

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

Location of Construction: 51 Baxter Blvd Portland		Owner: Back Bay Realty		Phone: 773-1990 ext. 213		Permit No: 991007	
Owner Address: SAA		Lessee/Buyer's Name: Maine Photo Express		Phone:		BusinessName:	
Contractor Name: ** The Gilman Group		Address: ** 28 College Ave Gorham		Phone:		<div style="border: 1px solid black; padding: 5px;"> PERMIT ISSUED SEP 15 1999 CITY OF PORTLAND Zone: CBL 117-B-007 </div>	
Past Use: office		Proposed Use: retail office photo		COST OF WORK: \$ 29,000 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		PERMIT FEE: \$ 198.00 INSPECTION: Use Group: B Type: 313 800996 Signature: <i>[Signature]</i>	
Proposed Project Description: Interior renovations remove partitions per lan alter per plan from current space				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____			
Permit Taken By: K		Date Applied For: Sept. 8 1999 K					

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..

Zoning Approval:

Special Zone or Reviews:

Shoreland
 Wetland
 Flood Zone
 Subdivision
 Site Plan maj minor mm

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

PERMIT ISSUED WITH REQUIREMENTS

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

Sept. 8 1999

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT 2

COMMENTS

9/23/99 - Went to Sitz (w/ Tom Markley) Plumbing stopped NO structural work. Needs electrical inspection for

9/24/09 Closed.
A New

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 9 Sept. 99 ADDRESS: 51 Baxter Blvd CBL: 112-E-007

REASON FOR PERMIT: Interior renovation

BUILDING OWNER: Back Bay Realty

PERMIT APPLICANT: The Gilman Group (Contractor)

USE GROUP B CONSTRUCTION TYPE _____

The City's Adopted Building Code (The BOCA National Building Code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

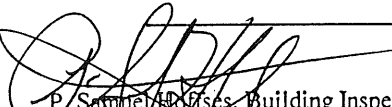
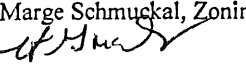
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: *1, *11, *13, *23, *27, *32, *33

Approved with the following conditions: *35, *30, 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. (A 24 hour notice is required prior to inspection) **ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.**
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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
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. (Section 2305.17)
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. This is done to verify that the proper setbacks are maintained.
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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 76". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" 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. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer'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/1996), 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
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
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 maintained to NFPA #72 Standard.
22. The Sprinkler System shall 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/1996)
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 shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a 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. *separate permits required for New Sign*
- *32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- *33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- *34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code 1996)
- *35. This permit does not authorize the removal of any bearing walls.
36. _____
37. _____
38. _____


 P. Samuel McWhites, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator


PSH 7:24'99

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

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): 51 BAXTER BLVD.		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 112 Block# E Lot# 007	Owner: BACK BAY REALTY	Telephone#: 405 D PIERCE 773-1990 ext. 213
Owner's Address: BAXTER BLVD. PORTLAND, ME	Lessee/Buyer's Name (If Applicable) MAINE PHOTO EXPRESS	Cost Of Work: \$29,000 Fee \$198.00
Proposed Project Description:(Please be as specific as possible) REMOVE PARTITIONS PER PLAN, ALTER PER PLAN FROM CURRENT SPACE LEASED TO CROSSLAND WORK. TO REMODELED SPACE FOR ME, PHOTO		
Contractor's Name, Address & Telephone THE GILMAN GROUP 28 COLLEGE AVE GORHAM, ME		Rec'd By (K)
Current Use: OFFICE	Proposed Use: RETAIL/OFFICE/PHOTO	

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:

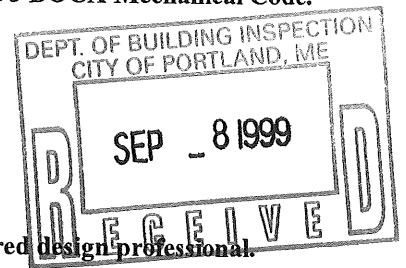
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such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

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/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: Kristine F. Gilman	Date: 9.9.99
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Building Permit Fee: \$30.00 for the 1st \$1000.cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



Inspection Services
Michael J. Nugent
Manager



Department of Urban Development
Joseph E. Gray, Jr.
Director

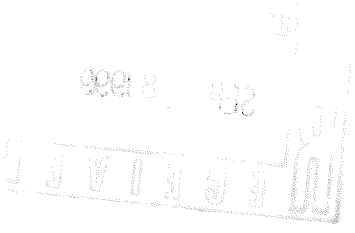
CITY OF PORTLAND

Congratulations !!!!!

