

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

## BUILDING DEPARTMENT

### PERMIT

Permit Number: 090041

Please Read Application And Notes, If Any, Attached

This is to certify that MAINE EMPLOYERS' MUTUAL INSURANCE COMPANY has permission to Owner Preparing for Future Tenant. Install one Hour Rated Demolition Wall. Remove Non-load Bearing walls to AT 245 COMMERCIAL ST C# 038 F006001

RECEIVED  
MAY 21 2009

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 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 written permission procured before this building or part thereof is lathed or otherwise red-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. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature]  
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: 09-0041	Issue Date:	CBL: 038 F006001
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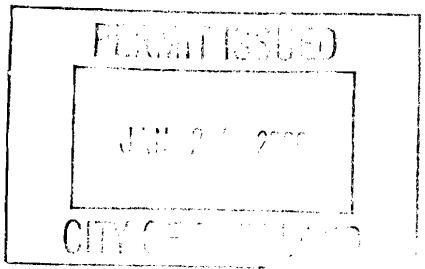
Location of Construction: 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone: 207-775-059
Business Name:	Contractor Name: Brian Curley	Contractor Address: PDT Architects, 49 Dartmouth Portlan	Phone 207775-059
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial/ Memic Lobby-Visitor Center	Proposed Use: Commercial - Owner Preparing for Future Tenant. Install One Hour Rated Demising Wall. Remove Non-load Bearing walls to open up space. <i>NO specific use being approved at this time - see conditions</i>	Permit Fee: \$70.00	Cost of Work: \$5,000.00	CEO District: 1
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Proposed Project Description: Owner Preparing for Future Tenant. Install One Hour Rated Demising Wall. Remove Non-load Bearing walls to open up space.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 3 JBC-2003
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i> 1/26/09

Permit Taken By: lmd	Date Applied For: 01/12/2009	<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>[Signature]</i> 1/14/09	<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> With <i>[Signature]</i> <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 Date: <i>[Signature]</i>
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*Alterations require 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

**BUILDING PERMIT INSPECTION PROCEDURES**

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

**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.**

  X   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  X   **Final inspection required at completion of work.**

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.

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

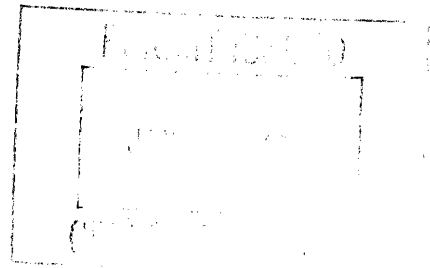
**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

Jerome S. Dabrowski  
Signature of Applicant/Designee

1/26/09  
Date

Jeanne Banta  
Signature of Inspections Official

1/26/09  
Date



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

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

<b>Permit No:</b> 09-0041	<b>Date Applied For:</b> 01/12/2009	<b>CBL:</b> 038 F006001
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<b>Location of Construction:</b> 245 COMMERCIAL ST	<b>Owner Name:</b> MAINE EMPLOYERS' MUTUAL I	<b>Owner Address:</b> PO BOX 11409	<b>Phone:</b> 207-775-6059
<b>Business Name:</b>	<b>Contractor Name:</b> Brian Curley	<b>Contractor Address:</b> PDT Architects, 49 Dartmouth Portlan	<b>Phone:</b> (207) 775-6059
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial - Owner Preparing for Future Tenant. Install One Hour Rated Demising Wall. Remove Non-load Bearing walls to open up space.	<b>Proposed Project Description:</b> Owner Preparing for Future Tenant. Install One Hour Rated Demising Wall. Remove Non-load Bearing walls to open up space.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 01/14/2009

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

- 1) This permit is only reviewed as preparation for a future tenant. It is not approving any specific use at this time. IT IS REQUIRED that any future tenant take out separate permits for tenant fit ups.
- 2) This property is located within a Pedestrian Activities District (PAD) which limits first floor uses to retail like uses as described by ordinance.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 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:** Jeanine Bourke      **Approval Date:** 01/26/2009

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

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) 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:** Capt Greg Cass      **Approval Date:** 01/21/2009

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

- 1) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 2) A single source supplier should be used for all through penetrations.
- 3) All construction shall comply with NFPA 101

