

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that J J & L CORP – LINDA BRABROOK

Located At 250 READ ST

Job ID: 2011-08-1859-CH OF USE

CBL: 147 - - A - 022 - 001 - - - -

has permission to Change the Use to a recording studio/rehearsal & concert hall with interior renovations – ADA bathrooms provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

[Handwritten Signature] 9/9/4
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.**
 1. Underground plumbing Inspection
 2. Close In Inspection Framing/Plumbing/Electric prior to insulation or drywall
 3. Certificate of Occupancy/Final – pending additional required egress (separate permit)

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

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-08-1859-CH OF USE

Located At: 250 READ

CBL: 147 - - A - 022 - 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. Separate permits shall be required for any new signage.
3. The B-2 Zone has **maximum noise limitations**. This use shall not exceed the maximum noise limitations: 7:00 am to 9:00 pm no more than 60 dBAs & 9:00 pm to 7:00 am no more than 55 dBAs. All verified noise violations will be enforced. The applicant will need to take further mitigating measures to decrease violating noise levels.

Fire

1. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. Total occupant load exceeds 49. Two remote means of egress are required before certificate of occupancy shall be issued.
3. Application requires State Fire Marshal approval.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. 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.
6. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
7. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
8. A sprinkler supervisory system shall be provided in accordance with NFPA 101, *Life Safety Code*, and NFPA 72, *National Fire Alarm and Signaling Code*. Sprinkler supervisory systems shall monitor for water flow and sprinkler supervisory signals via an approved fire alarm panel to central station. One smoke detector shall be located over the panel, a manual pull station located at the front door, and an audible water flow alarm provided.
9. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.

10. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
11. Fire extinguishers are required per NFPA 10.
12. Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
13. All means of egress to remain accessible at all times.
14. 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.

Building

1. Application approval based upon information provided by applicant, including revisions with construction as dated. Any deviation from approved plans requires separate review and approval prior to work.
2. 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.
3. This permit has been reviewed as an Assembly (A-3) Occupancy Use Classification. A separate application for permit is required for review of the new egress door and exterior entryway. A Certificate of Occupancy will not be issued prior to this addition of this required egress.
4. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2009 Section 713.



General Building Permit Application

B-2

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>250 Reed St</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Linda Brabrook</u> Address <u>710 Washington Ave.</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>207 400 2818 -linda</u> <u>207 450 1153 -linda</u>
147 A 22		
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>JJ & L Corp</u> Address <u>250 Reed St</u> City, State & Zip <u>Portland ME 04103</u>	Cost Of Work: \$ <u>30</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>Pool Hall vacant</u> Number of Residential Units _____ If vacant, what was the previous use? <u>pool hall</u> Proposed Specific use: <u>Recording studio & rehearsal space for bands, some concert hall</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Change of use - tenant fit up will be applied for separately</u>		<u>condo or single story</u> <u>Now</u>
Contractor's name: <u>N/A</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Linda Brabrook</u>		Telephone: <u>450-1153</u>
Mailing address: <u>see above</u>		

8.3.11

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: Aug. 1 2011

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

MISSION STATEMENT

It is our objective to provide Greater Portland, Maine with a 1st class facility for the operation of a band rehearsal facility that will offer any band the ability to rehearse or record in a facility that will allow them imitate a small concert hall with state of the art sound and lighting systems.

BUSINESS PLAN

Objective (Rehearsals will not be open to general public)

Offer a state of the art facility for local bands to rehearse that will give them a quality sound and light system to allow them to rehearse performing on stage. The facility will offer the band a combination of sound and lights to hone their acts. The facility will have vending supplies for the bands to purchase food and drinks. No alcohol will be sold. For an extra fee a full recording studio is available (video/audio)

Hours of Operation

The facility will be available to be rented at all times of the day and evening. The facility will be rented out hourly at a rate of \$30/hour. There will be bulk packages for bands to rent the facility on a regular, scheduled basis which can result in a cheaper rate.

Competition

While people have been rehearsing in their basements, garages or living rooms for years. However, currently there are 2 facilities within Portland, Maine that have been renting space for band rehearsal. Prime is located on Thompson Point and the space offers a room to be leased on a monthly basis. The facilities have antiquated bathroom facilities, are extremely dirty, do not offer heat and security of the rooms has been in question for years. The Raia Business Complex offers room rentals that includes heat, A/C and electricity in a safe and clean environment. However, the rooms are available on a 1 year lease and the largest room is approx. 12'X16'. This size room will not allow a band to work on their live acts, sound and lights.

