

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that DONALD R LAWRENCE

Located At 561 FOREST AVE

Job ID: 2012-07-4491-ALTCOMM

CBL: 126-D-012-001

has permission to Renovate the shell and egress update

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Jaime Bouke 9/21/12

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4491-ALTCOMM

Located At: 561 FOREST AVE

CBL: 126- D-012-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. With the issuance of this permit and the certificate of occupancy the use of this property shall remain as retail on first floor and office on second floor. Any change of use shall require a separate permit application for review and approval.

Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. This permit approves the shell fit up only, a separate permit for review and approval shall be submitted for any tenant fit up construction.
3. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Fire

All construction shall comply with City Code Chapter 10.

<http://www.portlandmaine.gov/citycode/chapter010.pdf>

Installation shall comply with City Code Chapter 10.

This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.

Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.

A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.

A firefighter Building Marking Sign is required.

Fire extinguishers are required per NFPA 1.

Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.

Any cutting and welding done will require a Hot Work Permit from Fire Department.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4491-ALTCOMM	Date Applied: 7/18/2012	CBL: 126- D-012-001	
Location of Construction: 561 FOREST AVE	Owner Name: PL PROERTIES LLC	Owner Address: 14 CANDLEBROOK LN SOUTH PORTLAND, ME 04106	Phone: 207-831-0434
Business Name:	Contractor Name: Daigle Construction, Craig Daigle	Contractor Address: 24 Church ST Brunswick ME 04011	Phone: (207) 751-2751
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building- ch of use	Zone: B-2b
Past Use: Office	Proposed Use: First floor retail, 2 nd floor office - change of use 1 st floor, shell renovation & code update of existing structure	Cost of Work: 175000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: M/B Type: 2B MUBEL 2009
Proposed Project Description: Shell renovation and update, change of use		Pedestrian Activities District (P.A.D.) Signature: <i>[Signature]</i> Signature: <i>[Signature]</i> 8/30/12	
Permit Taken By: Brad		Zoning Approval	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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 informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<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	<input checked="" type="checkbox"/> Not in Dist 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: OK w/condition 7/25/12 ABM	Date:	Date: ABM

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



B-26

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.

2012 - 07 - 4491 - ALTComm

Location/Address of Construction: <u>561 Forest Avenue</u>		
Total Square Footage of Proposed Structure/Area <u>2800 s.f. per floor</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * must be owner, Lessee or Buyer* Name <u>PL Properties</u> Address <u>14 Candlebrook Ln.</u> City, State & Zip <u>So. Portland ME 04106</u>	Telephone:
<u>126 D012</u>		
Lessee/DBA (If Applicable) RECEIVED JUL 18 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>175,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>1,770</u>
Current legal use (i.e. single family) <u>Office</u> If vacant, what was the previous use? <u>Office</u> Proposed Specific use: <u>Office w/ Retail @ street level</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Shell renovation and code update of existing masonry 2 story commercial structure</u>		
Contractor's name: <u>DAIGUE CONSTRUCTION</u> Address: <u>234 Church Rd. Brunswick ME</u> City, State & Zip: <u>Brunswick ME 04011</u> Telephone: <u>751-2751</u> Who should we contact when the permit is ready: <u>Norman Locke</u> Telephone: <u>831.0434</u> Mailing address: <u>see owner info above</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: [Signature] Date: 7/17/12

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



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Receipts Details:

Tender Information: Check , Check Number: 2112
Tender Amount: 1770.00

Receipt Header:

Cashier Id: bsaucier
Receipt Date: 7/18/2012
Receipt Number: 46125

Receipt Details:

Referance ID:	7309	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	1770.00	Charge Amount:	1770.00
Job ID: Job ID: 2012-07-4491-ALTCOMM - Shell renovation and update			
Additional Comments: 561 Forest Ave			

Thank You for your Payment!



