

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 071321

Please Read Application And Notes, If Any, Attached

This is to certify that AMBA LLC / Stephen Baile

has permission to Change Floor plan of store remove wall add w

AT 887 FOREST AVE

137 C013001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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.

PERMIT ISSUED
NOV 16 2007
CITY OF PORTLAND

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission procured before this building or part thereof is altered or otherwise closed-in. 24 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

#### OTHER REQUIRED APPROVALS

Fire Dept. Craig Cross

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Carrie Bonke* 11/15/07  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

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

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

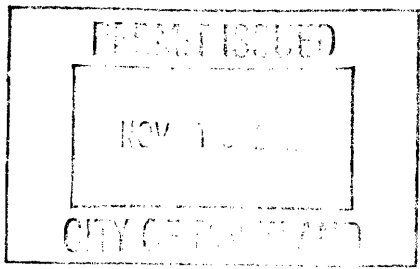
Permit No: 07-1321	Issue Date:	CBL: 137 C013001
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Location of Construction: 887 FOREST AVE	Owner Name: AMBA LLC	Owner Address: 887 FOREST AVE	Phone:
Business Name:	Contractor Name: Stephen Bailey	Contractor Address: 19 Balsam Lane Windham	Phone 2078385237
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2

Past Use: Retail - "RSVP"	Proposed Use: "RSVP" - Change Floor plan of store remove wall & add walls	Permit Fee: \$120.00	Cost of Work: \$9,500.00	CEO District: 4
Proposed Project Description: Change Floor plan of store remove wall & add walls		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>M</i> Type: <i>2B</i>	
		Signature: <i>Craig Cross</i>	Signature: <i>AMB 11/15/07</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: Idobson	Date Applied For: 10/19/2007	<b>Zoning Approval</b>		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <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>ok 10/25/07</i>	<p><b>Zoning Appeal</b></p> <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: _____	<p><b>Historic Preservation</b></p> <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

# 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.

Footing/Building Location Inspection: Prior to pouring concrete  
 Re-Bar Schedule Inspection: Prior to pouring concrete  
 Foundation Inspection: Prior to placing ANY backfill  
 Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling  
 Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED~~

[Signature]  
Signature of Applicant/Designee

\_\_\_\_\_  
Date

[Signature]  
Signature of Inspections Official

11.16.07  
Date

CBL: 137 C 13

Building Permit #: 071321

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

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

<b>Permit No:</b> 07-1321	<b>Date Applied For:</b> 10/19/2007	<b>CBL:</b> 137 C013001
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<b>Location of Construction:</b> 887 FOREST AVE	<b>Owner Name:</b> AMBA LLC	<b>Owner Address:</b> 887 FOREST AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Stephen Bailey	<b>Contractor Address:</b> 19 Balsam Lane Windham	<b>Phone</b> (207) 838-5237
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> "RSVP" - Change Floor plan of store remove wall & add walls	<b>Proposed Project Description:</b> Change Floor plan of store remove wall & add walls
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 10/25/2007
<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> 11/15/2007
<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.			
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Capt Greg Cass	<b>Approval Date:</b> 10/26/2007
<b>Note:</b> Means of egress not shown. Called 10-25-2007	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>		
1) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.			
2) Emergency lights and exit signs are required			
3) All construction shall comply with NFPA 101			

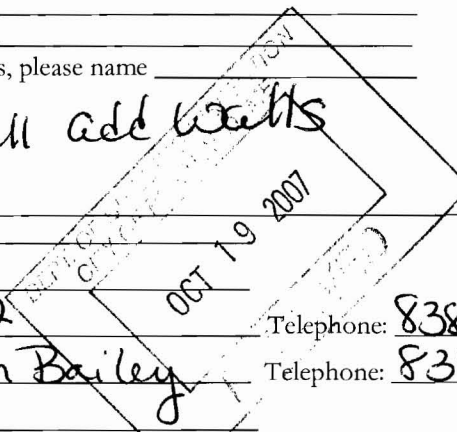
<b>Comments:</b> 11/15/2007-jmb: Spoke to Cathy and Stephen, to confirm the walls to be removed and what the new walls are to be constructed of. The lateral bracing is not required due to wall #2 remaining. Ok to issue
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# General Building Permit Application