**Comments:**

1/13/2009-lmd: Spoke with Brian requesting more information showing the entire first floor in relation to the work submitted for permit. Brian stated that it was not available to him, stated that we had information from previous permit issued for the Lobby area renovation and the layout was the same as that which was submitted. I printed the information to be included with permit as requested by customer. I informed customer that future tenant(s) would need to submit tenant fit-up and possibly change of use applications



# General Building Permit Application

Location/Address of Construction: <u>245-251 Commercial Street</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>Brian Curley</u> Address <u>PDT Architects 44 Dartmouth</u> City, State & Zip <u>Portland ME 04101</u>	Telephone: <u>207</u> <u>775-1059</u> <u>x 337</u>
Lessee/DBA (If Applicable) <u>Color Me Mine</u>	Owner (if different from Applicant) Name <u>MEMIC 40 Catherine Leason</u> Address <u>Commercial St</u> City, State & Zip <u>Portland ME 04101</u>	Cost Of Work: \$ <u>5000</u> C of O Fee: \$ _____ Total Fee: \$ <u>70</u>
<p>Current legal use (i.e. single family) <u>WAS VISITORS</u> <u>1st floor</u></p> <p>If vacant, what was the previous use? _____</p> <p>Proposed Specific use: <u>Barroom</u></p> <p>Is property part of a subdivision? _____ If yes, please name _____</p> <p>Project description: <u>owner preparing for new tenant. take pottery &amp; paint them &amp; put into kilns</u> <u>other side 65 seat restaurant</u></p>		
Contractor's name: <u>TBP</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: _____		Telephone: _____
Mailing address: _____		

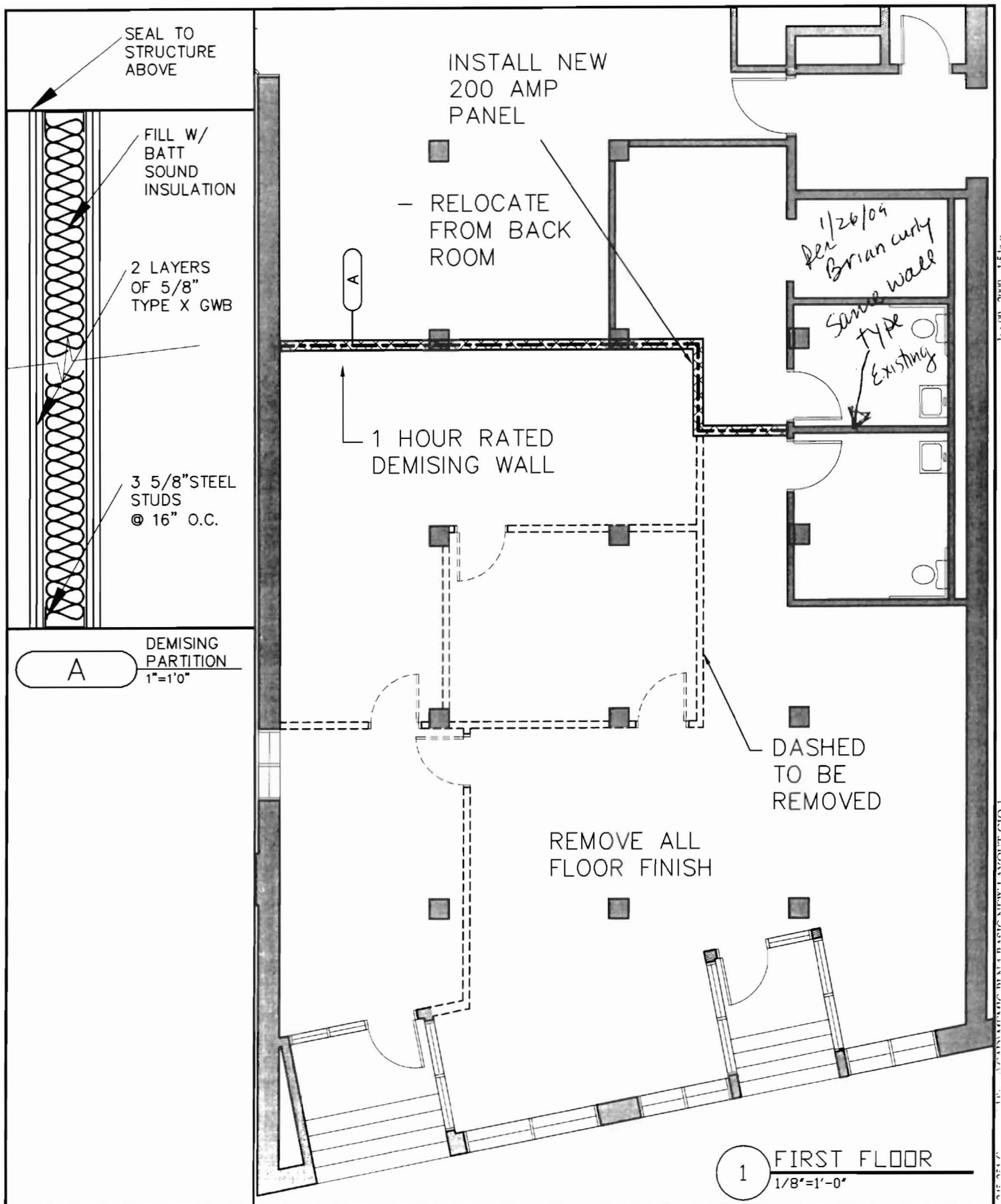
**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

