

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

### PERMIT ISSUED

Permit Number: 091187  
NOV 12 2009

Please Read Application And Notes, If Any, Attached

This is to certify that FOREST AVENUE PLAZA LLC/NWS Inc  
has permission to Build a walk way from exit door to fire escape stairs City of Portland  
AT 449 FOREST AVE CBL 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 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. G. Stantew  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature] 11/12/09  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

SCANNED

CLOSED

# City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-1187	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: NWS Inc	Contractor Address: PO Box 110 Saco	Phone 2072827500
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B2b

Past Use: Mixed Use	Proposed Use: Mixed Use- Build a walk way from exit door to fire escape stairs	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 1
Proposed Project Description: Build a walk way from exit door to fire escape stairs		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Condition	INSPECTION: Use Group: B1M Type: ABC-2003	
		Signature: <i>(Signature)</i>	Signature: <i>JMB 11/12/09</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: 10/27/2009	<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>10/20/09</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: <i>(Signature)</i>
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**PERMIT ISSUED**

NOV 12 2009

City of Portland

### 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

12-28-09 OK - Final on walkway (equestrian on roof)  
(Note: trans between new + old rail)

my E by

1-14-10 OK - Final my E by

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

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

Permit No: 09-1187	Date Applied For: 10/22/2009	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: NWS Inc	Contractor Address: PO Box 110 Saco	Phone (207) 282-7500
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Mixed Use- Build a walk way from exit door to fire escape stairs	Proposed Project Description: Build a walk way from exit door to fire escape stairs
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 10/28/2009
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 11/12/2009
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Capt Keith Gautreau	<b>Approval Date:</b> 11/02/2009
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) All construction shall comply with NFPA 101			





# General Building Permit Application

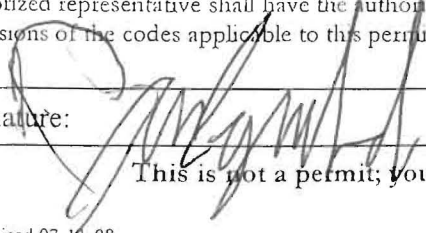
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>449 FOREST AVE</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>111</u> Block# <u>A</u> Lot# <u>16</u>	Applicant <sup>*must be owner, Lessee or Buyer*</sup> Name <u>Gould + Company</u> Address <u>715 Bowdoin St.</u> City, State & Zip <u>Portland, ME 04108</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address <b>RECEIVED</b> City, State & Zip <b>OCT 22 2009</b>	Cost Of Work: \$ <u>15,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>180</u>
Current legal use (i.e. single family) <u>Mixed Use</u> <b>Dept. of Building &amp; Residential Units</b> If vacant, what was the previous use? <b>City of Portland Maine</b>		
Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Build A walk way FROM EXIT DOOR to FIRE ESCAPE STAIRS</u>		
Contractor's name: <u>N.W.S. INC.</u>		
Address: <u>PO BOX 110</u>		
City, State & Zip <u>SACO, ME 04072</u>		Telephone: <u>282-7500</u>
Who should we contact when the permit is ready: <u>STUART COLLINS</u>		Telephone: <u>615-3680</u>
Mailing address: <u>127 Eben Hill DR Portland</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](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: 

Date: 10/21/09

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

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

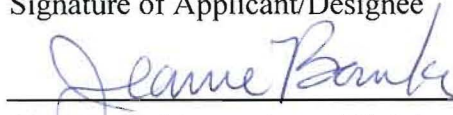
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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