If you as 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: <b>887 Forest Ave Portland, ME</b>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <b>42,559</b>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <b>137      C      13</b>	Applicant * <b>must be owner, Lessee or Buyer*</b> Name <b>Discount Beverage &amp; Redemption Ctr. Inc db/a R.S.V.P.</b> Address <b>887 Forest Ave</b> City, State & Zip <b>Portland, ME 04103</b>	Telephone: <b>207-773-8808</b>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <b>AMBA LLC</b> Address <b>897 Forest Ave</b> City, State & Zip <b>Portland, ME 04103</b>	Cost Of Work: \$ <b>9,500</b> C of O Fee: \$ _____ Total Fee: \$ <b>130<sup>00</sup></b>
Current legal use (i.e. single family) <b>Retail</b> If vacant, what was the previous use? _____ Proposed Specific use: <b>SAME</b> Is property part of a subdivision? <b>NO</b> If yes, please name _____ Project description: <b>Change layout Remove wall add walls</b>		
Contractor's name: <b>Stephen Bailey</b> Address: <b>19 Balsam Lane</b> City, State & Zip <b>Windham, ME 04062</b>		Telephone: <b>838-5237</b>
Who should we contact when the permit is ready: <b>Stephen Bailey</b>		Telephone: <b>838-5237</b>
Mailing address: <b>Same as above</b>		



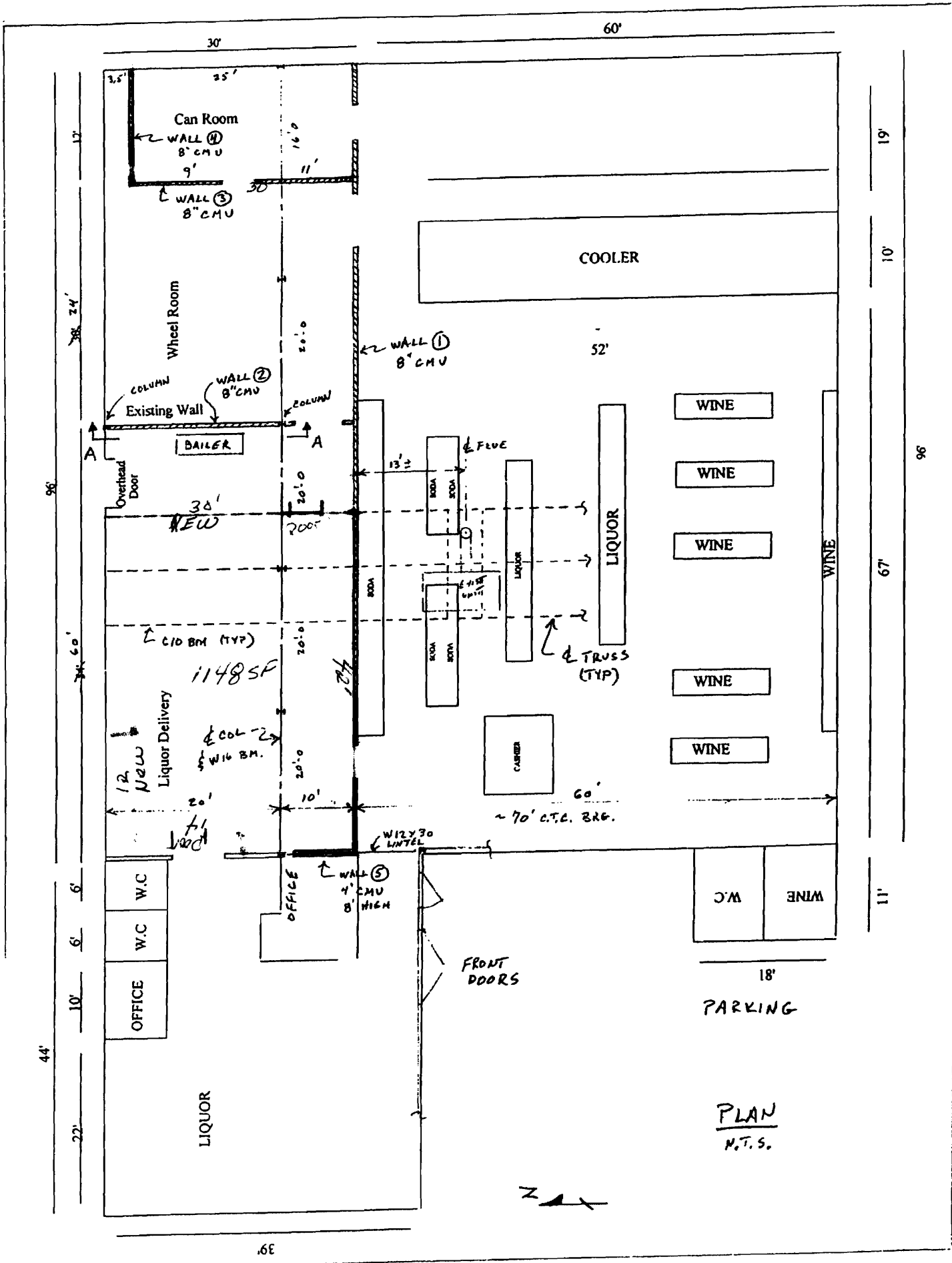
**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