Facility Staffing

The facility will be rented on an hourly basis. The renters will be greeted at the facility by one of the owner/operators of the facility and be outlined the rules and regulations for the use of the facility. Once the pre-determined lease time has expired the renters will be met by the owner/operator and the facility will be cleaned for the next renter.

Future Bld permits will be applied for to build stage, and set up for video and audio recording studios; Add another exit door (double door)

Not included JMB

July 13, 2011

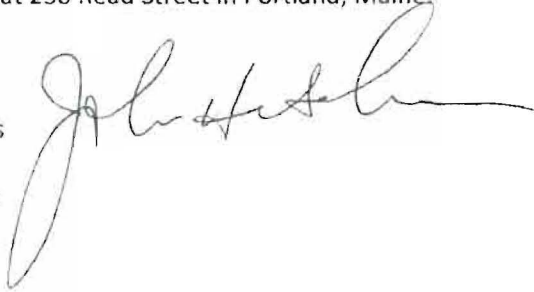
Linda Brabrook
710 Washington Avenue
Portland, ME 04101

Dear Linda,

Please consider this as my written permission to apply to the City of Portland for a change of use permit for the space at 250 Read Street in Portland, Maine

Thank You,

John Hutchins
JJ&L Corp.
Its: President

A handwritten signature in black ink, appearing to read "John Hutchins". The signature is written in a cursive style with a large, looping initial "J".

