

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

Please Read Application And Notes, If Any, Attached

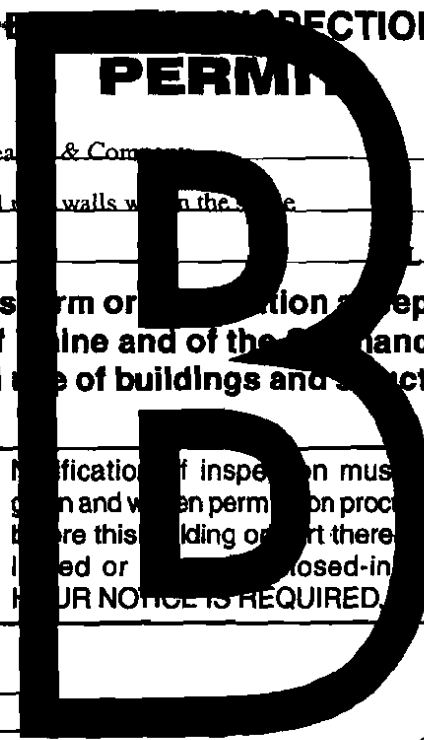
INSPECTION

**PERMIT ISSUED**  
 Permit Number: 060516  
 MAY  
 CITY OF PORTLAND

This is to certify that BROWN I B & SONS /Real Estate & Construction  
 has permission to Remove 2 walls and install 2 walls with the same

AT 55 WEST COMMERCIAL ST L 058 C001001

provided that the person or persons who obtain or 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 enclosed-in-  
**FOUR HOURS 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. \_\_\_\_\_  
 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 ISSUED**

<b>Location of Construction:</b> 65 WEST COMMERCIAL ST	<b>Owner Name:</b> BROWN J B & SONS	<b>Owner Address:</b> PO BOX 207	<b>Permit No:</b> 06-0516	<b>Issue Date:</b> MAY 2 2006	<b>CBL:</b> 058 C001001
<b>Business Name:</b>	<b>Contractor Name:</b> Reagan & Company	<b>Contractor Address:</b> 106 Merrill Rd. Gray	<b>Phone:</b> 2076536353		
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	<b>Zone:</b> B5b		

<b>Past Use:</b> Commercial	<b>Proposed Use:</b> Commercial remove 2 walls and install new walls within the space	<b>Permit Fee:</b> \$282.00	<b>Cost of Work:</b> \$28,584.00	<b>CEO District:</b> 2
<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied See Conditions		<b>INSPECTION:</b> Use Group: B Type: 3B 5/2/06		

<b>Proposed Project Description:</b> Remove 2 walls and install new walls within the space	<i>see permit # 05-1299 signed APPROVED</i>	<b>Signature:</b> <i>Greg Cross</i>	<b>Signature:</b> <i>[Signature]</i>
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
Signature:		Date:	

<b>Permit Taken By:</b> dmartin	<b>Date Applied For:</b> 04/14/2006	<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>5/1/06</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> <input checked="" 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:
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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.

# City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0516	Date Applied For: 04/14/2006	CBL: 058 C001001
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Location of Construction: 65 WEST COMMERCIAL ST	Owner Name: BROWN J B & SONS	Owner Address: PO BOX 207	Phone:
Business Name:	Contractor Name: Reagan & Company	Contractor Address: 106 Merrill Rd. Gray	Phone: (207) 653-6353
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial remove 2 walls and install new walls within the space	Proposed Project Description: Remove 2 walls and install new walls within the space
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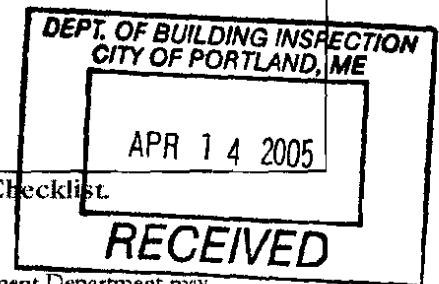
<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 05/01/2006
<b>Note:</b> original use permit approved on #05-1299			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Building	<b>Status:</b> Approved	<b>Reviewer:</b> Mike Nugent	<b>Approval Date:</b> 05/02/2006
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Cptn Greg Cass	<b>Approval Date:</b> 05/01/2006
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Sprinkler system shall comply with NFPA 13			
2) All building construction shall comply with NFPA 101			
3) Fire Alarm shall comply with NFPA 72			