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 <b>Cathleen E. Sullivan</b>	Date: <b>10/19/07</b>
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**This is not a permit; you may not commence ANY work until the permit is issue**



PLAN  
M.T.S.



.6E

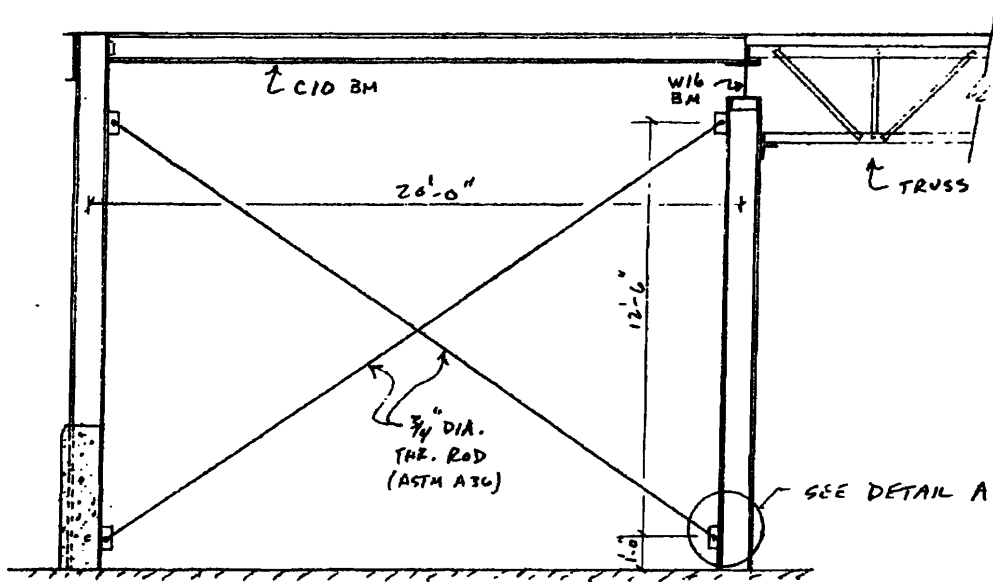
44'  
22'  
10'  
6'  
6'  
6'  
96'

19'  
10'  
67'  
11'