Plumbing for bathrooms

\$2,800

to add three bathroom stalls
includes labor + materials

Electrical

860.00 in materials

2400.00 in labor included all lighting and outlets

Total 3,260

Electrical + Plumbing
Total \$6,060.00

Stage

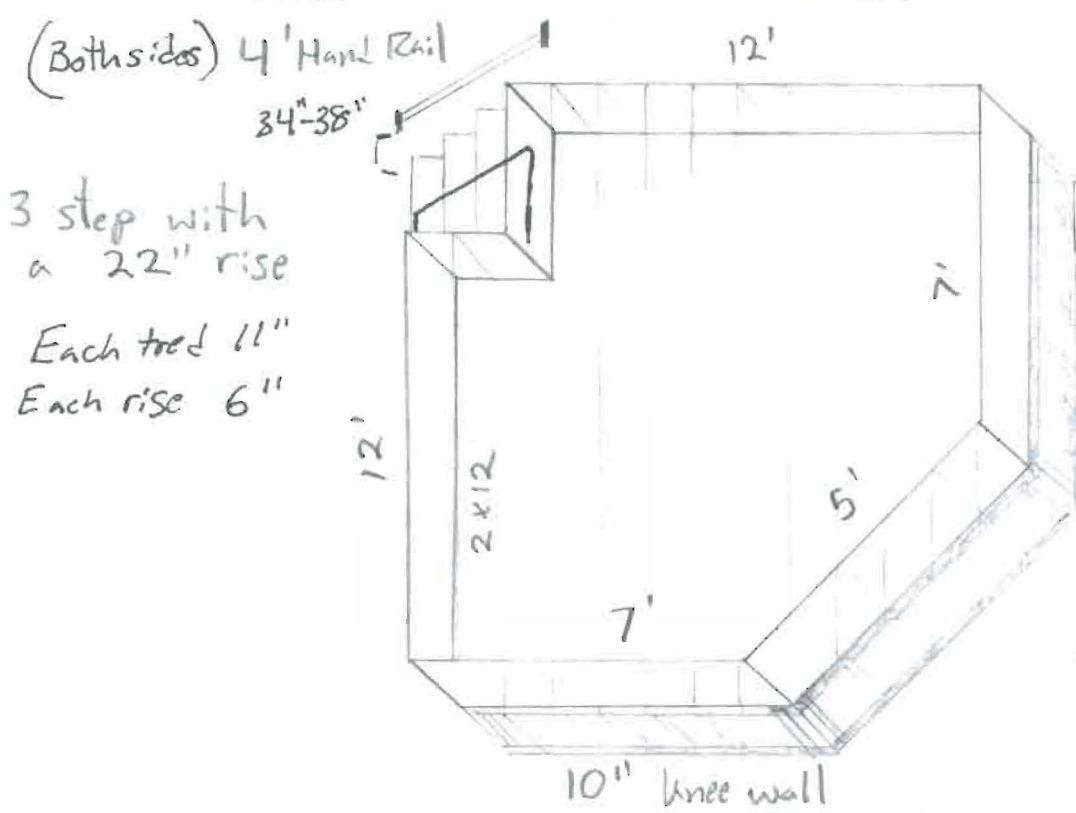
Total 7,67.82

Wall
Construction

Total 657.27

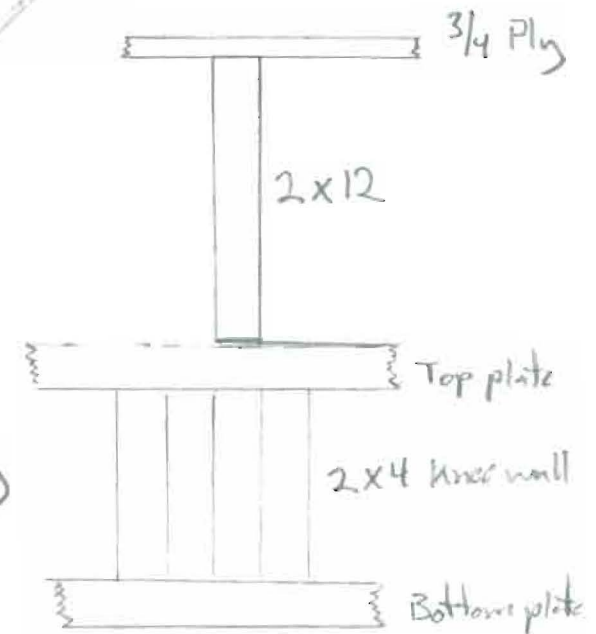
Total \$ 7,485.09

RECEIVED
SEP - 9 2011
Dept. of Building Inspections
City of Portland Maine



STAGE

(Both sides) 4' Hand Rail
 34"-38"
 3 step with
 a 22" rise
 Each tread 11"
 Each rise 6"

