



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.

Address/Location of Construction: <u>15 MIDDLE ST. STE. B-3 (SC-1) PORT. ME</u>		
Total Square Footage of Proposed Structure: <u>991</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>020 E0290 C2</u>	Applicant Name: <u>Sherri McGLOIN</u> Address <u>FERRI ENT. LLC</u> <u>PO Box 8258</u> City, State & Zip <u>PORTLAND, ME 04104</u>	Telephone: <u>207 653-5414</u> Email: <u>ferrienterprises@gmail.com</u>
Lessee/Owner Name : (if different than applicant) Address: City, State & Zip: Telephone & E-mail:	Contractor Name: (if different from Applicant) Address: City, State & Zip: Telephone & E-mail:	Cost Of Work: \$ <u>16,000.-</u> C of O Fee: \$ <u>190.-</u> Historic Rev \$ _____ Total Fees : \$ <u>16190.-</u>
Current use (i.e. single family) <u>NEW CONSTRUCTION</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SALON - COMMERCIAL</u> Is property part of a subdivision? <input type="checkbox"/> If yes, please name _____ Project description:		
Who should we contact when the permit is ready: <u>Sherri McGLOIN</u>		
Address: <u>PO Box 8258</u>		
City, State & Zip: <u>PORTLAND ME 04104</u>		
E-mail Address: <u>ferrienterprises@gmail.com</u>		
Telephone: <u>207-653-5414</u>		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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: <u>[Signature]</u>	Date: <u>4-30-15</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



Certificate of Design Application

From Designer:

Sherri McGLOIN

Date:

4-30-15

Job Name:

FERRI ENTERPRISES

Address of Construction:

15 MIDDLE STREET STE B-3 PORTLAND, ME 04101

2009 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year B3 / 2013 Use Group Classification (s) RETAIL

Type of Construction NEW

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC _____

Is the Structure mixed use? _____ If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? NO 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
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

- _____ 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 and deflection amplification factor C_d (1617.6.2)
- _____ Analysis procedure (1616.6, 1617.5)
- _____ Design base shear (1617.4, 1617.5.1)

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)

Flood loads (1803.1.6, 1612)

- _____ Flood Hazard area (1612.3)
- _____ Elevation of structure

Earth design data (1603.1.5, 1614-1623)

- _____ Design option utilized (1614.1)
- _____ Seismic use group ("Category")
- _____ Spectral response coefficients, S_D & S_I (1615.1)
- _____ Site class (1615.1.5)

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)



Accessibility Building Code Certificate

Designer: Sherri McGLOIN

Address of Project: 15 MIDDLE ST. STE. B-3

Nature of Project: Commercial - Salon

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: *Jr ms*

Title: President

(SEAL)

Firm: FERRI ENTERPRISES LLC

Address: PO Box 8258
PORTLAND, ME 04104

Phone: 207-453-5414

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



Certificate of Design

Date: 4-30-15

From: _____

These plans and / or specifications covering construction work on:

15 MIDDLE ST. STE B-3 PORTLAND, ME 04101

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.

Signature: J. MS.

Title: President

Firm: Ferri ENTERPRISES LLC

Address: PO BOX 8258

PORTLAND, ME 04104

Phone: 207-653-5414

(SEAL)

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



Jeff Levine, AICP, Director
Planning & Urban Development Department

Tammy Munson, Director
Inspections Division

Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland, Inspections Division
389 Congress Street, Room 315
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. **After all approvals have been met and completed, I will then be issued my permit via e-mail.** No work shall be started until I have received my permit.

Applicant Signature: *Jim MSL* Date: 4-30-15

I have provided digital copies and sent them on: 5-1-15 Date: 4-30-15

NOTE: All electronic paperwork must be delivered to buildinginspections@portlandmaine.gov or by physical means ie; a thumb drive or CD to the office.

15 MIDDLE STREET STE. SC-1 B-3

WINDOW
7'

EXIT

WINDOW
7'

