

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that CITY OF PORTLAND - DOWNEAST
MARKET PLACE

Located At 1001 WESTBROOK ST

CBL: 199- A-001-002

Job ID: 2011-11-2689-ALTCOMM

has permission to Renovate new space in Airport for Down East Marketplace Tenant fit-up
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

 12/12/11

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

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

Job No: 2011-11-2689-ALTCOMM	Date Applied: 11/9/2011	CBL: 199- A-001-002	
Location of Construction: 1001 WESTBROOK ST	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST PORTLAND, ME 04101	Phone:
Business Name: Downeast Market Place	Contractor Name: TBD -	Contractor Address:	Phone:
Lessee/Buyer's Name: The Paradies Shop - John Calvo	Phone: 5950 Fulton Industrial Blvd, Atlanta, GA 30336 - 404-494-3354	Permit Type: BLDG - Building	Zone: A-B
Past Use: Airport	Proposed Use: Same: Airport - tenant fit-up for the Down East Market Place in the retail area	Cost of Work: \$520,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: M/AB Type: 1B IBC-2009
Proposed Project Description: tenant fit-up		Pedestrian Activities District (P.A.D.) Signature: Capt. Purton 12/15/11 12/12/11	

Permit Taken By: Lannie	Zoning Approval		
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 work.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: OK 11/16/11	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 Dist 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:
	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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy Inspection

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: 2011-11-2689-ALTCOMM

Located At: 947 WESTBROOK ST CBL: 199- A-001-002

Conditions of Approval:

Building

1. Application approval based upon information provided by applicant. 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.

Fire

1. All construction shall comply with City Code Chapter 10.
2. 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.
3. Fire extinguishers are required. Installation per NFPA 10.
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. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. 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.
8. Any cutting and welding done will require a Hot Work Permit from Fire Department.



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: Portland Int Jetport - 1001 Westbrook Street, Portland, Maine 04102		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot 1,690
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 199 A 001 002	Applicant * must be owner, Lessee or Buyer* Name The Paradies Shop Contact: John Calvo Address 5950 Fulton Industrial Blvd. City, State & Zip Atlanta, GA 30336	Telephone: 404-494-3354
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 520,000.00 C of O Fee: \$ N/A Total Fee: \$ 5,220
Current legal use (i.e. single family) <u>Mercantile</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Retail</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: Interior build out of retail space in existing shell provided by airport. New partitions, flooring, ceiling, electrical and mechanical work required. No plumbing required.		
Contractor's name: <u>TBD</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Debt Melissa [unclear] Lot</u> Telephone: _____ Mailing address: <u>2495 East Commercial Blvd Fort Lauderdale</u> Telephone: <u>954-533-7240</u> <u>119</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, 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: Date: **11/07/2011**

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

RECEIVED
NOV 9 2011
City of Building Inspections
City of Portland, Maine
3338



Certificate of Design Application

From Designer: Cortland Morgan Architects
 Date: 11/07/2011
 Job Name: Down East Marketplace
 Address of Construction: 1001 Westbrook Street, Portland, Maine 04102

2003 International Building Code

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

Building Code & Year 2006 Use Group Classification (s) Group M - Mercantile

Type of Construction Commercial Interior Fit out

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? NO If yes, separated or non separated or non separated (section 302.3) _____

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

Structural Design Calculations

N/A 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)



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary

N/A Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



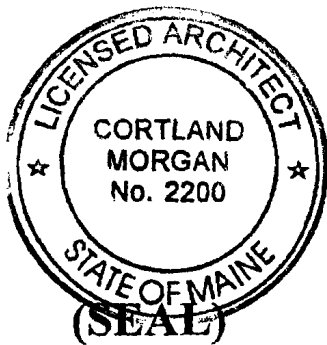
Accessibility Building Code Certificate


Designer: Cortland Morgan Architect

Address of Project: Portland International Jetport
1001 Westbrook Street, Portland, Maine 04102

Nature of Project: Interior up-fit of retail space. New ceiling, lighting, partitions,
flooring, and millwork fixtures incorporated in existing
space provided by airport.

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.