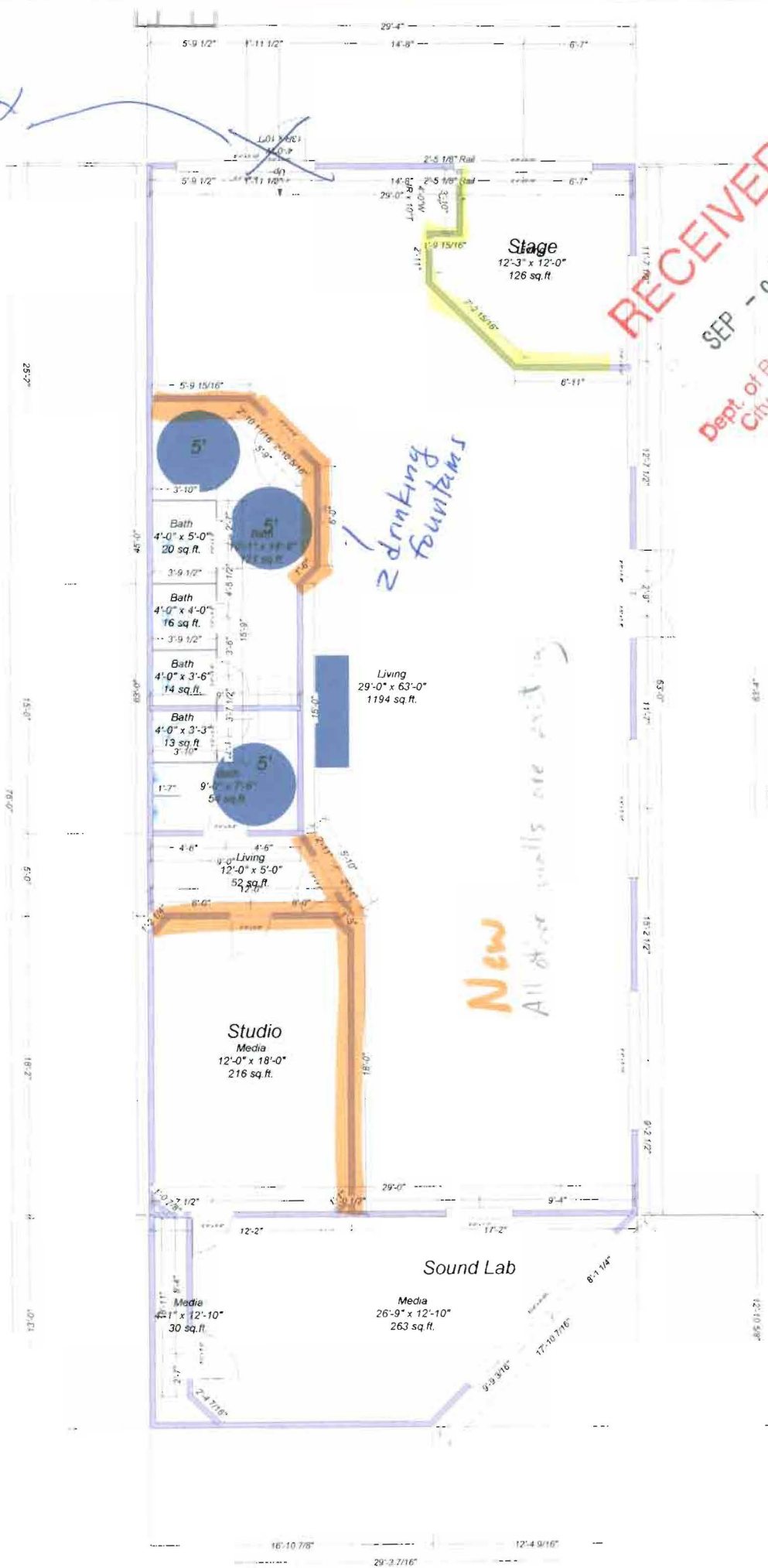


- 18 2x12-12
- 14 2x4-12
- 8 4x8 Tand 6 Advantech 3/4 ply
- 3 3 step stringer PT
- 28 Joist Hangers
- 1 4' Hand Rail

Total cost for stage 567.82
 Labor - 200.00
 \$ 767.82

RECEIVED
 SEP - 9 2011
 Dept. of Building Inspections
 City of Portland Maine

Approved on this permit
COR NOT



RECEIVED
SEP - 9 2011

Dept. of Building Inspections
City of Portland Maine

2 drinking fountains

New
All other walls are existing



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

3.1 20 11

Received from Kinda Brabant

Location of Work 250 Road

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 105

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other SI _____

CBL: 147 _____

Check #: 56 _____

Total Collected \$ 105

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

Taken by: [Signature]

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

_____ 7.9. 20 11 _____

Received from _____

Location of Work _____

Cost of Construction \$ 7,485 Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 100.80

Add'l cost of work
~~100~~

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 147-A-22

Check #: CC

Total Collected \$ 80

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

Taken by: _____

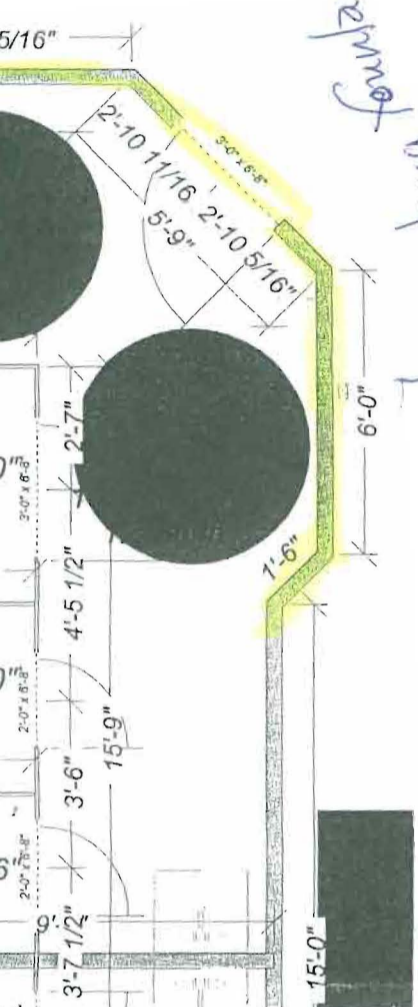
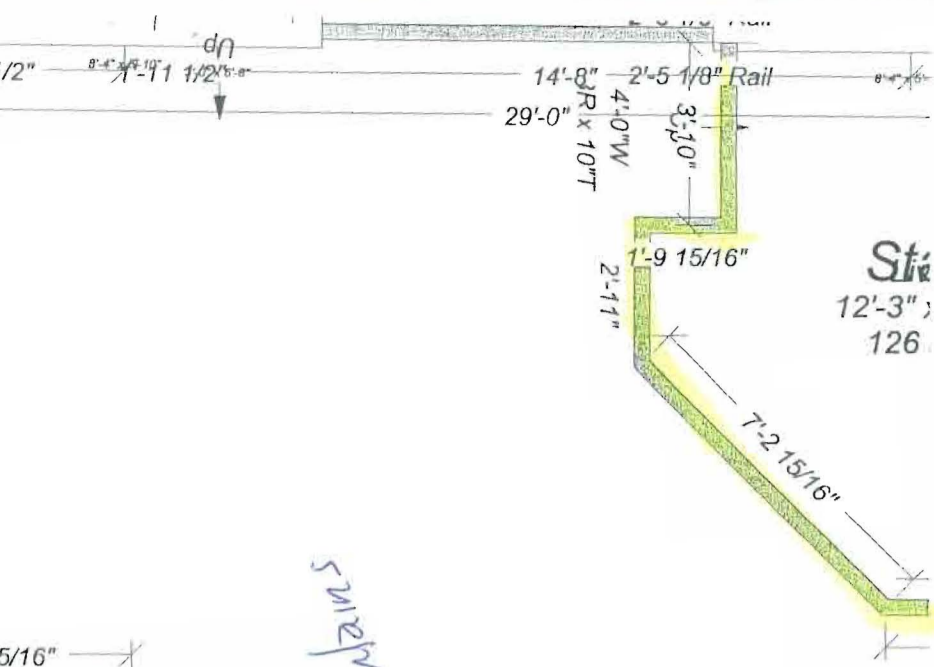
WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