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

As an applicant for a building permit, you are about to enter into a relationship with our Office. We welcome any questions, comments or suggestions that will make the process more efficient. Attached you will find an application and some samples of the submissions you will provide at application time. Please read ***ALL*** of the information and if you need any further assistance please call 874-8703 or 874-8693.

Minor or Major site plan review will be required for the most of the above proposed projects.



GILMAN GROUP CONSTRUCTION

Building Remodeling Restorations

8/6/99

MAINE PHOTO EXPRESS
Gerald Boulette, President
295 Forest Ave. / Shop 'n Save Plaza
Portland, Maine 04101

PRELIMINARY PROJECT SPECIFICATIONS
Maine Photo Express Relocation
With reference to plans by Pochebit Co. and discussions

Note: The following is a preliminary outline of work required to accomplish your proposed project as it appears at this time. As more specifics develop we will fine tune specifications, resubmit to subs and revise the estimated costs accordingly. Included is an outline of quoted and estimated cost allowances. Our intent is to provide you with the information we have to date for initial budgeting purposes.

A. General

1. Review specifications and plan, confirm selections
2. Obtain construction permit
3. Confirm:
 - a. final layout
 - b. schedule and sequence with subs
 - c. condition of space after Crossland leaves
 - d. door(s) swing, size and type to confirm recycling
4. Arrange for debris dumpster and have it placed per customers approval.
5. Review site security procedures.
6. Maintain and leave work areas broom clean.
7. Periodically review project with owners.

B. Site Preparation & General Construction

1. Layout and label new locations, items to be removed and areas to demo.
2. Coordinate:
 - a. plumber to remove sink and related plumbing as needed at "mix room".
 - b. electrician to deactivate defined circuits, remove lights for salvage, wiring as needed
 - c. removal of HVAC grills and duct as needed
 - d. removal of carpet (approx. 1400 s.f.)
3. Remove:

Note: all numbers are "approximate"

 - a. 1500 s.f. of ceiling tiles and grids (salvage as practical)
 - b. 422 l.f. of vinyl base trim

28 College Avenue, Gorham, Maine 04038 (207) 839-8839 Fax 839-8840
Carpentry & General Contracting since 1977 / The Gilman Group, Inc.

GILMAN GROUP CONSTRUCTION

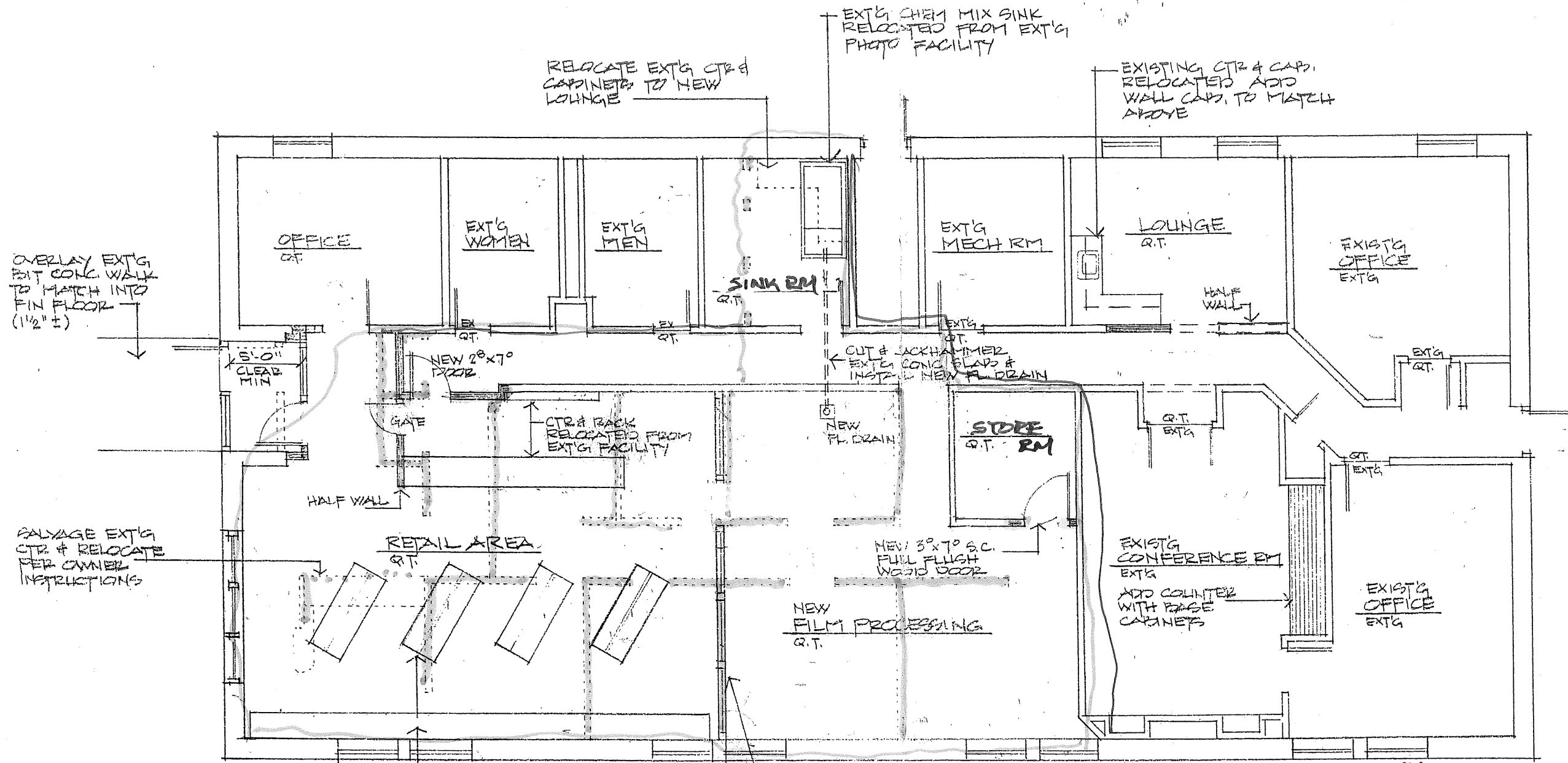
- c. 11 door units
 - d. receptionists counter and base (salvage and place in lounge)
 - e. counter and cabinets from existing "break kitchen" (salvage and place in "lounge")
 - f. 3750 s.f. sheetrock from walls
 - g. 1900 s.f. wall framing
4. Salvage any items selected by owners; dispose remaining debris into dumpster
 5. Load and move counter, back unit, sink and compressor from present location to new space (note; specialty equipment to be moved by others)