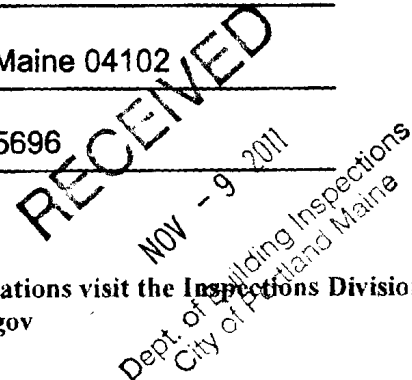
Signature: 

Title: Architect

Firm: Cortland Morgan Architect

Address: 1001 Westbrook Street
Portland, Maine 04102

Phone: 817-635-5696



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

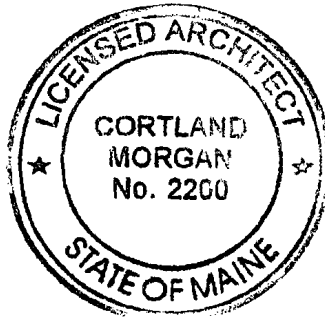
Date: 11/07/2011

From: Cortland Morgan


These plans and / or specifications covering construction work on:

Down East Marketplace at the Portland International Jetport

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: 

Title: Architect

Firm: Cortland Morgan Architect

Address: 1001 Westbrook Street

Portland, Maine 04102

Phone: 817-635-5696

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



2495 East Commercial Boulevard
 Fort Lauderdale . Florida . 33308
 P. 954 . 533 . 7240

TRANSMITTAL

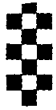
DATE.	11.08.2011	ENCLOSED.
PROJECT NUMBER.	3186	<input type="checkbox"/> Design Presentation <input checked="" type="checkbox"/> Compact Disc <input checked="" type="checkbox"/> Letter <input type="checkbox"/> Photos <input checked="" type="checkbox"/> Prints <input type="checkbox"/> Samples <input type="checkbox"/> Shop Drawings <input type="checkbox"/> Specifications <input type="checkbox"/> Brochures <input type="checkbox"/> Other
PROJECT NAME.	Down East Marketplace	
COMPANY.	Portland International Jetport	
ATTENTION.	Lannie	
ADDRESS.	389 Congress Street Room 315 Portland, Maine 04101 Tele: (207) 874-8693	

COPIES	DESCRIPTION
1	Full size set 100% Construction Documents for Down East Marketplace
1	CD with full size pdf's of 100% CD's
1	General Building Permit Application
1	Certificate of Design Application
1	Accessibility Building Code Certificate
1	Certificate of Design
	Note: Permitting fee in the amount of \$5,220 to be paid by Credit Card.
	Contact Melissa Kazor, Project Manager @ 954-533-7240 ext. 119

Remarks: Contact PDTI @ 954-533-7240 ext. 199 for permit fee payment

From: Melissa Kazor

Copies To: Darla Eschenbach, The Paradies Shops and Cuyler Feagles, Portland Intl Jetport



Cortland Morgan, Architect

711 N. Fielder Road Arlington, Texas 76012 Phone 817-635-5696 Fax 817-635-5696

Fax

To: Jeanie Bourke	From: Jo Ann			
Fax: 207-874-8716	Pages: 2			
Re: Down East Marketplace	Date: 12-13-11			
<input type="checkbox"/> Urgent	<input checked="" type="checkbox"/> For Review	<input type="checkbox"/> Please Comment	<input type="checkbox"/> Please Reply	<input type="checkbox"/> Please Recycle

• Comments:

Here is the letter correcting the codes for this project.

Thanks,

Jo Ann

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DEC 13 2011
Dept. of Building Inspections
City of Portland Maine

CORTLAND MORGAN, ARCHITECT



711 N. Fielder Road ■ Arlington, TX 76012 ■ T: 817.635.5896 ■ F: 817.635.5699

December 12, 2011

Owner Name: The Paradies Shops
Project Name: Down East Marketplace

Re: Response to Comments

Attn: Jeanie Bourke

This letter is in response to the Building Department comments for the above referenced project.

Comment:
The wrong codes are listed on the cover

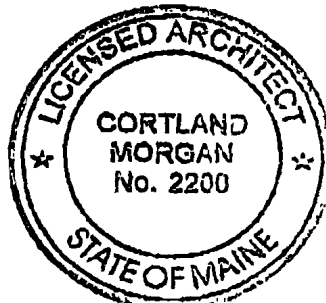
Response:
The correct codes are as follows:
Building 2009 IBC
Mechanical 62.1 and 90.1 ASHRAE
Electrical 2011 NEC
Fire 2009 NFPA

The cover sheet will be updated with REV1 listed as Bldg. Dept. Comments.

Please contact our office if you should have any additional questions.

Regards,

Cortland Morgan, AIA
Architect



CC: The Paradies Shops (Owner), John Calvo and
Melissa Kazor (Project Manager), PDT International

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DEC 13 2011
Dept. of Building Inspections
City of Portland Maine