# 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>65 West Commercial</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>058</u> Block# <u>C-001</u> Lot# <u>001</u>	Owner: <u>JB Brown &amp; Sons</u>	Telephone: <u>774-5908</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>JB Brown &amp; Sons</u> <u>482 Congress Street</u> <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>28,584.00</u> Fee: \$ <u>282.00</u> C of O Fee: \$ _____
Current Specific use: <u>office</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>office</u>		
Project description: <u>remove 2 office walls, install new walls</u>		
Contractor's name, address & telephone: <u>Earle Reagan</u> <u>106 Memorial Road, Gray, ME</u> <u>657-6353</u>		
Who should we contact when the permit is ready: <u>Trish Weimer</u> Mailing address: <u>JB Brown</u> <u>482 Congress St</u> <u>Portland, ME 04101</u> Phone: <u>774-5908</u>		



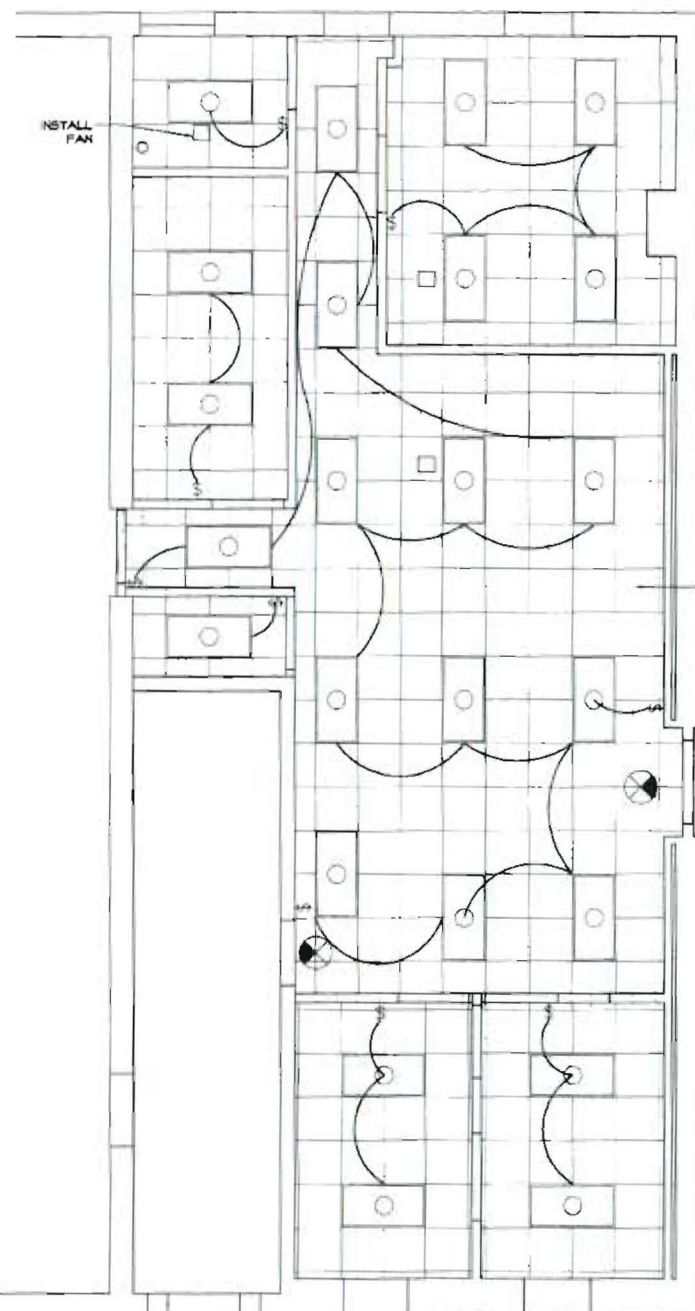
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 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.