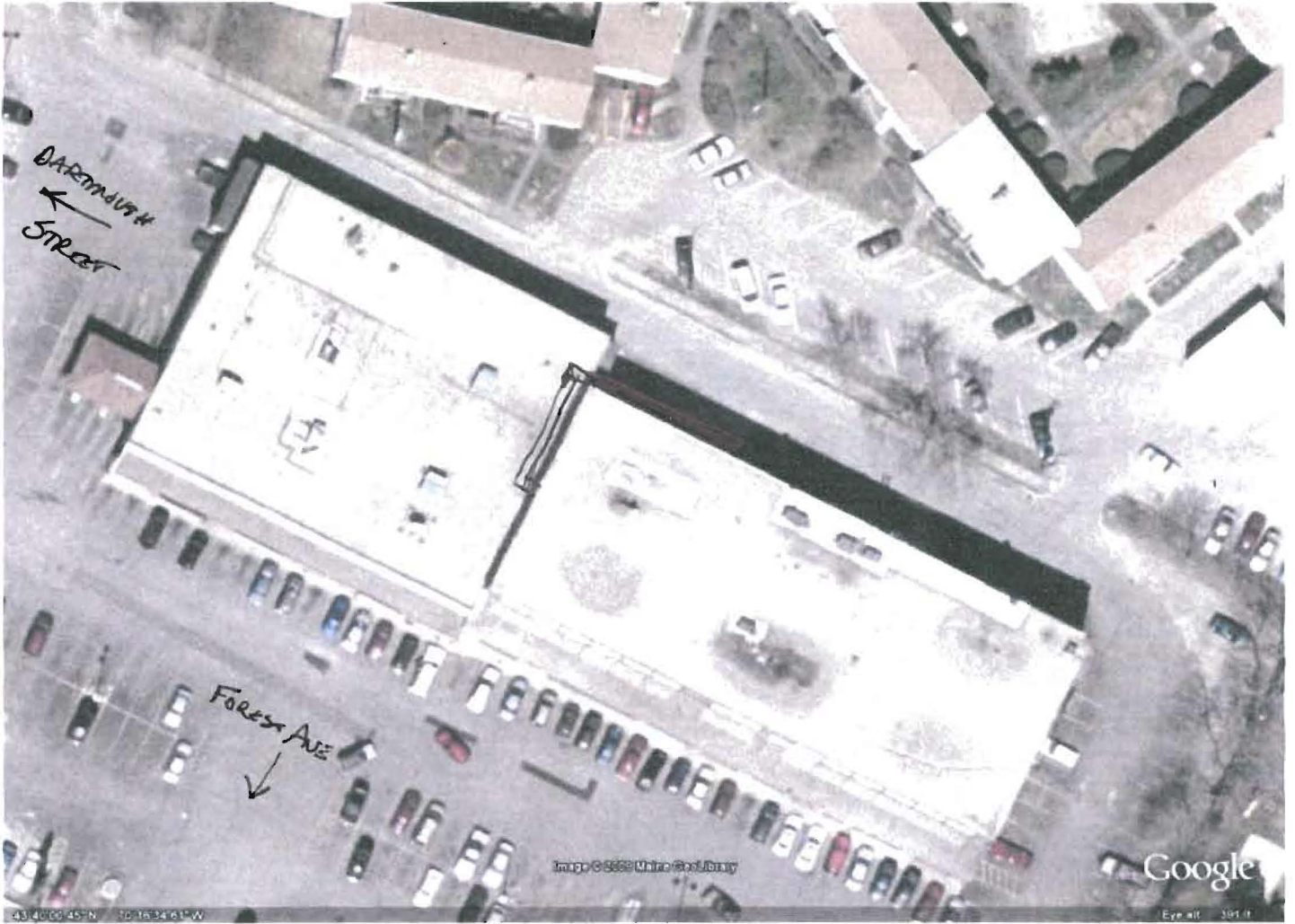
**CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.**

