

City of Portland, Maine - Building or Use Permit Application '389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 184 St. John Street Eagles Club		Owner: Fraternal Order of the Eagles DBA Portland Eagles #565		Phone: 773-9448		Permit No:			
Owner Address: SAA		Lessee/Buyer's Name: N/A		Phone: N/A		BusinessName: Fraternal Order of the Eagles			
Contractor Name: Portland Eagles c/o James Ashey		Address: 184 St. John St. Pctd, ME 04102		Phone: 773-9448		Permit Issued: 000216 MAR 22 2000 CITY OF PORTLAND			
Past Use: Non Profit Social Club		Proposed Use: Same		COST OF WORK: \$49,500		PERMIT FEE: \$ 324.00			
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:			
				Signature: <i>[Signature]</i>		Signature:			
Proposed Project Description: Remodeling bar, bathroom areas, new outside door adding to stairways, <i>AD STAIRWAYS CLAMP PLATE</i>				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied				Zoning Approval: <i>06-180X</i> 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"/>	
Permit Taken By: UB		Date Applied For: 3-9-00		Signature:		Date:			

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
3. 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..

Please Send To: James Ashey
Portland Eagles Club
184 St. John St.
Portland, ME 04102

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT	ADDRESS:	DATE: 3-9-00	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS
3
CEO DISTRICT
ub

COMMENTS

4/4/00 Did reconstruction w John Ashby, went over stairs 7 risers
demo started making

4/25/00 Sam met with John Ashby & told him some items
to correct. Mury
Checked plumbing tests & framing OK Mury

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): 184 ST. JOHN ST BAR-FUNCTION ROOM		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Number Chart# <u>006P</u> Block# <u>001D</u> Lot# <u>001</u>	Owner: DBA PORTLAND EAGLES FRATERNAL ORDER of Eagles #565	Telephone#: 723-9448
Owner's Address: 184 ST. JOHN ST	Lessee/Buyer's Name (If Applicable)	Cost Of Work: \$ 49,500.00 Fee \$ 324
Proposed Project Description:(Please be as specific as possible) REMODELING BAR & BATHROOM AREA / ADDING NEW OUTSIDE DOOR ADDING TO STAIRWAYS / REMOVING OLD BAR & BATHROOMS. ALL WORK IS INSIDE EXISTING BUILDING		
Contractor's Name, Address & Telephone PORTLAND EAGLES % JAMES ASHEY 184 ST. JOHN ST 723-9448		Rec'd By <u>UB</u>
Current Use: NON-PROFIT SOCIAL CLUB	Proposed Use: NON-PROFIT SOCIAL CLUB	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

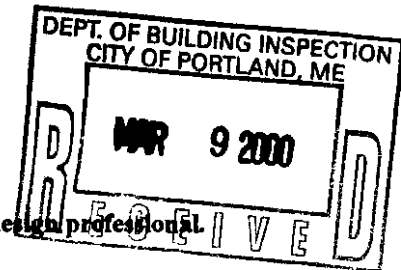
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Signature of applicant: <u>James W. Ashley</u>	Date: <u>Mar 9, 2000</u>
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Building Permit Fee: \$30.00 for the 1st \$1000.00 cost plus \$6.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum



BUILDING PERMIT REPORT

DATE: 9 March 2000 ADDRESS: 184 ST. John ST. CBL: 068-D-001

REASON FOR PERMIT: Remodeling bar, bathroom, outside door

BUILDING OWNER: DBA Portland Eagles #565

PERMIT APPLICANT: CONTRACTOR James Ashby

USE GROUP: A-3 CONSTRUCTION TYPE: 3B CONSTRUCTION COST: 49,500.00 PERMIT FEES: 374.00

The City's Adopted Building Code (The BOCA National Building code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *11, *13, *23, *25, *27, *30, *34, *36, 20, 21, 22, #31

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

28. All requirements must be met before a final Certificate of Occupancy is issued.

29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

31. Please read and implement the attached Land Use Zoning report requirements. *- any exterior work will require a separate review*

32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

33. Bridging shall comply with Section 2305.16.

34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

35. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code. (The BOCA National Building Code/1999).

