

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0260	Issue Date:	CBL: 111 A016002
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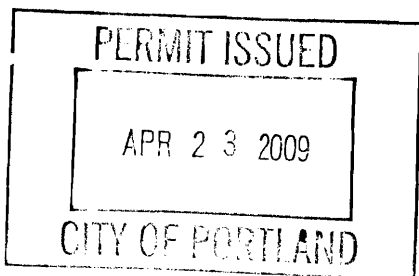
Location of Construction: 449 FOREST AVE	Owner Name: FOREST AVENUE PLAZA LLC	Owner Address: 715 BOYLSTON ST	Phone:
Business Name:	Contractor Name: Landry Construction Corp /Denis La	Contractor Address: P.O. Box 1039 Lewiston	Phone: 2077821909
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B2-b

Past Use: Commercial TD Bank	Proposed Use: Commercial TD Bank - Interior renovation of existing branch bank, minor exterior cosmetic work	Permit Fee: \$2,570.00	Cost of Work: \$255,000.00	CEO District: 1
Proposed Project Description: Interior renovation of existing branch bank, minor exterior cosmetic work		FIRE DEPT: w/conditions <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied 4/1/09 Signature: <i>Bjornwald</i>	INSPECTION: Use Group: B Type: 3B IBC 2003 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 Signature: _____ Date: _____				

Permit Taken By: Ldobson	Date Applied For: 04/01/2009	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

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"/> Date: <i>4/1/09</i>	Zoning Appeal <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: _____	Historic Preservation <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.

SIGNATURE OF APPLICANT ADDRESS DATE PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 090260

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
APR 23 2009
CITY OF PORTLAND

This is to certify that FOREST AVENUE PLAZA LLC / Landry Construction Corp / LLC

has permission to Interior renovation of existing brick bank minor exterior cosmetic work

AT 449 FOREST AVE CPD 111 A016002

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 used-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] 4/22/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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Permit No: 09-0260	Date Applied For: 04/01/2009	CBL: 111 A016002
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Business Name:	Contractor Name: Landry Construction Corp /Denis La	Contractor Address: P.O. Box 1039 Lewiston	Phone (207) 782-1909
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial TD Bank - Interior renovation of existing branch bank, minor exterior cosmetic work	Proposed Project Description: Interior renovation of existing branch bank, minor exterior cosmetic work
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/01/2009**Note:** **Ok to Issue:**

- 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 04/22/2009**Note:** **Ok to Issue:**

- 1) Interior finishes shall be classified in accordance with ASTM E 84 for flame spread and smoke-developed indexes.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Separate Permits shall be required for any new signage.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Ben Wallace Jr. **Approval Date:** 04/01/2009**Note:** **Ok to Issue:**

- 1) Application requires State Fire Marshal approval.
- 2) Fire alarm and sprinkler systems require seperate permit.
- 3) Rear corridor and exit requires exit signs.
- 4) Must comply with NFPA 101-2006 edition for existing business.

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.

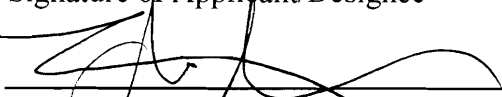
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

 4/25/09

Date



Signature of Inspections Official

 4/22/09

Date



General Building Permit Application

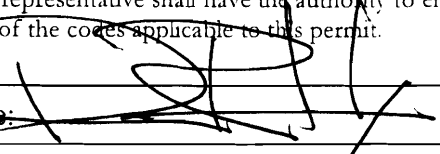
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>449 FOREST AVE</u>		
Total Square Footage of Proposed Structure/Area <u>4400 SF</u>		Square Footage of Lot <u>N/A</u>
Tax Assessor's Chart, Block & Lot Chart# <u>111</u> Block# <u>A</u> Lot# <u>16</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>TD BANK</u> Address <u>ONE PORTLAND SQ.</u> City, State & Zip <u>PORTLAND, ME</u>	Telephone: <u>207-317-5103</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>FOREST AVE PLAZA LLC</u> Address <u>715 BOYLSTON ST</u> City, State & Zip	Cost Of Work: \$ <u>255,000.⁰⁰</u> C of O Fee: \$ Total Fee: \$ <u>42570</u>
Current legal use (i.e. single family) <u>BANK</u> If vacant, what was the previous use? Proposed Specific use: <u>REMAINS BANK</u> Is property part of a subdivision? <u>NO</u> If yes, please name Project description: <u>INTERIOR RENOVATION OF EXISTING BRANCH BANK, MINOR EXTERIOR COSMETIC WORK.</u>		
Contractor's name: <u>LANDRY CONSTRUCTION CORPORATION</u> Address: <u>P.O. BOX 1039</u> City, State & Zip <u>LEWISTON, ME 04243</u> Telephone: <u>838-2792</u> Who should we contact when the permit is ready: <u>DENIS LANDRY</u> Telephone: <u>838-2792</u> Mailing address: <u>P.O. BOX 1039, LEWISTON, ME 04243 (WILL PICK UP)</u>		

