

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

Permit No: 04-0138	Issue Date: MAR 10 2004	CDL: 50 B001001
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PERMIT ISSUED

CITY OF PORTLAND

Location of Construction: 57 Bell St	Owner Name: Morrill Street Associates	Owner Address: 91 Bell St	Phone: 207-797-7534
Business Name: n/a	Contractor Name: Brewer Fine Woodworking	Contractor Address: 91 Bell Street Portland	Phone: 2077977534
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Amendment to Commercial	Zone: 1L

Past Use: Commercial	Proposed Use: Amendment to permit # 030459; dividing the building with two uses. One side is light assembly of lawn mowers w/office, the other side is storage w/office.	Permit Fee: \$486.00	Cost of Work: \$35,000.00	CEO District: 4
Proposed Project Description: Amendment to permit # 030459, dividing the building with two uses.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B/S/F</i> Type: <i>3B</i>	
		Signature: <i>WIM</i>	Signature: <i>[Signature]</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: gg	Date Applied For: 02/19/2004	Zoning Approval		
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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..	Special Zone or Reviews <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>2/19/04</i>	Zoning Appeal <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: _____	Historic Preservation <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>9</i>
	<i>Separate permits are required for any new signage</i>		

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 _____

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

Permit No: 03-0459	Issue Date:	CBL: 150 B001001
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Location of Construction: 57 Bell St	Owner Name: Morrill Street Associates	Owner Address: 91 Bell St	Phone: 797-7534
Business Name:	Contractor Name: M.R. Brewer Fine Woodworking	Contractor Address: 91 Bell Street Portland	Phone 2077977534
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone:

Past Use: Vacant Land	Proposed Use: Steel Building	Permit Fee: \$1,773.00	Cost of Work: \$250,000.00	CEO District: 4
Proposed Project Description: Construct a 140' x 60' Steel Building for Multi Tenants/Commercial		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:	Signature:	
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: gad	Date Applied For: 05/02/2003	Zoning Approval	
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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..	Special Zone or Reviews <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:	Zoning Appeal <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:	Historic Preservation <input 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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SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

May 1, 2003

Mr. Matt Brewer
Morrill Street Associates
91 Bell Street
Portland, Maine 04103

RE: 83 Bell Street Site Plan
CBL: 150 B001001

Dear Mr. Brewer:

On May 1, 2003, the Portland Planning Authority granted minor site plan approval for a new 8400 square foot multi use building at, as shown on the approved plan.

Approval is subject to the following conditions:

1. That runoff from the parking lot be directed to the proposed grass area behind the existing brick building prior to flowing into the detention basin.
2. That the applicant enters into a drainage system agreement with the City of Portland to ensure the long-term maintenance and function of the proposed detention/treatment pond.

Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven sets of final plans.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the

389 Congress St.Rm 315
Portland, ME 04101
Phone: (207)874-8700
Fax: (207)874-8716

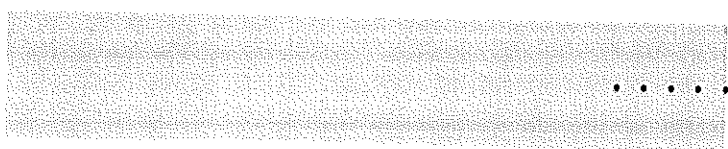
facsimile transmittal

To: Dennis Paul Watson From: Mike Nugent
Fax: 303-904-4866 Date: May 19, 2003
Phone 303-904-4837 Pages: 1
Re: Morrill St. Associates 57 Bell St. 150b001

Urgent For Review Please Comment Please Reply Please Recycle

I have started the review of the above project and have questions:

- 1) Attached are required certifications and Section 1705. of the 1999 BOCA Code which deals with Special Inspections, Please complete the forms and return them with a Statement of Special Inspection. This note applies to both the building and foundation plans.
- 2) There are hand written notes on the foundation plan, where these done by the engineer?
- 3) Your notes the "1996 BOCA Code" the City is under the 1999 BOCA Code.
- 4) Because the roof is 1:12, the roof design must be done in accordance with Section 7.3 of ASCE 7.
- 5) There is no Soils report as required by Section 1804.1 of the BOCA code.