36. *This permit will require STATE Fire Marshal's office approval. NO work is to be done until this approval is obtained.*

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[Signature]
S. Samson, Building Inspector
C. L. McDougall, PFD
Marge Schmuckal, Zoning Administrator

PSH 1/26/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, OR EQUIVILENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**

Budget for new bar, bathrooms, and game room

plumbing- remove existing bathroom fixtures, install new fixtures in bathroom, pipe in new plumbing for new bar.		\$25,000.00
sprinkle system- see quote		\$ 7,000.00
ceiling tiles- remove old tiles drop ceiling to 16 ft. in large room, new ceiling in game room, new ceiling in bathrooms, new ceiling in dance area		\$20,000.00
electrical- remove old lighting fixture in all area, remove old smoke eaters, remove all old wire, and replace with new, all new lighting fixtures in new area's, bar, bathroom, game room, dance area		\$28,000.00
floor & bathrooms - see quote , this does not include the new bar area because at that time we didn't know the square footage of bar area		\$23,860.00 \$15,000.00
hvac- see quote		\$19,560.00
smokeaters- new smokeaters in all area's 5x \$2900.00		\$14,500.00
phone system- see quote		\$1,500.00
alarm system & key card system		\$5,000.00
rubbish removal 6x \$600.00		\$3,600.00
sky lift 5 weeks		\$1,000.00
demo work		
bathrooms	3x 72 hrs	
bar large room	3x120 hrs	
bar small room	3x24 hrs	
stage	3x48 hrs	
wall small room	3x24 hrs	
misc	3x48hrs 336hr x \$14.00	\$4,704.00
carpenters		
3x600hrs x \$16.00 per hr.		\$9,600.00
1x120hr x \$20.00 per hr		\$2,400.00
1x120hr x \$10.00 per hr		\$1,200.00
2x240hr x \$10.00 per hr		\$2,400.00

\$15,600.00
 \$184,324.00

paving & landscaping \$18,000.00

lumber & material, paint, poly, glass, 2-windows, 1 door \$35,000.00

furniture- bar stools 75x \$199.00 \$14,925.00

coolers 6x \$1800.00 \$10,800.00

sinks 3x \$500.00 \$1,500.00

blender \$1,500.00

booths \$8,470.00

tables & chairs \$8,500.00

misc. \$6,000.00

\$51,695.00

total

\$289,019.00

PORTLAND EAGLES
284 ST. JOHN ST
PORTLAND, MAINE 04102

773-9448

FAX 780-9793

NEW REMODELING

new men's & ladies rooms 10x16x8 all new 2x4, 1/2 plywood on walls with 1/2 fire rated sheet rock , with ceramic tiles on floor and walls. bathroom will be sprinkled as per code.

new bar will consist of 2x4 frame with oak panel on front and top of bar.

new door to help with the exiting of the new bar. 3.0x80" going to the out side of building.

new stairs in two area's build to code to get to our upper level.

ceiling in large room to be lower sprinkler's will be lowered to meet code.

Removing

⊕ -3-1/4"

⊕ -40-3/4"

+37-3/4"

RAMP DN

RAMP DN

DANCE HALL/FUNCTION

Restroom area containing:

- LADIES (top left)
- MENS (bottom left)
- LADIES (top right)
- MENS (bottom right)