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](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: [Signature] Date: 1/12/09

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



SEAL TO  
STRUCTURE  
ABOVE

FILL W/  
BATT  
SOUND  
INSULATION

2 LAYERS  
OF 5/8"  
TYPE X  
GWB

3 5/8" STEEL  
STUDS  
@ 16" O.C.

INSTALL NEW  
200 AMP  
PANEL

RELOCATE  
FROM BACK  
ROOM

1 HOUR RATED  
DEMISING WALL

*1/26/09  
Per  
Brian curly  
Same wall  
type  
Existing*

DEMISING  
PARTITION  
1"=1'0"

DASHED  
TO BE  
REMOVED

REMOVE ALL  
FLOOR FINISH

1 FIRST FLOOR  
1/8"=1'-0"

ARCHITECTURE  
INTERIOR DESIGN  
PLANNING

49 DARTMOUTH STREET  
PORTLAND, MAINE 04101  
www.pdtarchs.com

© 2009 PDT Architects

245-251 Commercial Street  
PORTLAND, MAINE

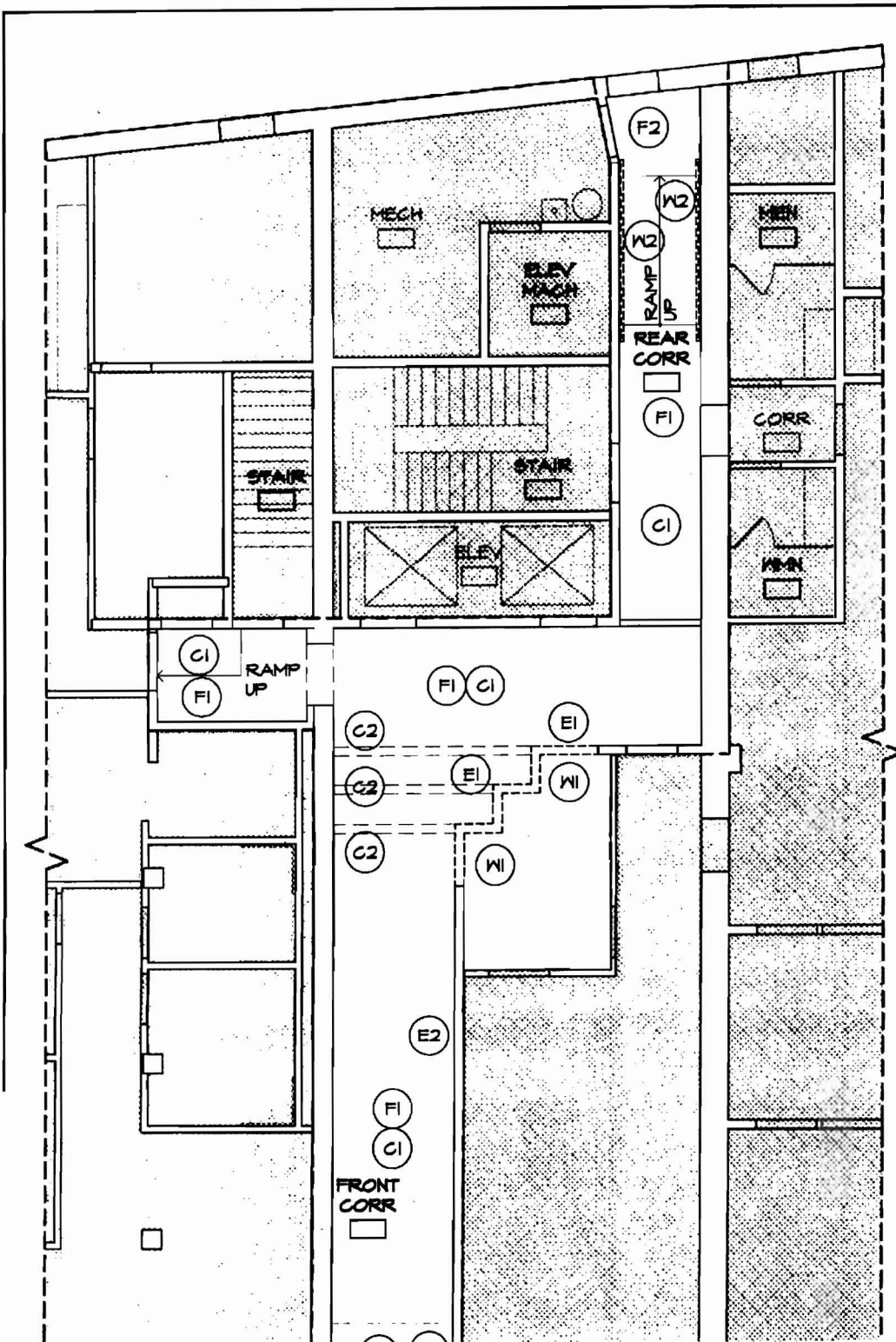
TITLE  
**Color Me Mine**

JOB # 09-002  
DATE 1/09/2009  
SCALE




SHEET  
**A-1**

FOR FLOOR PLAN USE ONLY

Adjacent to "color ME MINE" space










DEMOLITION LEGEND

-  EXISTING WALL TO REMAIN
-  EXISTING WALL TO BE DEMOLISHED
-  AREA NOT IN SCOPE OF WORK

DEMOLITION GENERAL NOTES

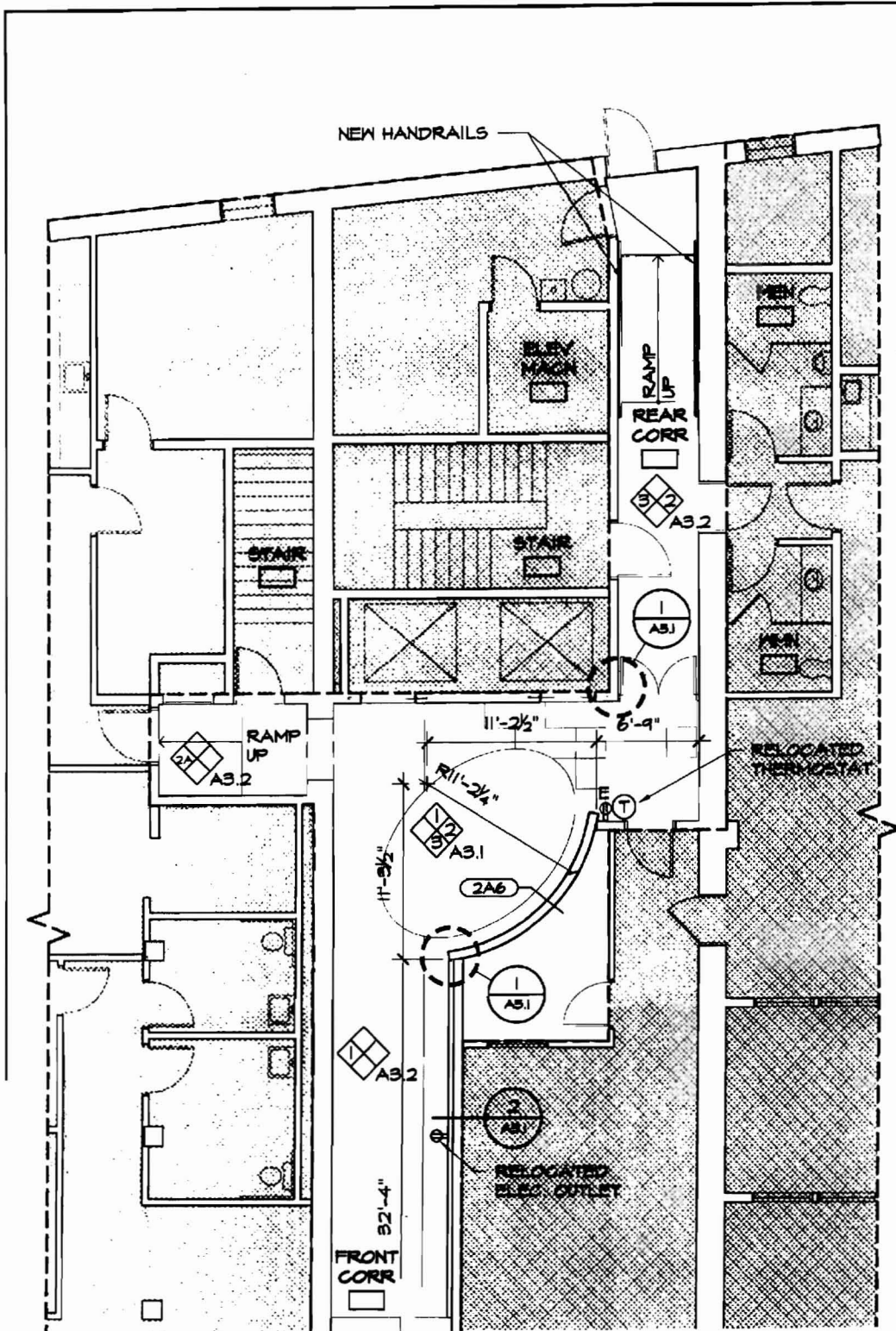
1. ALL SWITCHES & OUTLETS TO REMAIN UNLESS NOTED OTHERWISE.
2. ALL DOORS & FRAMES TO REMAIN.
3. PROTECT ALL SURFACES TO REMAIN DURING CONSTRUCTION.

DEMOLITION KEY NOTES

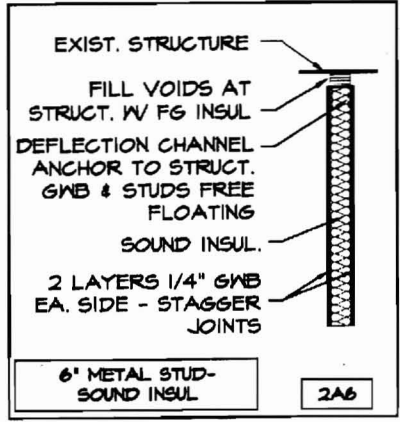