RECEIVED
-9 2011
Dept. of Building Inspections
City of Portland Maine

Chris Mullins

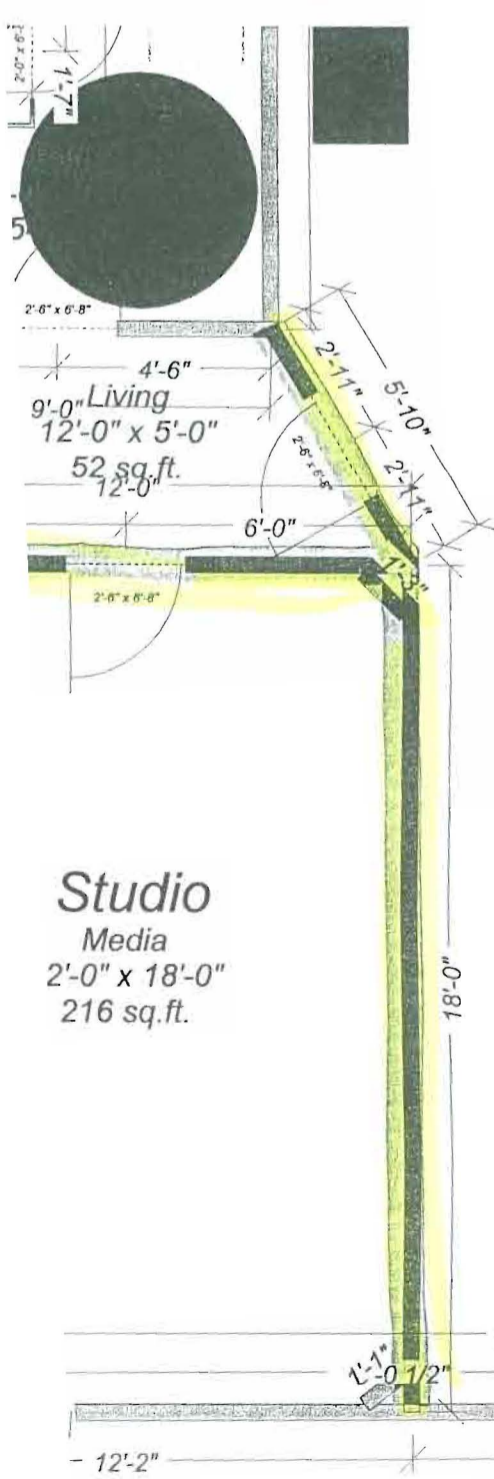
Daddy's "MANAGER"