  
\_\_\_\_\_  
Signature of Applicant/Designee

  11/12/09    
Date

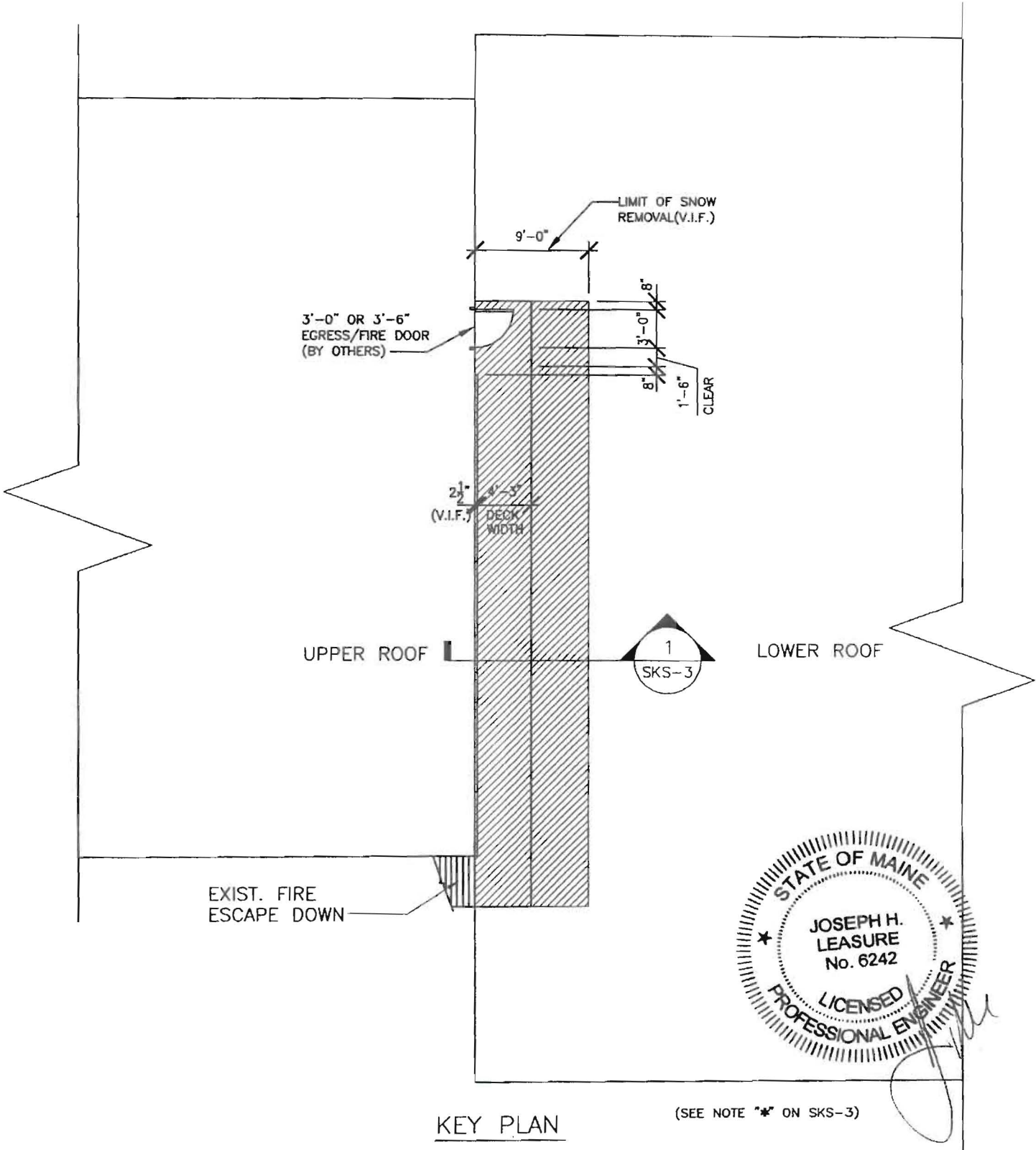
  
\_\_\_\_\_  
Signature of Inspections Official

  11/12/09    
Date



FOREST AVENUE PLAZA  
FOREST AVENUE  
PORTLAND, ME  
04





KEY PLAN

(SEE NOTE "\*" ON SKS-3)

29123

designed by:	JHL
drawn by:	AKB
checked by:	JHL
scale:	AS NOTED
date:	10-21-09

449 FOREST AVE PLAZA  
 PORTLAND, MAINE 04106  
 SECOND FLOOR FIRE ESCAPE ADDITION  
 KEY PLAN

L & L STRUCTURAL  
 ENGINEERING SERVICES, INC.  
 SIX Q STREET  
 SOUTH PORTLAND, MAINE 04106  
 PHONE: (207) 767-4830  
 FAX: (207) 799-5432