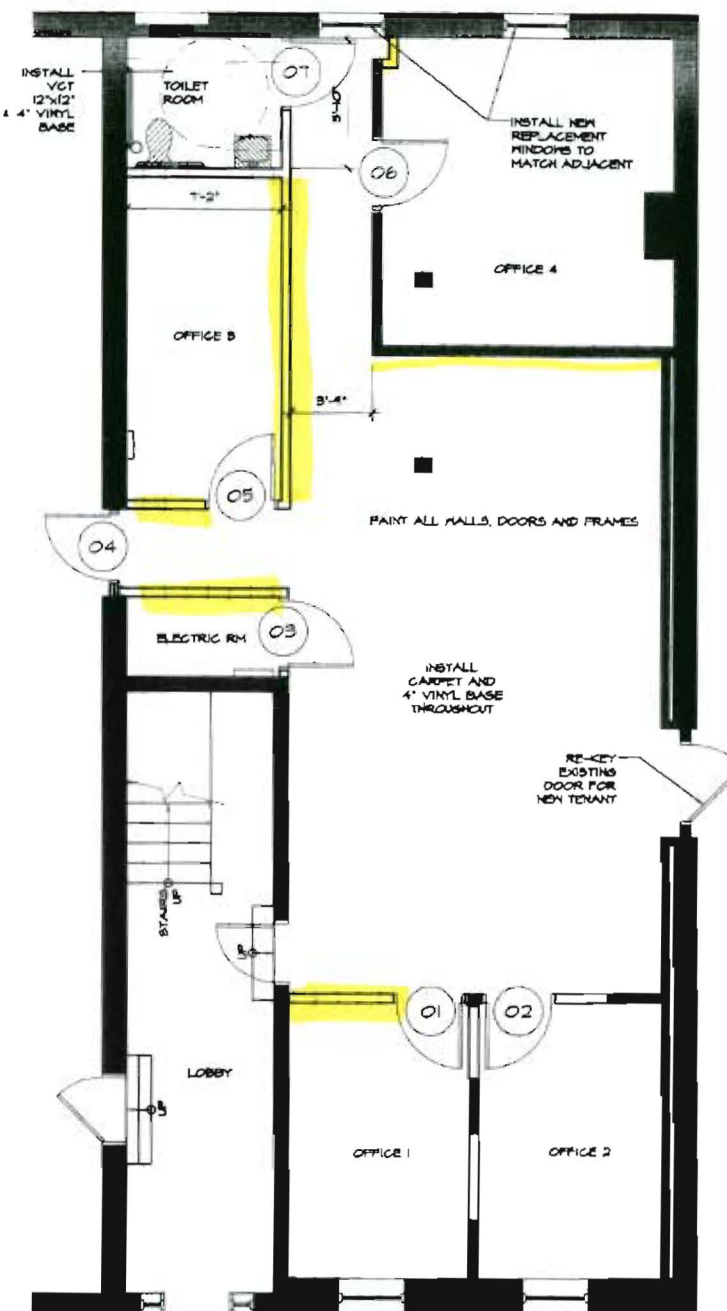
Signature of applicant: <u>Patricia Weimer</u>	Date: <u>4/14/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