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



WHIPPLE-CALLENDER ARCHITECTS

TRANSMITTAL

DATE: July 18, 2012

TO: The City of Portland
c/o Jeanie B.
386 Congress St.
Portland Maine 04101

RE: 561 Forest Ave

WE ARE SENDING YOU THE FOLLOWING ITEMS:

X	PRINTS	SHOP DRAWINGS	AS REQUESTED
	LETTER	SAMPLE	FOR YOUR RECORDS
	SPECIFICATIONS	ON LOAN	FOR REVIEW/COMMENT
	ORIGINALS	FOR SUBMISSION	APPROVED AS NOTED
	OTHERS	FOR BIDS USE	CONTRACT

NO. COPIES	DATE	DESCRIPTION
1	7.18.12	Permit set –architectural
1	7.18.12	Permit application incl. accessibility and cert. of design
1	7.18.12	Personal check for \$1,770 permit application fee
1	7.18.12	Disc w/ project info

REMARKS/MESSAGE:

Hi Jeanie-

Attached is the permit application for 561 Forest Ave. Please call with any questions.

COPIES TO: owner,file

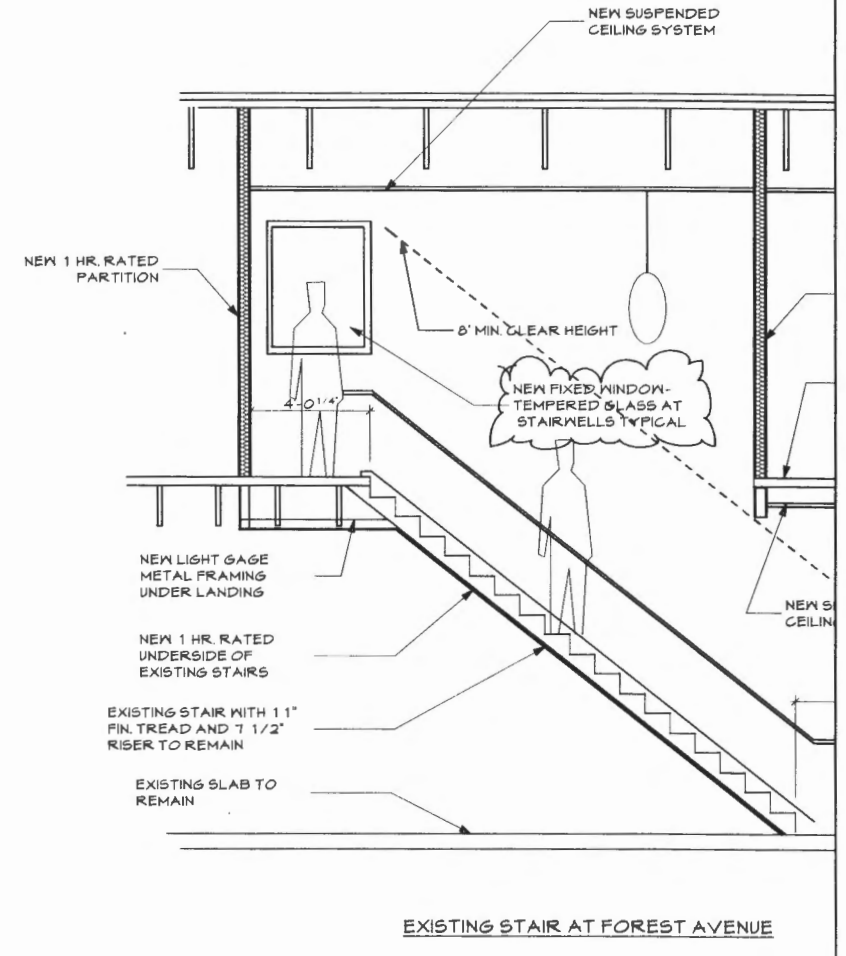
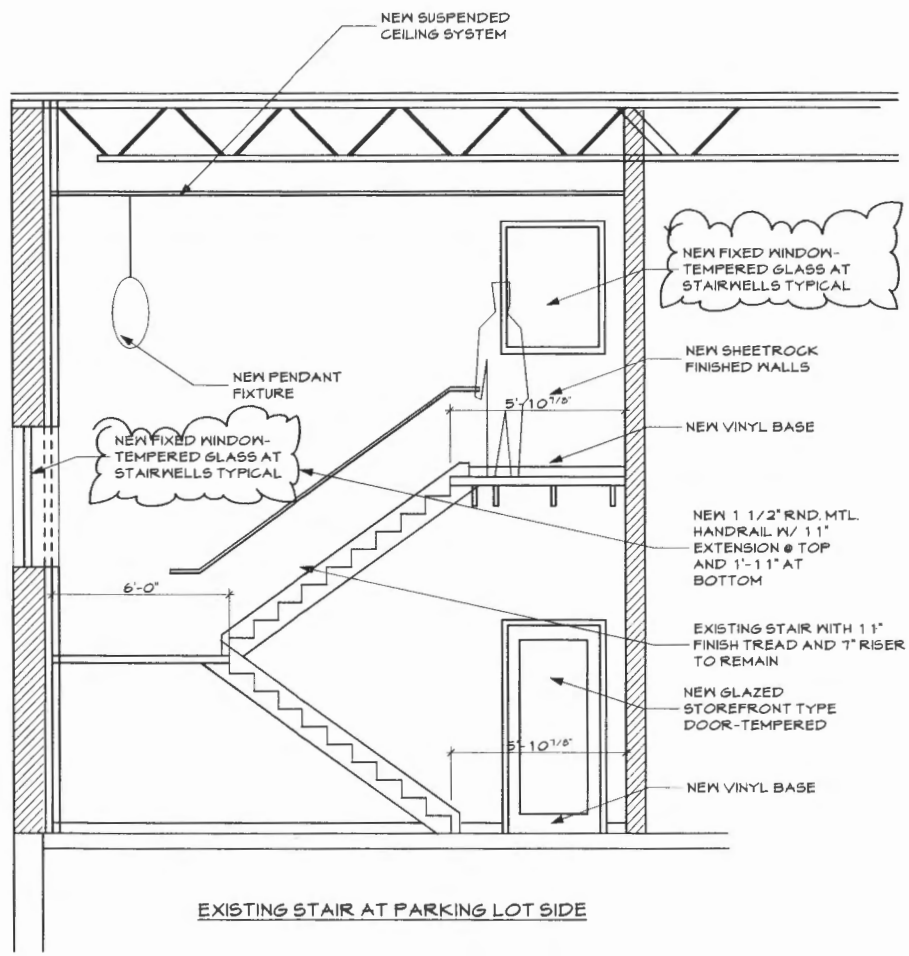
FROM: Joe Delaney

SKA-01

JOB: 561 FOREST AVENUE
SCALE:

DATE: 8/30/12
DESCRIPTION:

goes w/permit



WHIPPLE-CALLENDER ARCHITECTS
136 PLEASANT AVENUE PORTLAND, ME 04103



WHIPPLE-CALLENDER ARCHITECTS

July 18, 2012

City of Portland Inspections Office
c/o Jeanie B.
389 Congress Street
Portland, Maine 04101

RE: 561 Forest Avenue, Portland Me.

Dear Jeanie-

Outlined below is the info for the General Code and Fire Department requirements:

Fire Department checklist- please refer to plan for travel distance, F.E. locations, emergency lighting, exit signs.