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DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION PERMIT

Permit Number: 040138

This is to certify that Morrill Street Associates/Brewer Fine Woodworking
has permission to Amendment to permit # 030499 dividing the building with two uses.
AT 57 Bell St 150 B001001

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 when permission is procured before this building or part thereof is altered or occupied. 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 8/19/04
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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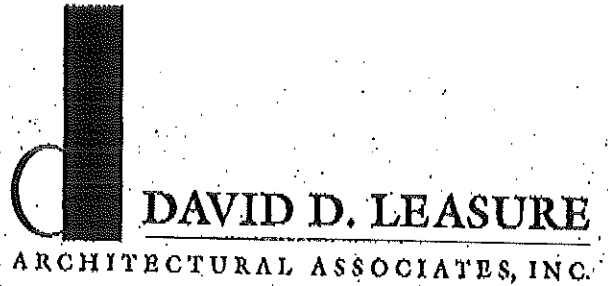
Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 03/04/2004
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 03/09/2004
Note: **Ok to Issue:**
 1) areas that have storage or capacity above finished offices cannot be used until separate permits are applied for and approved (se David Leasures memo dated 3/9/04.

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 02/26/2004
Note: **Ok to Issue:**

Comments:
 3/9/2004-mjn: Constuction type reclassified by design professional as 3B from 2C. This is compliant as the height and limitations set forth in table 503 are the same and the description complies with Table 602
 3/9/2004-mjn: David Leasure responded to previous memo with new guard design, tread and riser dimensions and upper section use limitations and Certification forms

TELEFAX
TRANSMITTAL



TO: Mr. Mike Nugent
City of Portland, Maine
389 Congress Street - Rm. 315
Portland, Maine 04101

DATE: March 9, 2004

NO. OF PAGES
INCL. COVER SHT. 4

FAX. (207) 874-8716 (City of Portland)
(207) 797-0973 (M. R. Brewer)

SUBJECT: 57 Bell Street (150 B001) - Response to comments


MEMORANDUM:

Dear Mike:

1. Attached please find completed certifications.
2. Substitute 1" x 1" vertical steel barstock at 4" o.c. for all 1/2" plasticized wire mesh guards indicated on drawings. Barstock guards shall be installed so that a 4" sphere cannot pass thru the guard rail at any point.
3. Tread and riser dimensions for exterior stairs are indicated on drawing A-200 R1 at the stair from the top left corner of the building:
 - a) All risers shall be 6.83 inches = 6 risers at 6.83 inches ea. = 3'-5" rise. All risers shall be sloped at 1 inch maximum.
 - b) All treads shall be 11 inches = 5 Treads at 11 inches ea. = 4'-7" run.
4. The intended use of the upper section above the office area is as indicated on Drawing A-500 R1, Section A = ceiling plenum. Please note the 3/4" decking is for top chord bracing purposes of the framing only. Any occupancy use of this plenum space is prohibited without professional design of fire rated enclosed exit stairs and other life safety requirements.

If you have any additional questions, please don't hesitate to contact me. I can be reached at Off. (207) 797-8661, Fax (207) 797-8533.

Best Regards,


David D. Leasure, R.A.
Architectural Associates Inc.
DDL/ll

cc: Rusty Brewer - M.R. Brewer
File

This facsimile may constitute a privileged communication or otherwise confidential material. If you receive this facsimile in error or any part of the transmission is not received, please contact the sender at (207) 797-8661.

Wpwin80/Data/Eastman_Fax

Page 1 of 1

COMMERCIAL • RESIDENTIAL • PLANNING • CONSULTING
1344 WASHINGTON AVENUE PORTLAND, MAINE 04103 (207) 797-8661 FAX (207) 797-8533

facsimile transmittal

To: David Leasure From: Mike Nugent
Fax: 797-8533 Date: March 5, 2004
Phone 797-8661 Pages: 1
Re: 57 Bell St. (150 B001)

Urgent For Review Please Comment Please Reply Please Recycle

I have commenced the review the submissions for Permit #040138 and need the following information/technical submissions to continue the review:

- 1) Need the attached Certifications completed and returned.
- 2) Need Loading infor on the 1/2" Plasticized Wire Mesh Guard system.
- 3) What are the tread and riser dimensions on the exterior stairs?
- 4) Is there intended use for the upper section above office area shown on cross section A-A on page A-500 R1?