C. Construct or Coordinate:

1. Cutting and disposal of defined reinforced concrete floor slab as needed for sub drain work
2. Framing of approx.; 23 l.f. of new walls and infill areas
3. Rough in work as needed for new plan:
 - a. electrical rough in for lights, exit lighting, switches, fixtures, equipment, compressor etc.
 - b. plumbing rough in; supply and drain lines
 - c. HVAC (recycled units)
4. Building inspector for inspections
5. Backfill, compact and place concrete slab infill at rough in areas
6. Drywall contractor to provide and install drywall at; new walls, patch and blend in wall areas (corner bead, tape and finish joint to feather edge).
7. Installation of glass / aluminum wall system with door.
8. Ceiling contractor to install all new frames and grids.
9. Completion of recycled HVAC grill placement, ceiling lights, installation of exit lights
10. Installation of ceiling panels (any gain from salvaged materials will be reported as a credit)
11. Painter to prime and top coat all new and repaired wall surfaces.

D. Finish Work, Etc.

1. Install;
 - a. (2) recycled interior doors prehung wood interior doors with steel jamb/casing and knobsets
 - b. sales counter and back unit
2. Coordinate;
 - a. finish floor installations; carpet at retail area, tile at processing, mix and dark rooms
 - b. vinyl base board installation
3. Confirm owners equipment and supplier set up schedule
4. Coordinate electrical, plumbing fixture installations and hookups.
5. Discontinue dumpster service.
6. Coordinate final inspections.
7. Final review and set up 6 month quality review check.




- EXISTING WALLS TO REMAIN
- - - EXISTING PARTITION WALLS TO BE REMOVED
- ▬ NEW WALLS TO BE ADDED
- AREA TO BE REMODELED

FLOOR PLAN - PROPOSED
 1/8" = 1'-0"
GERRY BOULERE
 MAINE PHOTO EXPRESS
 295 FOREST AVE
 PORTLAND, MAINE

PROJECT LOCATION: 51 BAXTER BLVD.
 PORTLAND, ME.

BUILDING OWNER: BACK BAY REALTY % ED PIERCE 773-1990
 ext. 213

DRAWN BY:

The Pochebit Co., Inc.
 171 Warren Avenue
 PORTLAND, MAINE 04103
 DATE: AUGUST 11, 1998

GENERAL CONTRACTOR:
THE GILMAN GROUP INC.
 28 COLLEGE AVE. TEL. #
 GORHAM, MAINE 837-8839
 04038