

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

PERMIT ISSUED

Permit Number: 080546  
JUN - 6 2008

CITY OF PORTLAND

This is to certify that SHAW'S REALTY CO./Zachry Construction, Inc.

has permission to Tenant fit-up for Shaw's Maintenance Office

AT 1372 CONGRESS ST

191 B019001

provided that the person or persons who accept 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 opened or otherwise closed-in. 4  
OUR 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 Gass

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

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

Other \_\_\_\_\_

Department Name

Deanne Boule 6/6/08  
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

<b>Permit No:</b> 08-0546		<b>Issue Date:</b>		<b>CBL:</b> 191 B019001	
<b>Location of Construction:</b> 1372 CONGRESS ST		<b>Owner Name:</b> SHAW'S REALTY CO		<b>Owner Address:</b> P.O.BOX 20	
<b>Business Name:</b>		<b>Contractor Name:</b> Zachau Construction, Inc.		<b>Contractor Address:</b> PO Box 1185 US Route One Freeport	
<b>Lessee/Buyer's Name</b>		<b>Phone:</b>		<b>Permit Type:</b> Alterations - Commercial	
<b>Past Use:</b> Commercial Vacant Space		<b>Proposed Use:</b> Commercial - Shaw's Maintenance Office - Tenant fit-up for Shaw's Maintenance Office		<b>Permit Fee:</b> \$1,395.00	
				<b>Cost of Work:</b> \$130,000.00	
				<b>CEO District:</b> 3	
<b>Proposed Project Description:</b> Tenant fit-up for Shaw's Maintenance Office		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>		<b>INSPECTION:</b> Use Group: <i>F-2</i> Type: <i>2</i> <i>IBC-2003</i> Signature: <i>Greg Cass</i> Date: <i>6/6/08</i>	
		<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b> Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____			
<b>Permit Taken By:</b> ldobson		<b>Date Applied For:</b> 05/21/2008		<b>Zoning Approval</b>	
<ol style="list-style-type: none"><li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li><li>Building permits do not include plumbing, septic or electrical work.</li><li>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..</li></ol>		<b>Special Zone or Reviews</b>		<b>Zoning Appeal</b>	
		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan		<input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved	
		Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denied Date: <i>5/28/08</i>		Date: _____	
		<b>Historic Preservation</b> <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: _____			

**PERMIT ISSUED**  

JUN - 6 2008

**CITY OF PORTLAND**

**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**

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

<b>Permit No:</b> 08-0546	<b>Date Applied For:</b> 05/21/2008	<b>CBL:</b> 191 B019001
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<b>Location of Construction:</b> 1372 CONGRESS ST	<b>Owner Name:</b> SHAW'S REALTY CO	<b>Owner Address:</b> P.O.BOX 20	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Zachau Construction, Inc.	<b>Contractor Address:</b> PO Box 1185 US Route One Freeport	<b>Phone</b> (207) 865-9925
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial - Shaw's Maintenance Office - Tenant fit-up for Shaw's Maintenance Office	<b>Proposed Project Description:</b> Tenant fit-up for Shaw's Maintenance Office
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 05/28/2008  
**Note:** **Ok to Issue:** ☒

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/06/2008  
**Note:** **Ok to Issue:** ☒

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) 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.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 05/29/2008  
**Note:** **Ok to Issue:** ☒

- 1) Walls in structure are to be labeled according to fire resistance rating.  
IE; 1 hr. / 2 hr. / smokeproof.
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) Emergency lights and exit signs are required
- 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 5) A single source supplier should be used for all through penetrations.

**Comments:**

5/27/2008-mes: I called the contractor (Bruce Hilfrank)- I don't have a plot plan showing where this is in the context of the shopping center.

5/28/2008-mes: Bruce explained that it is the back half of the old "Black Bear Medical" space. I made a copy of the site plan from another site plan application.

## 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.

  X   Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

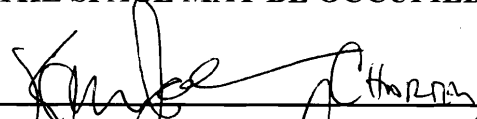
  X   Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.  
NOTE: There is a \$75.00 fee per inspection at this point.