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, 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:  Date: 4/1/09 APR 1 2009

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



Certificate of Design Application

From Designer: SYMMES MAINI & MCKEE ASSOCIATES
 Date: 3/25/09
 Job Name: TD BANK
 Address of Construction: 449 FOREST AVE, PORTLAND, ME 04101-2029

2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) B

Type of Construction EXISTING CONSTRUCTION, 3B UNPROTECTED

~~Is there a fire suppression system in accordance with Section 903.3.1 of the 2003 IBC? Supervisory alarm system?~~

Is the Structure mixed use? _____ If yes, separated or non separated or non separated (section 302.3) _____

Geotechnical/Soils report required? (See Section 1802.2) _____

Structural Design Calculations

_____ Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

- _____ Design option utilized (1609.1.1, 1609.6)
- _____ Basic wind speed (1809.3)
- _____ Building category and wind importance Factor, I_w table 1604.5, 1609.5)
- _____ Wind exposure category (1609.4)
- _____ Internal pressure coefficient (ASCE 7)
- _____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
- _____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

- _____ Design option utilized (1614.1)
- _____ Seismic use group ("Category")
- _____ Spectral response coefficients, SDs & SD1 (1615.1)
- _____ Site class (1615.1.5)

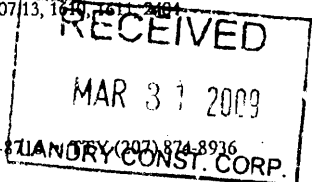
- _____ Live load reduction
- _____ Roof *live* loads (1603.1.2, 1607.11)
- _____ Roof snow loads (1603.7.3, 1608)
- _____ Ground snow load, P_g (1608.2)
- _____ If $P_g > 10$ psf, flat-roof snow load P_f
- _____ If $P_g > 10$ psf, snow exposure factor, C_e
- _____ If $P_g > 10$ psf, snow load importance factor, I_s
- _____ Roof thermal factor, C_t (1608.4)
- _____ Sloped roof snowload, P_s (1608.4)
- _____ Seismic design category (1616.3)
- _____ Basic seismic force resisting system (1617.6.2)
- _____ Response modification coefficient, R , and deflection amplification factor C_d (1617.6.2)
- _____ Analysis procedure (1616.6, 1617.5)
- _____ Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

- _____ Flood Hazard area (1612.3)
- _____ Elevation of structure

Other loads

- _____ Concentrated loads (1607.4)
- _____ Partition loads (1607.5)
- _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1609.6.1.1, 2104)





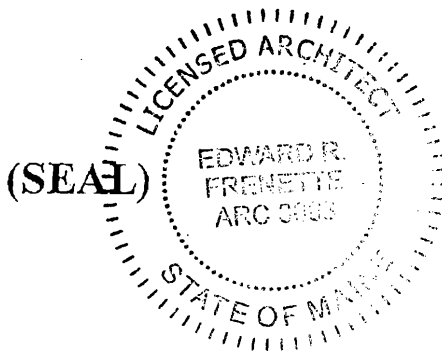
Accessibility Building Code Certificate

Designer: SYMMES MAINI & MCKEE ASSOCIATES

Address of Project: 449 FOREST AVE, PORTLAND, ME 04101-2029

Nature of Project: INTERIOR RENOVATION W/ EXTERIOR
WINDOW

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature: Edward R. Frenette, AIA

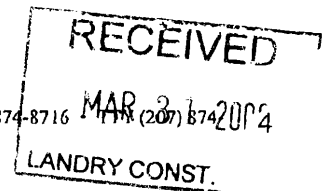
Title: Sr. Vice President

Firm: SYMMES MAINI & MCKEE ASSOCIATES

Address: 1000 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

Phone: 617. 547. 5400

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov





Certificate of Design

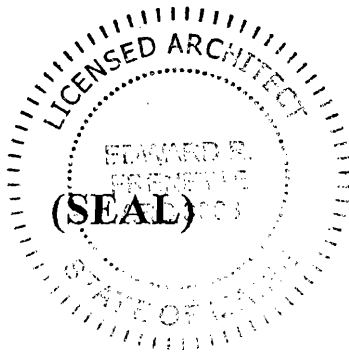
Date: 3/25/09

From: SYMMES MAINI & MCKEE ASSOCIATES

These plans and / or specifications covering construction work on:

449 FOREST AVE, PORTLAND, ME 04101 -2029

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: Edward R. Freyette, AIA

Title: Sr. Vice President

Firm: SYMMES MAINI & MCKEE ASSOCIATES

Address: 1000 MASSACHUSETTS AVE
CAMBRIDGE, MA 02138

Phone: 617.547.5400

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