1. Owner- **PL Properties, 14 Candlebrook Lane, South Portland, Maine 04106 (831-0434)**
2. Architect- **Whipple Callender Architects, PO Box 1276 Portland, Maine 04101 (775-2696)**
3. Proposed use- **Mercantile at the ground floor and Business at the upper floor per IBC and NFPA. Building type 2B.**
4. Square footage of structure- **2,800 s.f. gross per floor existing two story building**
5. Elevation of all structures- **existing**
6. Proposed fire protection of all structures- **NA not required**
7. Hydrant Locations- **Forest Avenue**
8. Water main sizes and locations- **not known**
9. Access to any Fire Department Connections-**NA**
10. Access to all structures (2 sides Min.)- **Continued access at Forest Avenue and the rear parking lot. Clearances to adjoining buildings-14' to south and 5' to the north**
11. A code summary shall be included referencing NFPA and all fire department technical standards-

The structure is an un-sprinkled building of type 2B (non combustible materials) per table 601. Per IBC table 503, as type 2B we are under the threshold for Business (3 stories/ 23,000s.f.) and Mercantile (2 stories/ 12,500 s.f.). Table 508.4 does not require separation of Business and Mercantile.

Per NFPA we provide 2 means of egress with 1 hr. protection and a fire alarm system

12. Elevators shall be sized to fit an 81" x 23" stretcher and 2 personnel – **NA**
13. Some structures may require Fire Flows using Annex H of NFPA 1- **NA**



Certificate of Design Application

From Designer: JOSEPH A. DELANEY
 Date: 7/17/12
 Job Name: 561 Forest Ave
 Address of Construction: n Portland ME

2003 International Building Code NA, existing bldg.
 Construction project was designed to the building code criteria listed below:

Building Code & Year _____ Use Group Classification (s) _____
 Type of Construction _____
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC _____
 Is the Structure mixed use? _____ If yes, separated or non separated or non separated (section 302.3) _____
 Supervisory alarm System? _____ 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)

Uniformly distributed floor live loads (7603.11, 1807)

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, S_D & S_{D1} (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_f 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, 1610, 1611, 2404)



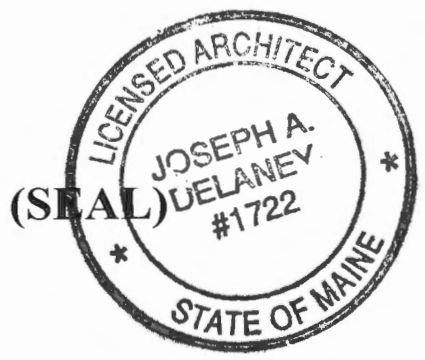
Certificate of Design

Date: 7/17/12

From: JOSEPH A. DELANEY

These plans and / or specifications covering construction work on:
561 FOREST AVENUE SITELL RENOVATION

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: Joseph A. Delaney

Title: ARCHITECT

Firm: WHIPPLE CALVERT ARCH

Address: PO BOX 1276
PORTLAND ME 04101

Phone: 207.775.2696 x101

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



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Receipts Details:

Tender Information: Check , Check Number: 8272

Tender Amount: 75.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 7/27/2012

Receipt Number: 46408

Receipt Details:

Referance ID:	7419	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-07-4491-ALTCOMM - Shell renovation and update			
Additional Comments: 561 FOREST cOFo			

Thank You for your Payment!



Jeanie Bourke - Re: 561 Forest

From: Joe Delaney <joe@whipplecallender.com>
To: Jeanie Bourke <jmb@portlandmaine.gov>
Date: 8/27/2012 1:28 PM
Subject: Re: 561 Forest
CC: Norman Locke <nlocke@newenglandtechair.com>, <daigleco@gwi.net>
Attachments: KAWNEER 1600 Sys1&2 - 2.5 x 4.75 in Typical Details.pdf

Thanks Jeanie- I'll get the info to you.