**REFLECTED CEILING PLAN**  
1/2" = 1'-0"

1. VERIFY OPERATION OF HVAC SYSTEM
2. BALANCE AS REQUIRED
3. PROVIDE FULL NFPA 13 SPRINKLER COVERAGE



**PROPOSED FLOOR PLAN**  
1/4" = 1'-0"

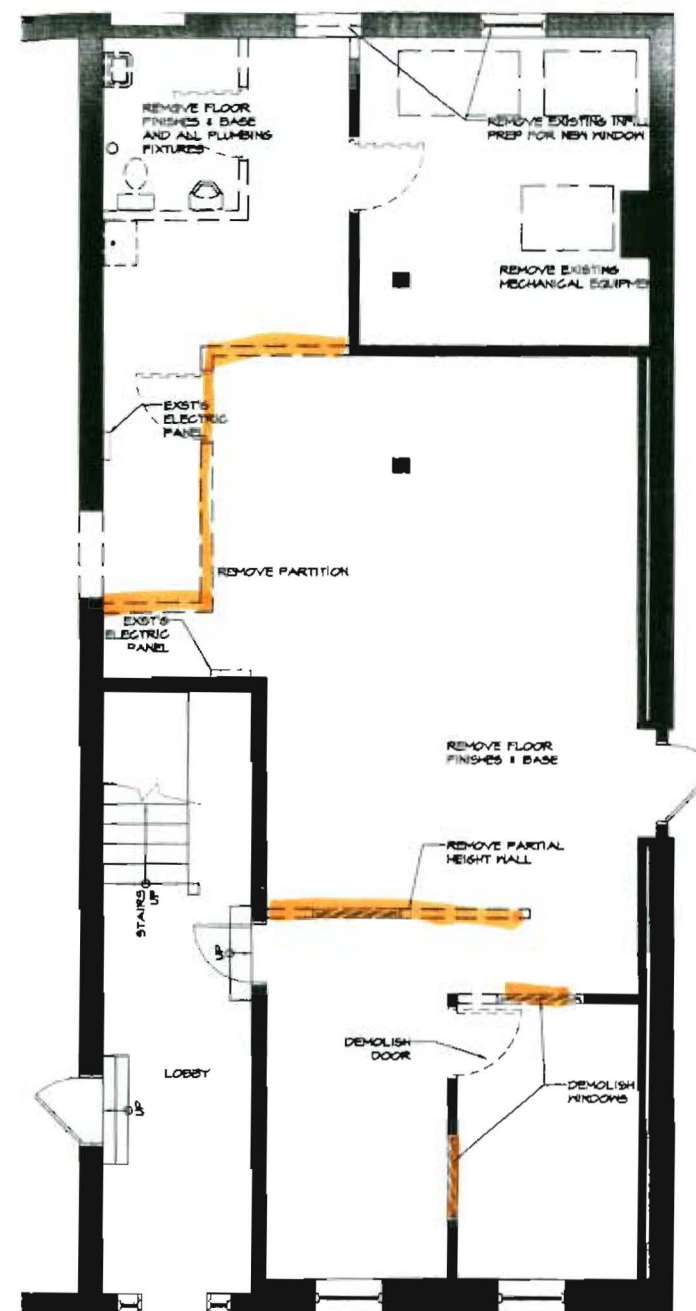
INSTALL VGT 12"x12" 1/4" VINYL BASE

INSTALL NEW REPLACEMENT WINDOWS TO MATCH ADJACENT

PAINT ALL WALLS, DOORS AND FRAMES

INSTALL CARPET AND 1/4" VINYL BASE THROUGHOUT

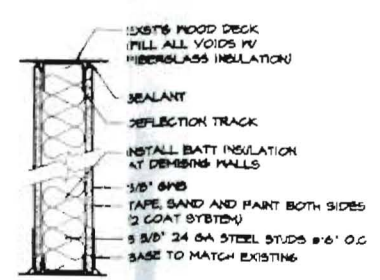
RE-KEY EXISTING DOOR FOR NEW TENANT



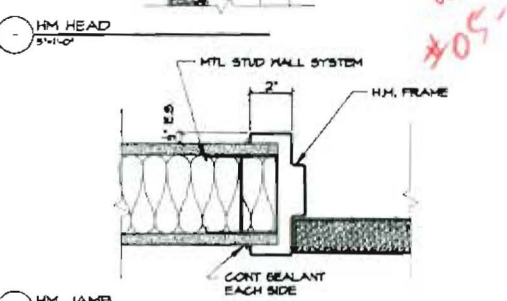
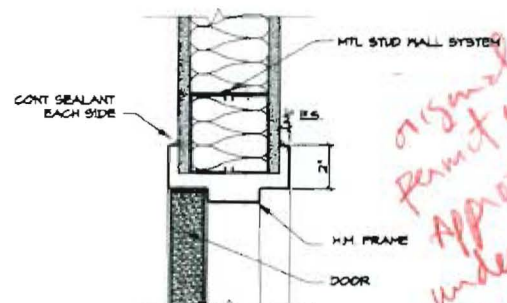
**DEMOLITION PLAN**  
1/4" = 1'-0"