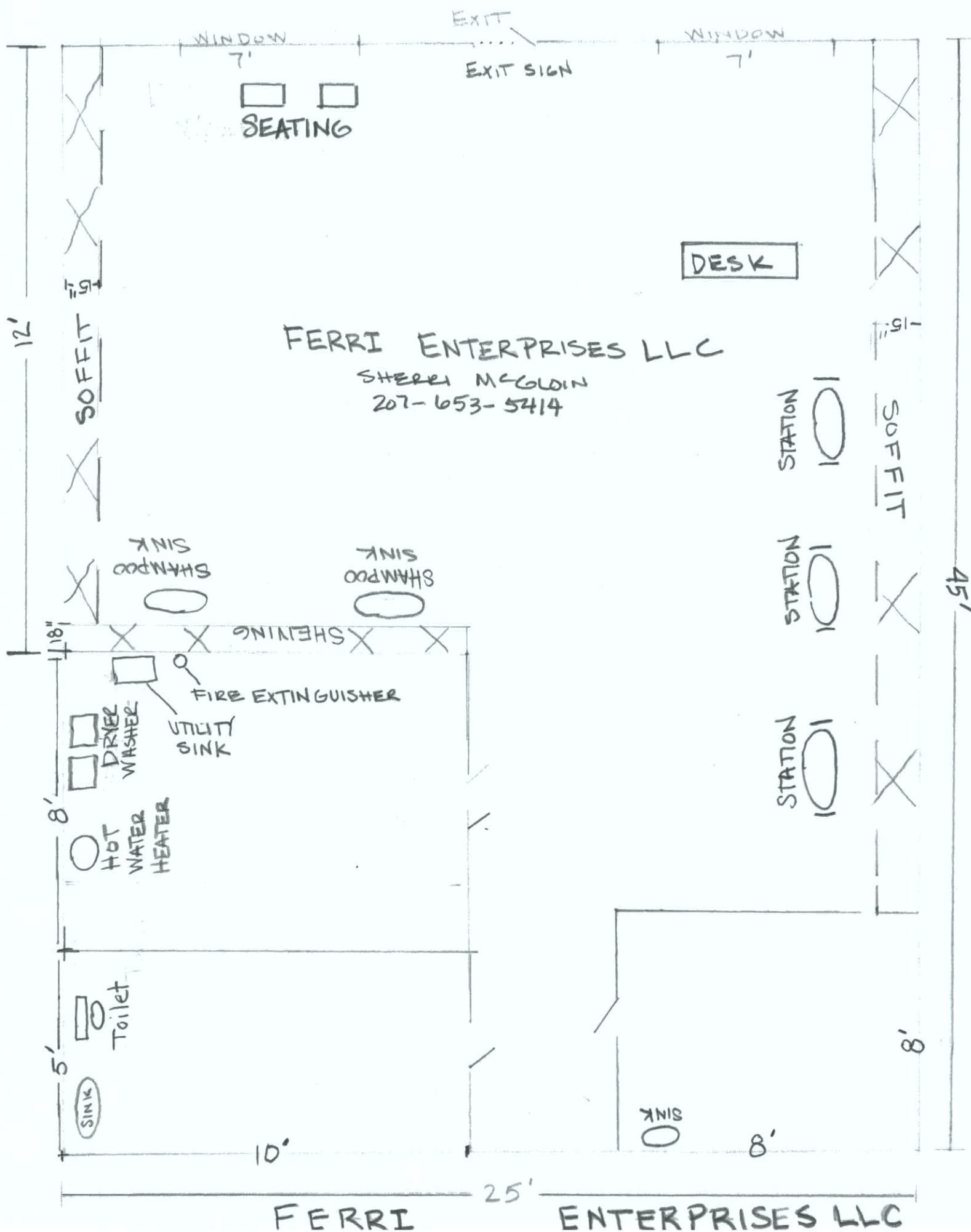
FERRI ENTERPRISES LLC

SHERI MCGLOIN
207-653-5414

45'