SKS-2



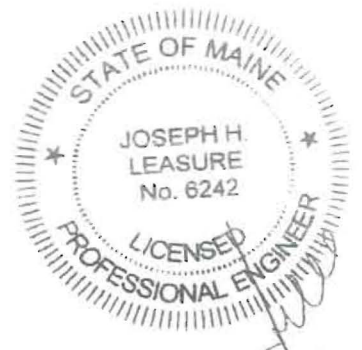
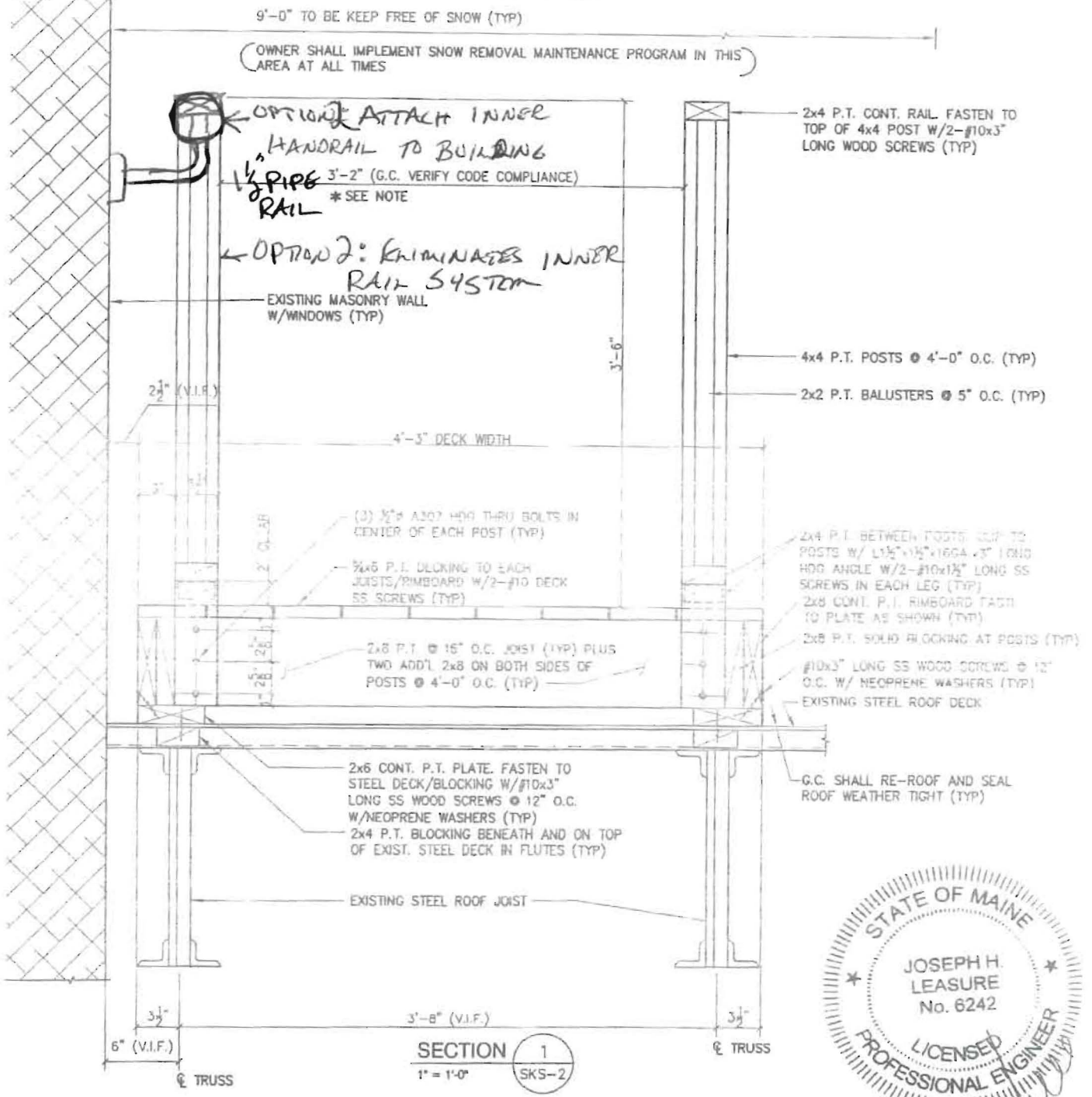


EXISTING FIRE ESCAPE STAIRWAY



AREA OF WALKWAY

\* NOTE: THE FIRE ESCAPE AND ROOF SUPPORT HAS BEEN REVIEWED AND DESIGNED FOR COMPLIANCE WITH THE STRUCTURAL PORTION OF THE CODE ONLY. THE FIRE ESCAPE NEEDS TO BE REVIEWED AND DESIGNED BY OTHERS FOR CODE COMPLIANCE FOR FIRE, LIFE SAFETY, ACCESSIBILITY AND EGRESS.