My responses in caps-

On Aug 27, 2012, at 12:59 PM, Jeanie Bourke wrote:

Hi joe,

I have completed the building code review and have the following comments:

1. The plans are required by state statute to be stamped - DROP OFF A STAMPED SET OR REDO THE DISC OR BOTH ? MY BAD
2. Please confirm tempered glazing will be used in hazardous locations per Sec. 2406, specifically in stairwells. WILL DO Also, confirm compliance with the Energy Code for U-factor or SHGC, -I'LL GET THAT- and are there any new R.O. for windows, or are all of these in existing openings? IN EXISTING OPENINGS. I'VE RECEIVED THE SPECS FROM KAWNEER- ATTACHED HERE-

NOTE FROM T. CRONIN- KAWNEER-

Joe,

You can use the 1600 Wall curtain wall system in 4-3/4" depth. The sightline is 2-1/2" for an overall dimension of 2-1/3" x 4-3/4". The part number for the mullion is 807-343 (see attached PDF part #4) as you will see referenced below for steel requirements.

Based on the information provided the following is required:

Information Provided

Wind Load = 30 psf

Frame Mullion Spacing = 1' 6" and 6'0"

Mullion Height = 23' 0"

Anchor Points:

Head/Sill

Intermediate @ **8'5" AND 11'5"**

Assumptions (verify):

L/175 Deflection Limit

1/2" caulk joint at Jambs

Analysis Results

Intermediate: 807-343 Mullion (**typical captured vertical for 4 3/4" system**) with 120" of 1 1/2" x 1 3/4" Steel bar (oriented in the strong axis) – centered between the top intermediate anchor and the top of the member at the head

Jamb with 6'0" DLO: 807-343 Mullion with 120" of 1 ½" x 1 ¾" Steel bar (oriented in the strong axis) – centered between the top intermediate anchor and the top of the member at the head