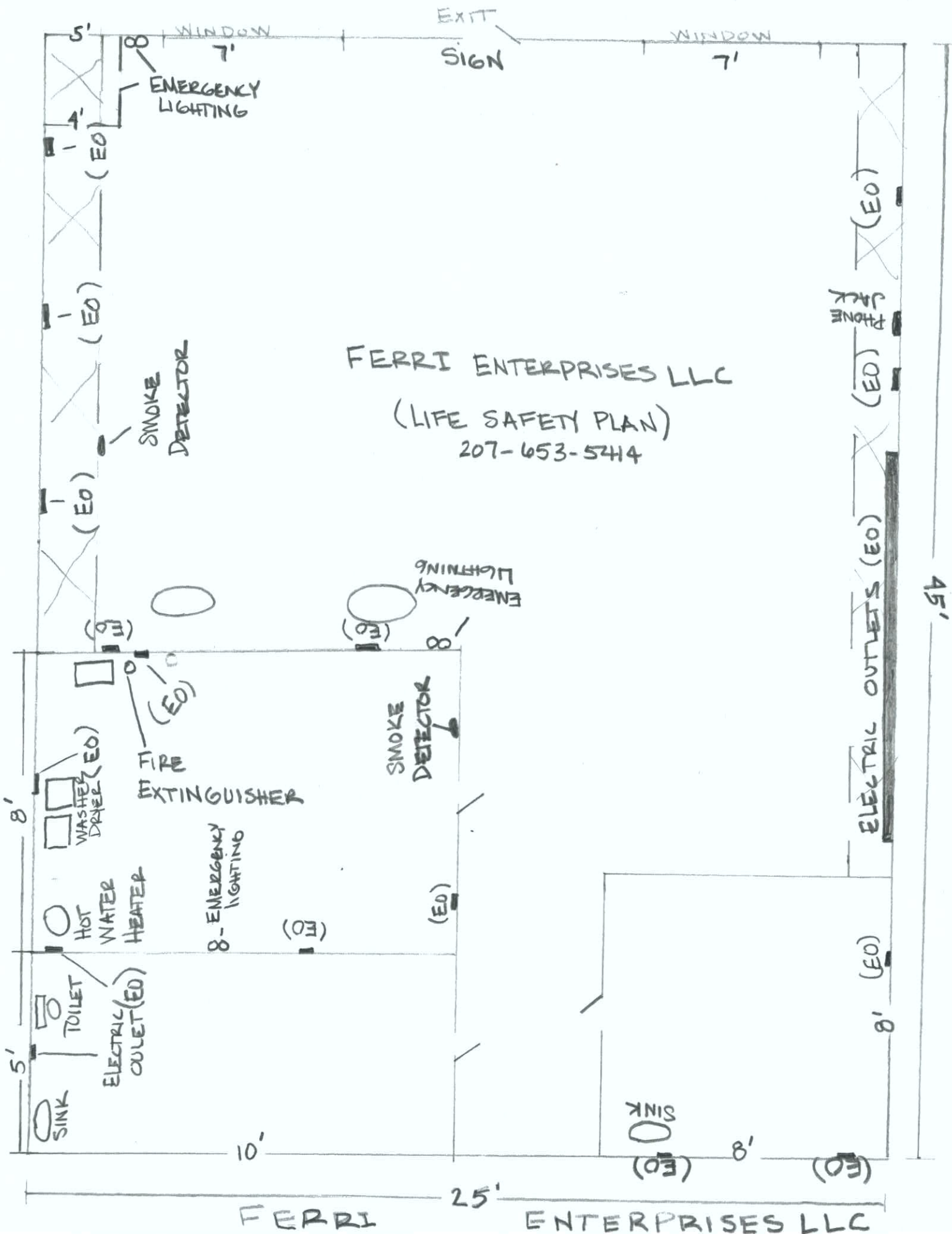
FERRI 25' ENTERPRISES LLC

15 MIDDLE STREET STE. SC-1 B-3



FERRI ENTERPRISES LLC

15 MIDDLE STREET STE. SC-1 B-3



FERRIS

ENTERPRISES LLC

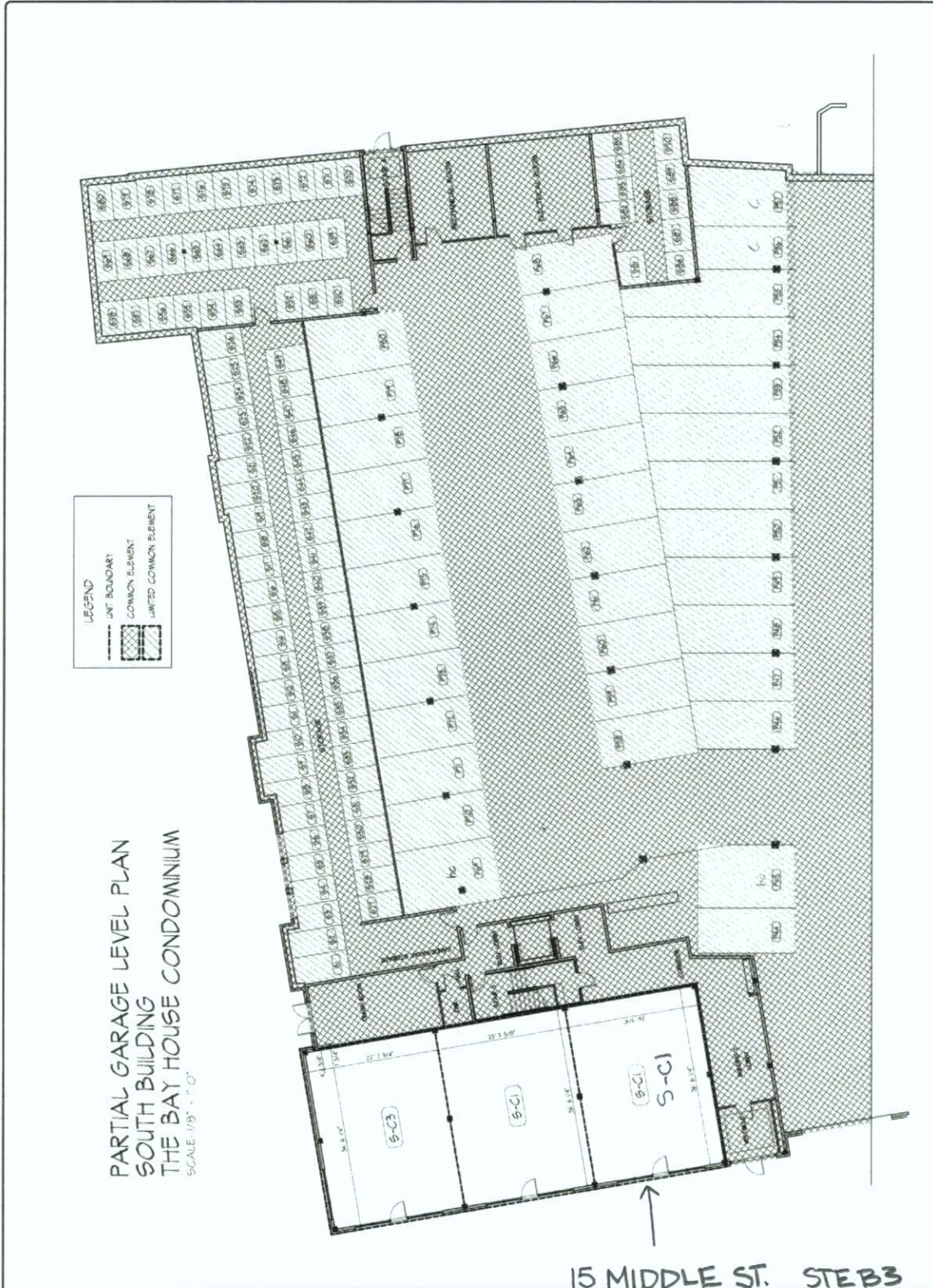
Floor Plan - South Building

Bay House Retail • Hancock & Middle Streets, Portland, ME



MALONE
Commercial Brokers

<p>DAVID M. WHITE, ARCHITECT 403 TOWNHILL ROAD PO BOX 447 GOLFSTON, NEW HAMPSHIRE 03045 (603) 497-3405</p>	<p>THE VILLAGE AT OCEAN GATE, LLC DECLARANT & OWNER OF RECORD 35 FAY STREET SUITE 07B BOSTON, MA 02108</p>	<p>CONDOMINIUM PLANS THE BAY HOUSE CONDOMINIUM Middle Street Cumberland County Portland, Maine</p>	<p>FIRST FLOOR PLAN SOUTH BUILDING Scale 1/8" = 1'-0" Commission No. 08-008 Date October 8, 2012</p>	<p>DATE NO 15</p>
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South Building	Unit SF	Lease Rate PSF	Sale Price
UNIT 101	991	\$ 20.00 NNN	\$ 200.00 PSF or \$198,200
UNIT 102	949	\$ 20.00 NNN	\$ 200.00 PSF or \$189,800
UNIT 103	991	\$ 20.00 NNN	\$ 200.00 PSF or \$198,200

15 MIDDLE ST. STEB3

FERRI ENT. LLC 207-653-5444

Property Summary

Bay House Retail • Hancock & Middle Streets, Portland, ME



LOCATION:	Hancock and Middle Streets Portland, Maine
OWNER/LANDLORD:	The Village at Ocean Gate LLC
ZONE:	B-3 Business Zone
TOTAL SITE SIZE:	1.11± acres
MAP/LOT:	Map 20, Block E, Lot 9
BUILDINGS:	(2) buildings connected by underground parking entrance
STORIES:	5 stories each
CONSTRUCTION:	Stick built
EXTERIOR:	Brick, fiber cement, clapboard
