO ARCHITECT PRIOR TO REMOVAL).
6. ALL FIRE PROTECTION, GYPSUM DRY WALL &/ OR FIRE SPRAY ON STRUCTURAL MEMBERS, INCLUDING BEARING WALLS, FIRE SEPARATION WALLS, BEAMS, COLUMNS & FIRE RATED FLOOR/CEILING ASSEMBLIES SHALL NOT BE REMOVED.
7. PROTECT ALL FINISHES, MATERIALS AND EQUIPMENT NOTED AS EXISTING TO REMAIN.
8. DIMENSIONS INDICATED -- ARE EXISTING CONDITION DIMENSIONS TO BE VERIFIED IN FIELD.
9. REMOVE EXISTING PLUMBING FIXTURES IF ANY, VENTING AND ASSOCIATED EXHAUST FANS CAP PLUMBING FLUSH WITH FLOOR.
10. G.C. TO VERIFY WITH DIG SAFE PRIOR TO ANY SITE WORK.
11. FIELD VERIFY ALL STRUCTURAL COMPONENTS PRIOR TO DEMOLITION. REPORT ANY DISCREPANCIES IMMEDIATELY TO ARCHITECT.

**FLOOR PLAN**

SCALE: 1/4"=1'-0"

**RECEIVED**  
 DEC 22 2010

Dept of Building Inspections  
 City of Portland, Maine

**MARK MUELLER ARCHITECTS**  
 A.I.A.  
 100 Commercial Street  
 Suite 205  
 Portland, Maine 04101  
 Phone: 207.774.8057  
 Fax: 207.773.3851  
 Email: mark@mmua.com

**FORE STREET GARAGE RETAIL**  
 425 FORE STREET  
 PORTLAND, MAINE

DEMO PLAN

DATE:	12.20.10
PROJECT:	
AGES FILE:	
DRAWN BY:	
CHECK BY:	

A-1.0

DEMO PERMIT SET: DECEMBER 20, 2010