Jamb with 1'6" DLO: 807-343 Mullion with no steel required

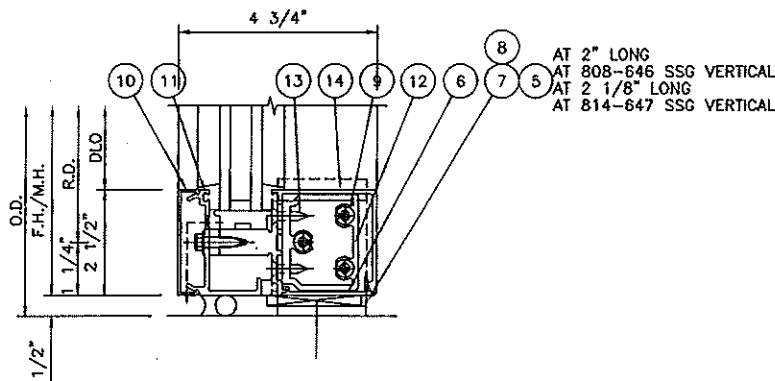
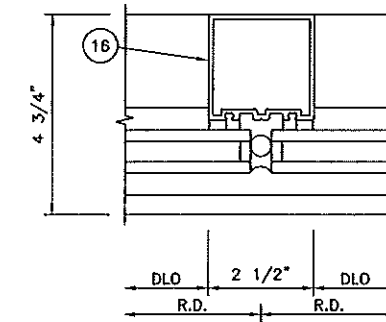
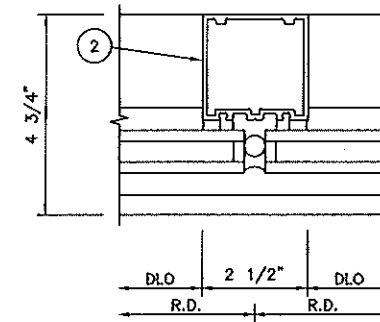
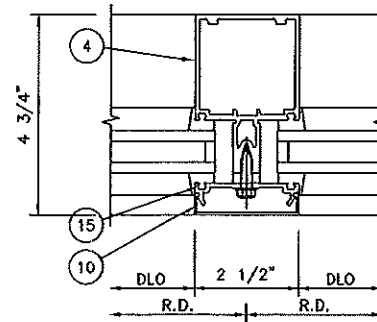
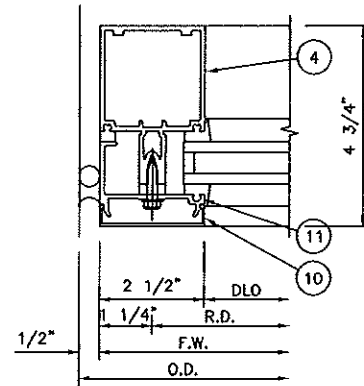
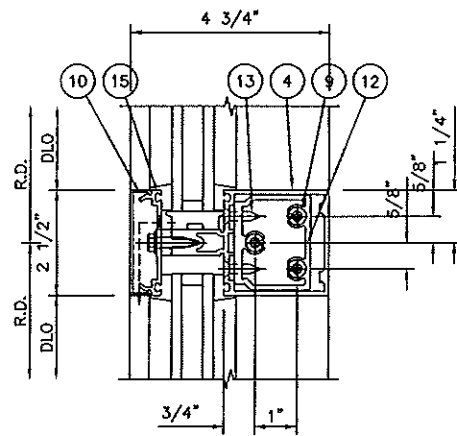
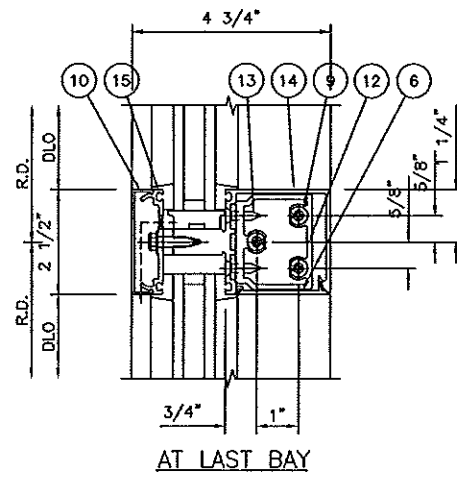
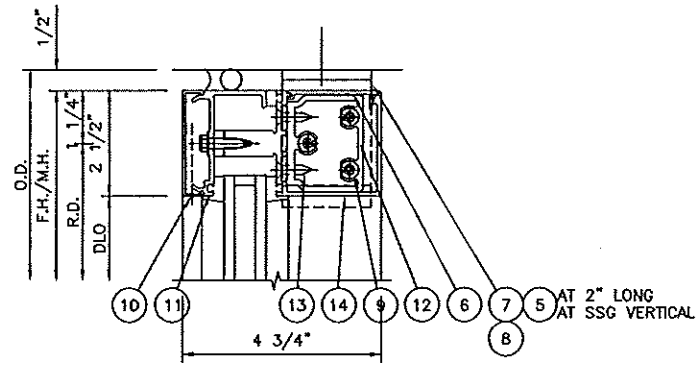
Please let me know if you have additional questions.

thanks-

Let me know,
Thanks,
Jeanie

PARTS LIST

PART NO.	PART DESCRIPTION
1 028-738	#10 X 1 1/2" AB FHST
2 808-646	SSG MULLION
3 977-108	#10 X 1/2" B PHST
4 807-343	MULLION
5 162-033	"T" ANCHOR EXT.
6 817-223	OPEN BACK FILLER
7 833-594	"T" ANCHOR
8 833-593	"F" ANCHOR
9 128-394	#12 x 1 7/8" B PHTF
10 162-006	COVER
11 162-505	PERIMETER
	PRESSURE PLATE
12 817-125	SHEAR BLOCK
13 128-405	#12 x 7/8" AB FHTF
14 817-222	HORIZONTAL
15 162-335	PRESSURE PLATE
16 814-647	SSG MULLION



File: Arc3\Team\Arch\Service\Walls\1600 System\1600S402P1015.dwg