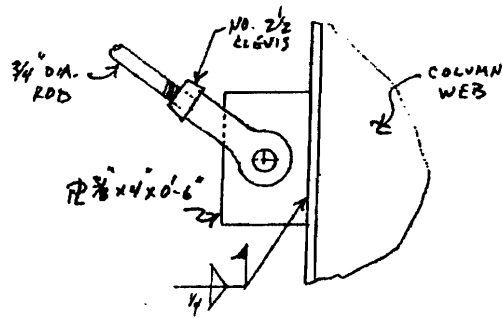
96

Calculations For RSVP BEVERAGES	Job No.	Sheet No. 1/1
Made by JRB	Date 10/3/07	
Checked by	Date	
Backchecked by	Date	

**HNTB**



SECTION A-A (OPTIONAL BRACING)  
 $\frac{3}{16}'' = 1'-0''$



DETAIL A  
 $1\frac{1}{2}'' = 1'-0''$

SKETCH # 1



October 19, 2007

Planning and Development Department  
Portland City Hall  
389 Congress Street  
Portland, ME 04101

To Whom It May Concern:

Please see attached permit application and engineer specifications per HNTB Corporation for Discount Beverage & Redemption Center Inc. d/b/a R.S.V.P. 887 Forest Avenue.

We are planning on removing interior block walls (non load bearing) to increase retail space by 1148 square feet. This space is currently used as product storage. No changes will be made to the foot print of the building or parking. There will be no exit changes.

In reference to the HNTB report included please note that wall # 2 will not be removed. Also, only 42 ft of wall #1 will be removed. Walls #3, #4, #5 will be completely removed.

We planned to install 56 ft of new interior partitions. The expected cost for this project is \$9,500.

Sincerely,

Cathleen E. Sullivan

New walls  
Metal Framed  
w/ 1/2 CDX





October 18, 2007

Ms. Cathy Sullivan  
President  
RSVP Discount Beverage Center, Inc.  
887 Forest Avenue  
Portland, ME 04103

**Re: Removal of Interior CMU Walls**

Dear Ms. Sullivan:

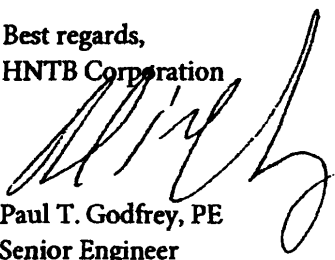
This letter is to address your concern regarding the removal of five existing interior concrete masonry unit (CMU) walls for the property known as RSVP Discount Beverage located at 887 Forest Avenue. See attached building plan for reference. An evaluation of all five walls during our field visit on October 2<sup>nd</sup> revealed that these walls are non load-bearing for gravity type loads. However, with regard to lateral (wind) loads, wall 2 can provide significant lateral resistance for the building in the north-south direction due to diaphragm action between the columns. Given that this wall is the only interior CMU wall that provides lateral bracing for the building's steel frame in this direction and is well positioned, we recommend that the portion of wall 2 between the exterior and interior columns remain in-place. As an alternative, diagonal bracing may be installed between the columns and the wall removed as shown on the attached sketch.

Therefore, it is our opinion that walls 1, 3, 4 and 5 may be removed in their entirety as well as a limited portion of wall 2 without any adverse impact to the building. The linear extent of removal should be as follows:

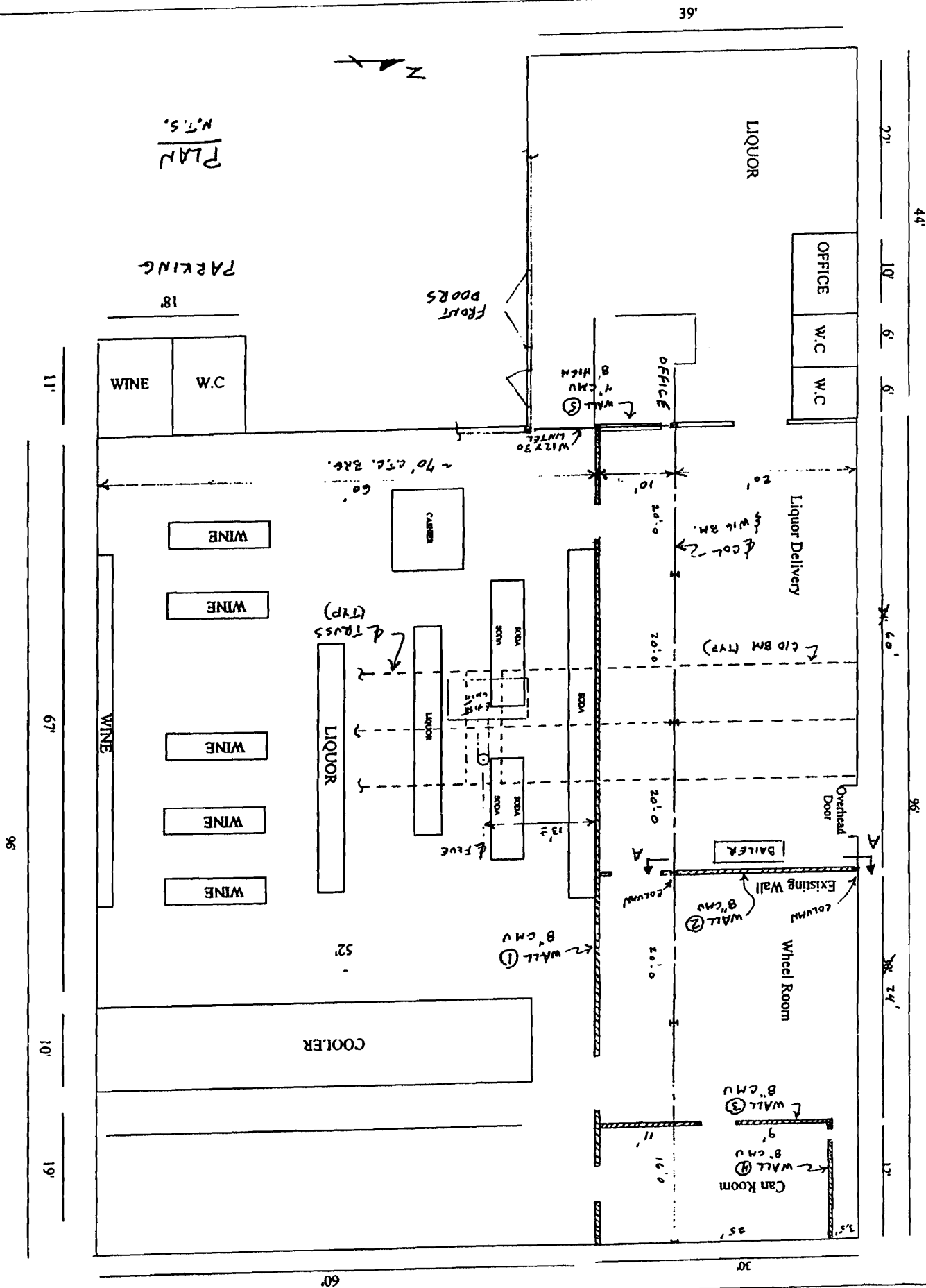
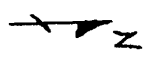
Yes	Wall 1	<del>9.6'</del> <sup>4.2'</sup>	8" CMU	
No	Wall 2	10'	8" CMU	(south side of column line only)
yes	Wall 3	26.5'	8" CMU	
yes	Wall 4	12'	8" CMU	
yes	Wall 5	9'	4" CMU	

Should you have any questions or require additional information, please do not hesitate to contact me @ 228-0890 or Jim Bellenoit @ 228-0876.

Best regards,  
HNTB Corporation

  
Paul T. Godfrey, PE  
Senior Engineer

PLAN  
N.T.S.



PARKING

WINE W.C.

WINE

WINE

WINE

WINE

WINE

WINE

COOLER

LIQUOR

OFFICE

W.C.

W.C.

Liquor Delivery

← CID BM (TR)

BAILEY

Whcel Room

Can Room

FRONT DOORS

OFFICE

WALL 8" CMU

WALL 8" CMU

WALL 8" CMU

WALL 8" CMU

WALL 8" CMU

~ 70' C.T.C. B.A.E.

