

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 050941
JUL 27 2005
CITY OF PORTLAND

This is to certify that Brown J B & Sons/Wright R Construction, Inc
has permission to tenant fit-up of commercial space-night office
AT 14 York St 040 F011001

provided that the person or persons who apply for and 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 occupied or otherwise 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. Capt. Greg Cass 7-2005

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: 05-0941	Issue Date: PERMIT ISSUED JUL 27 2005	CBL: 040 FO 1001
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Location of Construction: 14 York St	Owner Name: Brown J B & Sons	Owner Address: 482 Congress St 5th Floor	Phone: 774-5908
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone: 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3
Past Use: commercial space	Proposed Use: tenant fit-up of commercial space-nightclub to law office <i>Third floor</i>	Permit Fee: \$1,191.00	Cost of Work: \$130,000.00
Proposed Project Description: tenant fit-up of commercial space-nightclub to law office		CEO District: 1	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>with conditions</i>
		INSPECTION: Use Group: <i>B</i> Type: <i>3B</i> <i>7/20/05</i>	Signature: <i>[Signature]</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>just outside of PAD</i>	
		Signature: <i>[Signature]</i> Date:	

Permit Taken By: jharris	Date Applied For: 07/08/2005	Zoning Approval	
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Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>9/7/20/05</i>	Date:	Date: <i>Requires h.</i>

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

Permit No: 05-0941	Date Applied For: 07/08/2005	CBL: 040 F011001
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Location of Construction: 14 York St	Owner Name: Brown J B & Sons	Owner Address: 482 Congress St 5th Floor	Phone: () 774-5908
Business Name:	Contractor Name: Wright Ryan Construction, Inc	Contractor Address: 10 Danforth Street Portland	Phone: (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: tenant fit-up of commercial space-nightclub to law office	Proposed Project Description: tenant fit-up of commercial space-nightclub to law office
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Dept: Building **Status:** Approved **Reviewer:** Mike Nugent **Approval Date:** 07/26/2005
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 07/21/2005
Note: **Ok to Issue:**

1) All building construction to comply with NFPA 101
2) Fire alarm system to comply with NFPA 72

All Purpose Building Permit Application

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: 14-26 York Street 2nd Floor

Total Square Footage of Proposed Structure <u>3500 TENANT FIT OUT</u>		Square Footage of Lot <u>N/A</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>40</u> Block# <u>F</u> Lot# <u>011</u>		Owner: <u>J.B. BRONN + SONS</u> <u>482 CONGRESS ST.</u> <u>PORTLAND, ME 04101</u>	Telephone: <u>(207) 774-5908</u>
Lessee/Buyer's Name (If Applicable) <u>M. CAULRESS, EPSTEIN, AND O'DONOVAN</u> <u>LLP.</u>		Applicant name, address & telephone: <u>WRIGHT-RYAN CONSTRUCTION</u> <u>(207) 10 DANFORTH STREET</u> <u>773-3625 PORTLAND, ME 04101</u>	Cost Of Work: <u>\$ 130,000.00</u> Fee: <u>\$ 1,191.00</u>

Current use: ~~Office~~ Commercial

If the location is currently vacant, what was prior use: NIGHT CLUB

Approximately how long has it been vacant: 3 YEARS

Proposed use: LAW OFFICE Tenant 1
Project description: RENOVATION OF EXISTING SPACE TO RECEIVE NEW OFFICE SPACE FOR LAWYERS OFFICE

Contractor's name, address & telephone: WRIGHT-RYAN CONSTRUCTION
10 DANFORTH ST. PORTLAND, ME 04101

Who should we contact when the permit is ready: CRAIG HILL

Mailing address: SAME

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) 773-3625

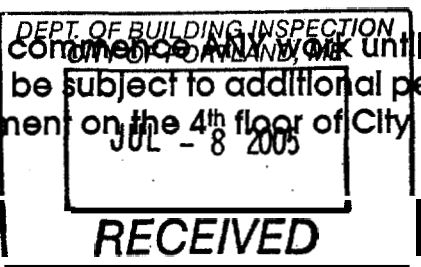
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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.

Signature of applicant: [Signature]

Date: 7/8/2005

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



x

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUL - 8 2005
RECEIVED



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: Brian Curley

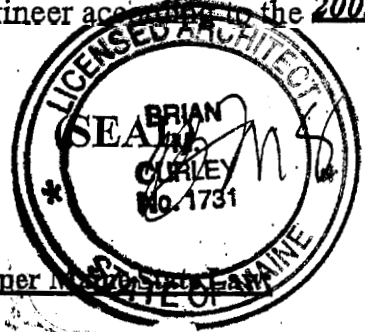
RE: Certificate of Design

DATE: July 7, 2005

These plans and / or specifications covering construction work on:

Third Floor tenant space at 14-26 York Street in Portland for
McCandless Law Office.