USE:	1st Floor: Retail (upper stories are residential condominiums)
RETAIL SPACE: (See floor plans)	<ul style="list-style-type: none">• South Building: (2) units at 991± SF (1) unit at 949± SF• North Building: 932± SF *980± SF *946± SF (* under contract)
INTERIOR FINISHES:	Delivered in a vanilla shell: <ul style="list-style-type: none">• Sheet rocked wall• Electrical to code• Building standard flooring allowance• Building standard lighting allowance• Life safety items in place
HVAC:	Gas-fired system
WATER & SEWER:	Municipal
LEASE RATE:	\$ 20.00 PSF Triple Net (NNN)
NNN EXPENSES:	Contact broker
SALE PRICE:	\$ 200.00 PSF



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JENNIFER SMALL
207.772.6871 direct
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5 Moulton Street • Suite 3
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207.772.2422 main
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Summary

New retail units are offered on the first floor of the Bay House, a new Metropolitan-style two-building development at Hancock and Middle Streets.

The development's two buildings are joined by an entrance to underground parking. Each building is 5 stories with residential condominiums on the upper floors and three retail units on the first floor of each building.

Unit Sizes:	(2) 991± SF / (1) 949± SF / (1) 932± SF *two other units currently under contract
Delivery:	Clean vanilla shell
Zoning:	B3 Business
Lease Rate:	\$20.00 PSF Triple Net (NNN)
Sale Price:	\$200.00 PSF



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