-  REMOVE EXIST. PARTITIONS. PATCH & REPAIR SURROUNDING SURFACES.
-  REMOVE EXIST. HANDRAILS. PATCH & REPAIR SURROUNDING SURFACE.
-  REMOVE CARPETING. SCRAPE & CLEAN SUB-FLOOR & PREP FOR INSTALLATION OF NEW FLOORING MATERIAL.
-  REMOVE RUBBER MATTING. SCRAPE & CLEAN OFF RESIDUE. PREP SUBFLOOR FOR INSTALLATION OF NEW FLOORING MATERIAL.
-  REMOVE/REPAIR TILE @ ENTRY.
-  REMOVE EXISTING SAT OR LINEAR MTL. CEILING. LEAVE EXIST. HVAC EQUIP., WIRING AND SPRINKLER PIPING & HEADS INTACT.
-  REMOVE EXISTING GNB

Oct 08, 2008 8:55am

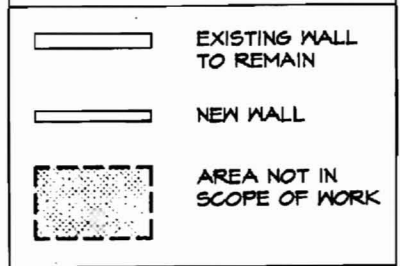
FOR FLOOR PLAN USE ONLY



**WALL TYPES:**



**LEGEND**



OCT 08 2008 2:16pm



FOR FLOOR PLAN V60 0121