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



Signature: [Handwritten Signature]

Title: Principal

Firm: PDT Architects

Address: 49, Dartmouth Street
Portland, ME 04101

As per ME Code of Laws
\$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.

x



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
JUL - 8 2005
RECEIVED

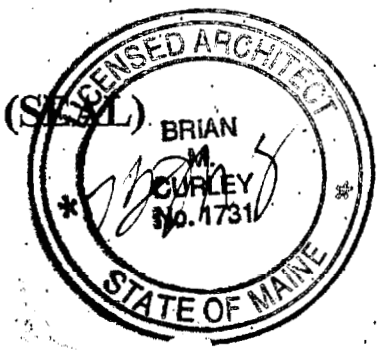
CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

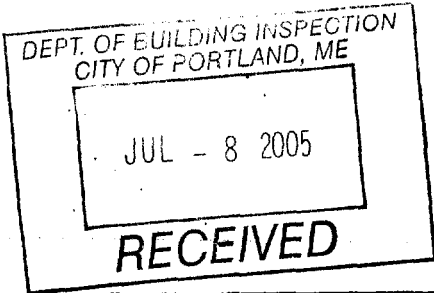
Designer: PDT Architects
Address of Project: 14-26 York Street
Nature of Project: McCandless law Office, Third Floor

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:
Title: Principal
Firm: PDT Architects
Address: 49 Dartmouth Street
Portland, ME 04101
Phone: 207-775-3059 x337



NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.



FROM DESIGNER: Brian Curley
 DATE: July 7, 2005
 Job Name: McCandless Law Office
 Address of Construction: 14-26 York Street (3rd Floor), Portland, ME

Construction project was ²designed according to the building code criteria listed below:

Building Code and Year IBC 2003 Use Group Classification(s) III
 Type of Construction III
 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 (see Section 302.3) _____
 Supervisory alarm system? yes Geotechnical/Soils report required? (See Section 1802.2) n/a

STRUCTURAL DESIGN CALCULATIONS		<u>n/a</u>	<u>live load reduction</u> (1603.1.1, 1607.9, 1607.10)
<u>n/a</u>	Submitted for all structural members (108.1, 108.1.1)	<u>n/a</u>	Roof live loads (1603.1.2, 1607.11)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)		<u>ex'g</u>	Roof snow loads (7603.7.3, 1608)
Uniformly distributed floor live loads (7603.11, 1607)		<u>n/a</u>	Ground snow load, P_g (1608.2)
Floor Area Use	Loads Shown	<u>n/a</u>	If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	Roof thermal factor, C_t (Table 1608.3.2)
<u>n/a</u>	<u>n/a</u>	<u>n/a</u>	Sloped roof snowload, P_s (1608.4)
Wind loads (1603.1.4, 1609)		<u>n/a</u>	Seismic design category (1616.3)
<u>n/a</u>	Design option utilized (1609.1.1, 1609.6)	<u>n/a</u>	Basic seismic-force-resisting system (Table 1617.6.2)
<u>n/a</u>	Basic wind speed (1609.3)	<u>n/a</u>	Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)
<u>n/a</u>	Building category and wind importance factor, I_w (Table 1604.6, 1609.5)	<u>n/a</u>	Analysis procedure (1616.6, 1617.5)
<u>n/a</u>	Wind exposure category (1609.4)	<u>n/a</u>	Design base shear (1617.4, 1617.5.1)
<u>n/a</u>	Internal pressure coefficient (ASCE 7)	Flood loads (1603.1.6, 1612)	
<u>n/a</u>	Component and cladding pressures (1609.1.1, 1609.6.2.2)	<u>n/a</u>	Flood hazard area (1612.3)
<u>n/a</u>	Main force wind pressures (7603.1.1, 1609.6.2.1)	<u>n/a</u>	Elevation of structure
Earthquake design data (1603.1.5, 1614-1623)		Other loads	
<u>n/a</u>	Design option utilized (1614.1)	<u>n/a</u>	Concentrated loads (1607.4)
<u>n/a</u>	Seismic use group ("Category") (Table 1604.5, 1616.2)	<u>n/a</u>	Partition loads (1607.5)
<u>n/a</u>	Spectral response coefficients, S_{DS} & S_{D1} (1615.1)	<u>n/a</u>	Impact loads (1607.8)
<u>n/a</u>	Site class (1615.1.5)	<u>n/a</u>	Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)