  X   Underground electrical inspection prior to pouring concrete

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.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

  
\_\_\_\_\_  
Signature of Applicant/Designee

  6/17/08    
Date

  
\_\_\_\_\_  
Signature of Inspections Official

  6/6/08    
Date



# 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.

Location/Address of Construction: <u>1372 CONGRESS ST., WESTGATE SHOPPING CENTER</u>		
Total Square Footage of Proposed Structure/Area <u>2890</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>191</u> <u>B</u> <u>19</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* N <u>CHARTER WESTGATE, LLC</u> A <u>C/O</u> C <u>CHARTER WESTGATE, LLC</u> C <u>C/O</u>	Telephone: <u>-636</u> <u>(914) 701 4002</u> <u>130,000</u> ce: \$ : \$ <u>1,320.00</u>
Lessee/DBA (If Applicable)		
Current legal use (i.e. single family) <u>VACANT</u> If vacant, what was the previous use? <u>RETAIL</u> Proposed Specific use: <u>SHAW'S MAINTENANCE</u> Is property part of a subdivision? <u>NO</u> Project description: <u>INTERIOR REMODEL OF B5</u>		
Contractor's name: <u>ZACHARY CONSTRUCTION</u>		
Address: <u>1105 US ROUTE ONE PO BOX 4</u>		
City, State & Zip <u>FREEDPORT, ME 04032</u>		Telephone: <u>865 9925</u>
Who should we contact when the permit is ready: <u>BRUCE HILFRANK</u>		Telephone: <u>" "</u>
Mailing address: <u>SEE 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](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: David R. Flinn Date: 5.16.08

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



# Certificate of Design Application

From Designer:

Daniel K. Ellington

Date:

5-16-08

Job Name:

WESTGATE SHOPPING CENTER - SHAW'S MAINTENANCE

Address of Construction:

1372 CONGRESS ST.

## 2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) FACTORY INDUSTRIAL ~~RETAIL~~ F-2

Type of Construction 2N

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES

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

Supervisory alarm System? YES Geotechnical/Soils report required? (See Section 1802.2) NO

### Structural Design Calculations NOT APPLICABLE

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,  $w$   
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,  $R$ , 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)



## Accessibility Building Code Certificate

Designer: Daniel R. Ellingson

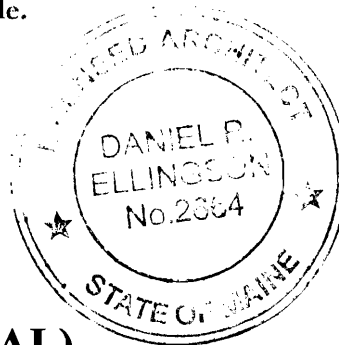
Address of Project: 1372 CONGRESS ST.

Nature of Project: INTERNAL REMODEL

\_\_\_\_\_

\_\_\_\_\_

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.



(SEAL)

Signature: Daniel R. Ellingson

Title: ARCHITECT

Firm: HARRIMAN

Address: ONE AUBURN BUSINESS PARK  
AUBURN, ME 04210

Phone: 784 5700

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



## Certificate of Design

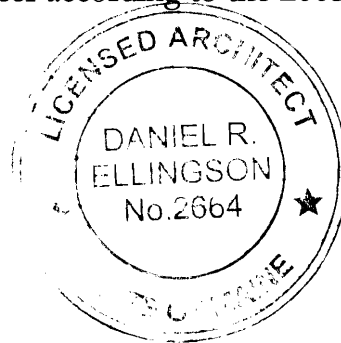
Date: 5.16.08

From: DANIEL R. ELLINGSON

These plans and / or specifications covering construction work on:

WESTGATE SHOPPING CENTER - ZHAU'S MAINTENANCE

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



(SEAL)

Signature: [Handwritten Signature]

Title: ARCHITECT

Firm: HARRIMAN

Address: ONE AUBURN BUSINESS PARK  
AUBURN, ME 04210

Phone: 784 5700

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



HARRIMAN

Architects + Engineers

One Auburn Business Park  
Auburn, Maine 04210

207.784.5100 tel  
207.782.3017 fax  
www.harriman.com

TRANSMITTAL

Building communities  
since 1870

To PLANNING & DEVELOPMENT DEPT.  
389 CONGRESS ST. RM. 308  
PORTLAND, ME 04101  
Attention JEANIE BOURKE

Date 5-16-08  
Project name WESTGATE - SHAW'S MAINTENANCE  
Project number 07182  
Re \_\_\_\_\_

We are sending you the following items:

☒ Attached

☐ Under separate cover via \_\_\_\_\_

☐ Shop drawings

☒ Prints

☐ Requisitions

☐ Samples

☐ Specifications

☐ Copy of letter

☐ Change order

☐ \_\_\_\_\_

Copies	Date	Drawing no.	Specs. sec. no.	Description
1	5-16-08	ALL		CONSTRUCTION DOCUMENTS
1				APPLICATION, CERTIFICATES
1				CD OF PDP'S & DWGS.

Transmitted for:

☐ Approval

☐ For use

☐ As requested

☐ Action as shown

☒ Review/comment

☐ Resubmission

☐ Other

☐ Prints returned after loan to us

Remarks

**FEE TO BE SUBMITTED BY GENERAL CONTRACTOR**

☐ Copy to

☐ Client

☐ BGS

☐ Clerk

☐ File

Signature

*Don Ellington*

If enclosures are not as shown, please notify us at once