SECTION 1  
1" = 1'-0" (SKS-2)

29123

designed by: JHL	449 FOREST AVE PLAZA PORTLAND, MAINE 04106  SECOND FLOOR FIRE ESCAPE ADDITION FIRE ESCAPE SECTIONS AND DETAILS	L & L STRUCTURAL ENGINEERING SERVICES, INC. SIX Q STREET SOUTH PORTLAND, MAINE 04106  PHONE: (207) 767-4830 FAX: (207) 799-5432	SKS-3
drawn by: AKB			
checked by: JHL			
scale: AS NOTED			
date: 10-21-09			

GENERAL NOTES:

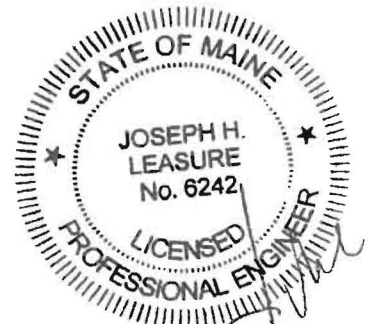
1. The notes on the drawings are not intended to replace specifications. In addition to general notes. See specifications for requirements
2. Structural drawings shall be used in conjunction with job specifications and architectural, mechanical, electrical, plumbing, and site drawings. Consult, openings, chases, inserts, reglets, sleeves, depressions, and other details not shown on structural drawings.
3. All dimensions and conditions must be verified in the field. Any discrepancies shall be brought to the attention of the engineer before proceeding with the affected part of the work.
4. Do not scale plans.
5. Sections and details shown on any structural drawings shall be considered typical for similar conditions.
6. All proprietary products shall be installed in accordance with the manufacturers written instructions.
7. The structure is designed to be self supporting and stable after the erection is complete. It is the contractor's sole responsibility to determine erection procedures and sequencing to ensure the safety of the building and its components during erection. This includes the addition of necessary shoring, sheeting temporary bracing, guys or tiedowns. Such material shall remain the property of the contractor after completion of the project.
8. All applicable federal, state, and municipal regulations shall be followed, including the federal department of labor occupational safety and health act.

DESIGN LOADS:

1. Building code: IBC (2003) International Building Code.
2. Design Live Loads: (Ground Snow load = 60 psf)  
Roof ..... 42 psf + drift as applicable
3. Design wind loads are based on exposure B using 100 mph basic wind speed.
4. Seismic Design per IBC 2003.

TIMBER FRAMING:

1. All Timber framing shall be in accordance with the AITC timber construction manual or the national design specification (NDS) - latest edition
2. Individual timber framing members shall be visually graded, minimum grade #2 Spruce-Pine-Fir (SPF), kiln dried to 19% maximum moisture content.
3. Timber shall be southern yellow pine treated with ACQ water borne preservative in accordance with AWP treatment C1 with 0.40 PCF retainage for items in contact with roofing, masonry or concrete with 0.60 PCF retainage for items in contact with earth.
4. Metal connectors shall be used at all timber to timber connections or as noted on the design drawings.
5. Nailing not specified shall conform with IBC 2003.
6. All exterior screws shall be stainless steel (ss).



29123

designed by: JHL	449 FOREST AVE PLAZA PORTLAND, MAINE 04106 SECOND FLOOR FIRE ESCAPE ADDITION GENERAL NOTES	L & L STRUCTURAL ENGINEERING SERVICES, INC. SIX Q STREET SOUTH PORTLAND, MAINE 04106  PHONE: (207) 767-4830 FAX: (207) 799-5432	SKS-1
drawn by: AKB			
checked by: JHL			
scale: AS NOTED			
date: 10-21-09			



NOV 12, 2009

I STUART Collins the building manager  
At 449 FOREST AVE will maintain the  
walk way located on the roof from  
Exit Door to fire escape including all  
snow removal.

A handwritten signature in blue ink, appearing to read "Stuart Collins", with a large, sweeping flourish underneath.

**RECEIVED**  
NOV 12 2009  
Dept. of Building Inspections  
City of Portland Maine





# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

\_\_\_\_\_ 10-22 20 09 \_\_\_\_\_

Received from \_\_\_\_\_

Location of Work \_\_\_\_\_

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

**Total:** \_\_\_\_\_ 130 \_\_\_\_\_

Building (I1) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: \_\_\_\_\_ 111 A 16 \_\_\_\_\_

Check #: \_\_\_\_\_ 57 7261 \_\_\_\_\_ **Total Collected \$** \_\_\_\_\_ 130 \_\_\_\_\_

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: \_\_\_\_\_

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



# PORTLAND MAINE

Planning Division  
Jennifer Dorr, Office Manager

Mike,

I hope this will work

Please let me know

Thank-you

Stuart Collins

615-3680

449 FOREST AVE PLAZA

**RECEIVED**

JAN 11 2010

**Dept. of Building Inspections  
City of Portland Maine**

Permit # 91187