**Demo** (orange)

**New Walls** (yellow)



**NEW PARTITION TYPE**  
1/2" = 1'-0"



**GRAPHIC LEGEND**

- EXISTING PARTITIONS TO REMAIN
- WALL TO BE REMOVED
- NEW 3/8" METAL STUD PARTITION SEE DETAIL 2 BELOW
- NO ARCHITECTURAL WORK IN THIS AREA
- NEW DOOR NUMBER SEE SHEET A-2
- NEW DOOR AND FRAME
- EXISTING DOOR TO BE REMOVED
- EXISTING WINDOW TO BE REMOVED
- 2'-6" X 4'-0" BARRIER FREE CLEAR FLOOR SPACE AT WALL MOUNTED LAV
- 5'-0" X 5'-0" BARRIER FREE CLEAR FLOOR SPACE AT TOILET
- 5'-0" RADIUS BARRIER FREE WHEEL CHAIR TURNING RADIUS

**GENERAL CONSTRUCTION NOTES:**

1. DIMENSIONS ARE TAKEN AS FOLLOWS:  
A. FACE OF NEW STUD TO FACE OF NEW STUD  
B. FACE OF EXISTING FINISH TO FACE OF NEW STUD  
C. "CLEAR" DIMENSIONS ARE FROM FACE OF FINISH TO FACE OF FINISH.
2. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCEMENT OF WORK. CONTRACTOR TO NOTIFY ARCHITECT AND OWNER IMMEDIATELY IF FIELD CONDITIONS ARE DISCOVERED TO DIFFER FROM CONDITIONS DESCRIBED IN THE CONSTRUCTION DOCUMENTS.
3. PATCH AND REPAIR ALL EXISTING CONSTRUCTION AFFECTED BY DEMOLITION OR REMOVAL OF EXISTING CONSTRUCTION.
4. SEAL AROUND ALL NEW PENETRATIONS IN NEW AND EXISTING CORRIDOR WALLS TO RESIST THE PASSAGE OF SMOKE BETWEEN CORRIDORS AND ADJACENT SPACES.
5. NEW PLUMBING FIXTURES AND TOILET ACCESSORIES AT TOILETS ARE TO BE OF BARRIER FREE DESIGN AND INSTALLED WITH BARRIER FREE HEIGHTS AND CLEARANCES PER ADA.
6. PROVIDE FIRE ALARM AND SMOKE DETECTION PER CODE.
7. MAINTAIN EXISTING NFPA 13 SPRINKLER SYSTEM.
8. PROVIDE ELECTRICAL OUTLETS PER CODE.
9. ALL NEW DOORS SHALL BE 3'-0" X 8'-0" IN HOLLOW METAL FRAMES. PROVIDE PASSAGE HARDWARE (LEVER HANDLES) AT ALL DOORS. ENTRY DOOR SHALL HAVE A CLASSROOM TYPE LOCKSET.
10. INSTALL CLOSERS ON ALL RATED DOORS.

*original permit use under #05-1299*

ARCHITECTURE INTERIORS PLANNING

ARCHITECTS

49 DARTMOUTH STREET PORTLAND, MAINE 04101-3864

65 West Commercial Street  
Portland, Maine

COPYRIGHT 2006  
PJT Architects  
1000 State Street  
Portland, ME 04101

TITLE: RONNIE SELLERS EXPANSION

SCALE: AS NOTED

ISSUE: APRIL 2006

JOB NO: 06-0000

DRAWN: CHK  
PJT

SHEET: A-1



**CITY OF PORTLAND, MAINE**  
Department of Building Inspections

April 14 2006

Received from J.P. Brown

Location of Work 65 Commercial

Cost of Construction \$ \_\_\_\_\_

Permit Fee \$ 220.00

Building (IL)  Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 0586001

Check #: 2927 Total Collected \$ 220.00

**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

*May 6*