774-364-1650

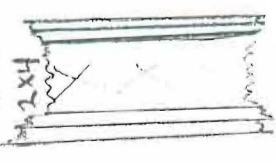


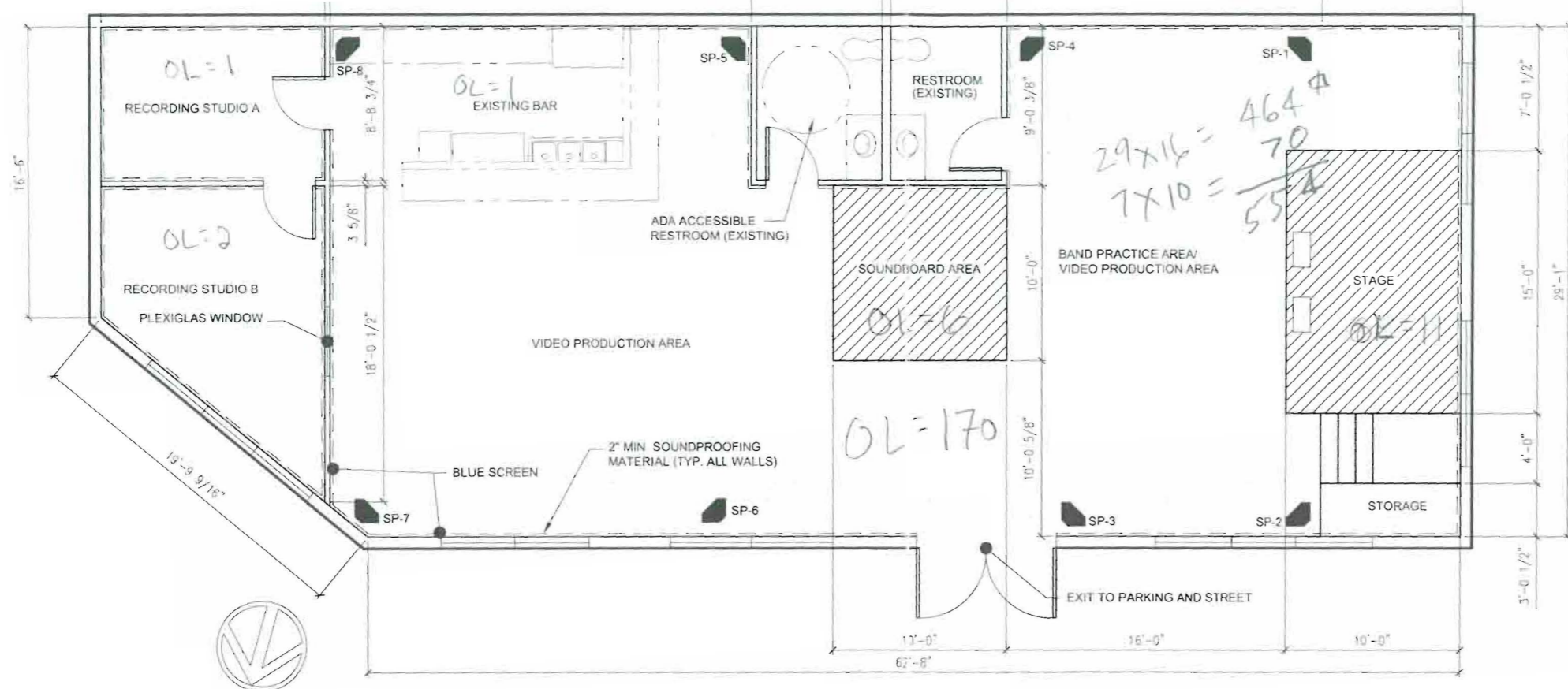
2 drnk benches

RECEIVED
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Non load bearing wall
 2x4 construct with sound dectenin board
 Fire retardant material. with 5/8 Drywall over that.
 60 2x4-10
 40 4x10 5/8 Drywall
 30 4x8 1/2 sound Dectening Board
 +200 Labor
 Total Cost for wall \$457.27 \$657.27





PROPOSED FLOOR PLAN

TOTAL OL = 190
 Need 2nd remote means of egress

7:00 AM to 9:00 PM = 60 dBAs
 9:00 PM to 7:00 AM = 55 dBAs

B-2 - Studios & performing Halls affected

NO.	DATE	DESCRIPTION	BY	APPR.
REVISIONS				

SOUTHERN MAINE DESIGN AND DRAFTING SERVICE
 SACO, MAINE (207)809-6424

THE CAVE
 AUDIO VIDEO SOLUTIONS, LLC
 PORTLAND, MAINE

250 READ STREET
 RECORDING/VIDEO PRODUCTION STUDIO
 FLOOR PLAN

DATE: 7/20/11
 SCALE: 1/4" = 1'-0"
 DESIGNED/DRAWN BY: C. FISHER
 CHECKED BY: C. FISHER

072011-01
 DRAWING NUMBER