TRUSS (TR)

PIPE

52

35'

30'

11'

67'

96'

10'

19'

22'

10'

6'

6'

36' 60"

96'

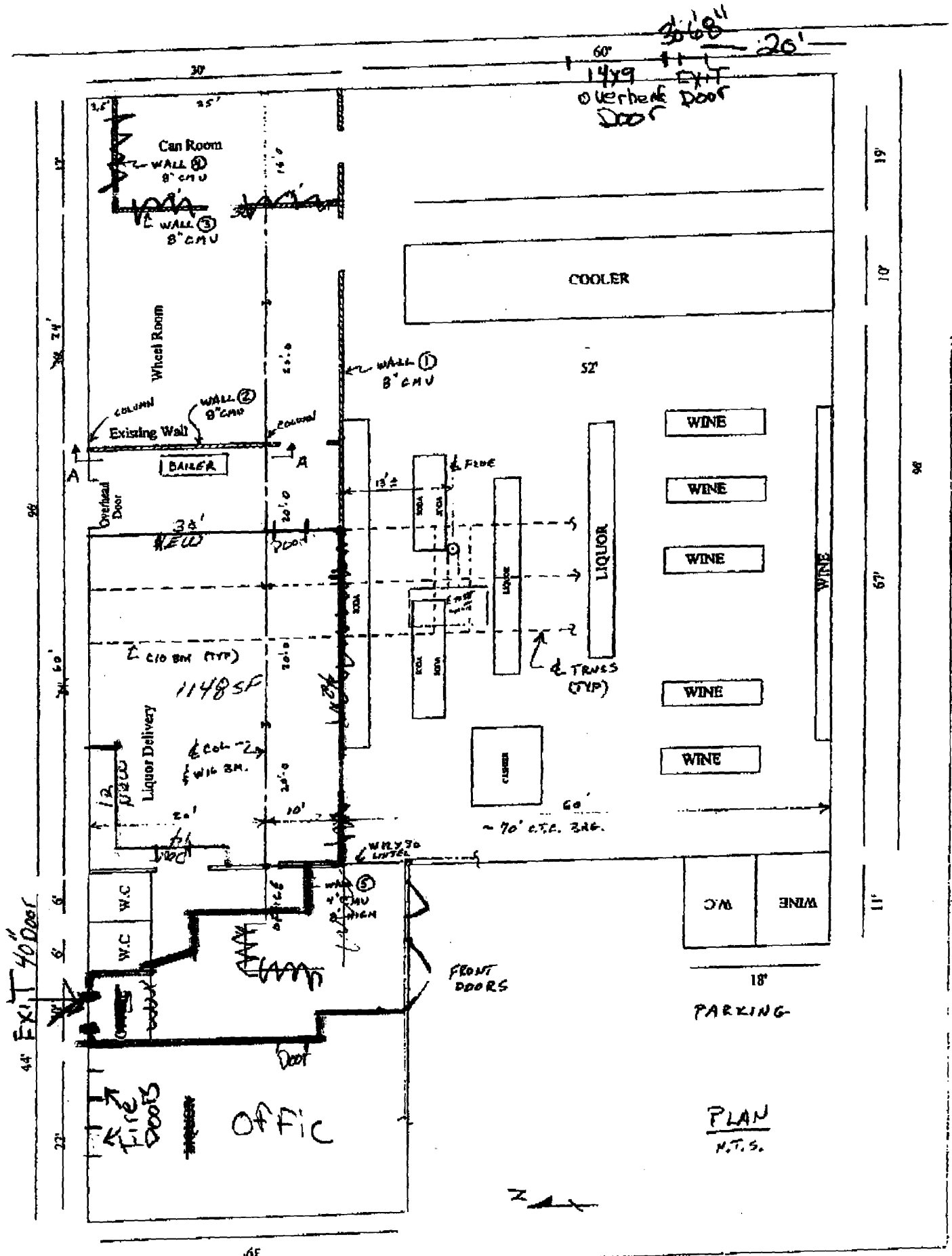
38' 24"

17'

63'

44'

60'



Rec. 10-26-07 Capt. Cross  
Oh