GAME ROOM

BAR ROOM

BAR

ICE

REFRIG

REFRIG

REFRIG

REFRIG

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DN

UP

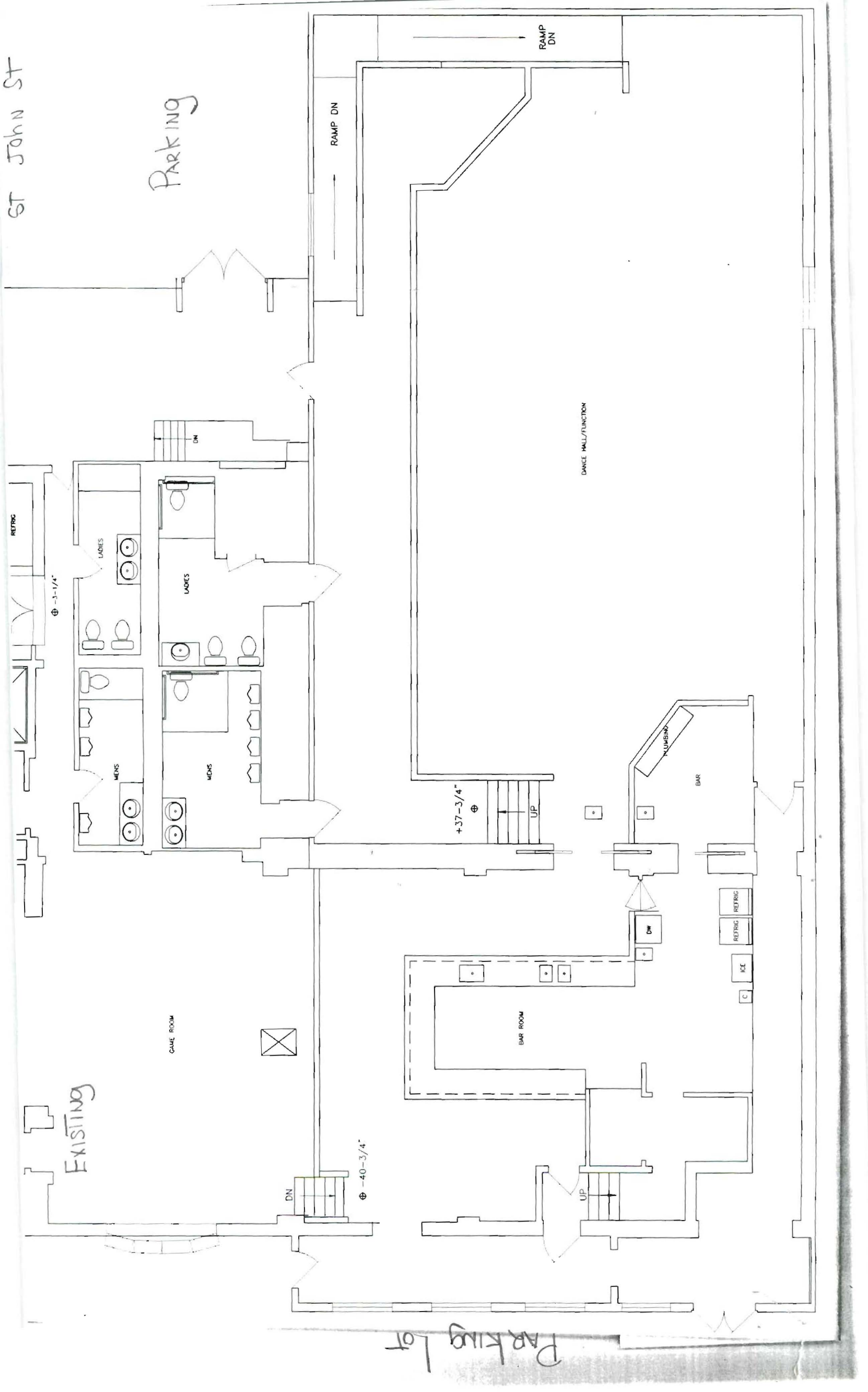
UP

DN

LUNGING

ST JOHN ST

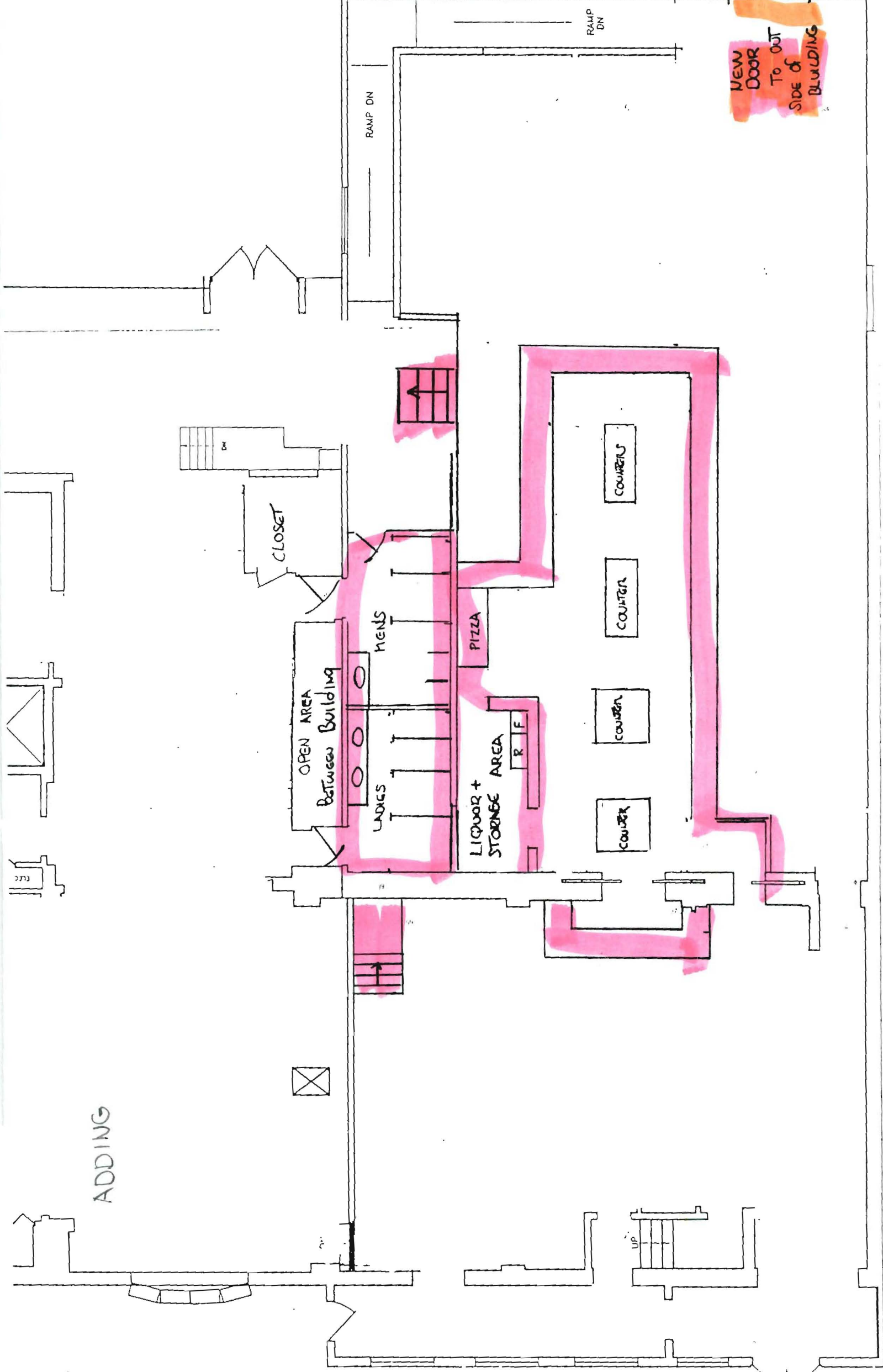
PARKING



EXISTING

Parking Lot

ADDING



NEW DOOR TO OUT SIDE OF BUILDING

RAMP DN

RAMP DN

CLOSET

OPEN AREA Between Building

LADIES

MENS

LIQUOR + STORAGE AREA

PIZZA

COUNTER

COUNTER

COUNTER

COUNTER

Up

8