

City of Portland, Maine - Building or Use Permit Application

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

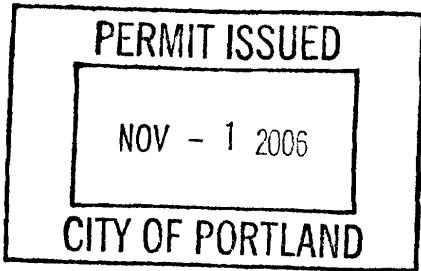
Permit No: 06-1419	Issue Date:	CBL: 312 B002001
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Location of Construction: 557 RIVERSIDE ST	Owner Name: RIVERSIDE WELDERS LIMITED	Owner Address: 557 RIVERSIDE ST	Phone:
Business Name: Protection One	Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford	Phone: 2073245574
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: I-M

Past Use: Vacant Building	Proposed Use: Commercial Offices - Tenant fit-up for offices & establish use of space Connected w/ permit# 051783 <i>Protection One Security Company Offices</i>	Permit Fee: \$755.00	Cost of Work: \$66,000.00	CEO District: 5	
Proposed Project Description: Tenant fit-up for offices & establish use of space Connected w/ permit# 051783		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>see conditions</i>	INSPECTION: Use Group: <i>F1/B</i> Type: <i>SB</i> <i>IPX-2003</i>		
		Signature: <i>Greg Cross</i>	Signature: <i>JMB 11/1/06</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: ldobson	Date Applied For: 09/27/2006	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> D</p> <p><i>ok</i> Date: <i>10/3/06</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><i>Suthemath</i> Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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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

Permit No: 06-1419	Date Applied For: 09/27/2006	CBL: 312 B002001
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Location of Construction: 557 RIVERSIDE ST	Owner Name: RIVERSIDE WELDERS LIMITED	Owner Address: 557 RIVERSIDE ST	Phone:
Business Name: Protection One	Contractor Name: Patco Construction	Contractor Address: 1293 Main St Sanford	Phone (207) 324-5574
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial Offices - Tenant fit-up for offices & establish use of space Connected w/ permit# 051783	Proposed Project Description: Tenant fit-up for offices & establish use of space Connected w/ permit# 051783
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 10/03/2006

Note: **Ok to Issue:**

- 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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 11/01/2006

Note: **Ok to Issue:**

- 1) The plumbing fixture count was accepted per the actual occupant load as noted in the letter provided. Any change in the occupied space may require an increase in the fixture count based on 6000 s.f.
- 2) A revision of the fire wall separation area with wall/ceiling specifications must be submitted

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 10/04/2006

Note: **Ok to Issue:**

- 1) File and Stock rooms shall not have the sole means of egress through a high hazard area 7.5.1.7
- 2) All high hazard areas shall be separated by one hour fire rated construction.

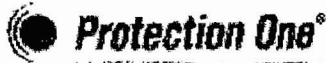
Comments:

10/23/2006-jmb: Spoke with Ron from Patco and left vm for John H. For details on calcs for bathroom fixtures, fire separation of stored materials.

10/27/2006-jmb: Spoke w/John E. He will supply a revision on the fire wall delineation and a letter of intent for the actual occupant load numbers. The egress is still calculated using maximum occ. Load.

11/01/2006-jmb: Ron submitted details, ok to issue

10/25/2006-jmb: John h. Returned call, he was using the IBC for fixture count calcs, also confirmed from Ron that the building is not sprinkled. Will get back to John 10/27 after plumbing training.



DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
NOV 1 2006
RECEIVED

October 30, 2006

To: Patco Construction
1293 Main Street
Sanford, ME 04073
Attn: Dennis Waters

RECEIVED
NOV 1 2006
DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

From: Protection One
685 Congress St
Portland, ME 04102

RE: Occupancy of 10 Manuel Dr

Dear Mr. Waters:

With regards to the number of people that will occupy the 6,000 sq. ft. building under construction located at 10 Manuel Dr for Protection One: During a typical business day there are normally 15 to 20 people maximum in the building at any one time. The floor plan has the offices and cubicles labeled with the names of the people that are normally in the office on a regular basis. The only exception to this rule is a monthly training / safety meeting we provide to our 14 field techs. The total number of people in the office during these meetings is no more than 35. These meetings range from 2 to 4 hours on average

If you have any questions regarding this letter, please feel free to contact me at your earliest convenience.

Sincerely,
Joseph Correia
Joseph Correia
General Manager

ARCHITECT *JOHN W. EINSIEDLER, R.A.*
John W. Einsiedler

Cc: file

Building owner/Landlord	<u><i>Eric D. Johnson</i></u>	685 Congress Street P.O. Box 1237 Portland, ME 04106 1207.772-1171 1207.772-6881 FAX 1207.554-3267 FAX	<u>10/30/06</u> date
General Contractor	<u><i>Dennis Waters</i></u> Patco Construction, Inc Dennis Waters, V.P.		<u>10/30/06</u> date



General Building Permit Application

Location/Address of Construction: <u>557 Riverside Street</u>		
Total Square Footage of Proposed Structure <u>6,000 sq. ft.</u>	Square Footage of Lot <u>± 5 Acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>312</u> Block# <u>B</u> Lot# <u>2</u> Maps <u>306</u> <u>3, 2, & 1</u>	Owner: <u>Six G's coal L.L.C.</u> <u>557 Riverside, St.</u> <u>Portland, Me. 04103</u>	Telephone: <u>797-5832</u>
Lessee/Buyer's Name (If Applicable) <u>Protection One</u>	Applicant name, address & telephone: <u>Dennis Waters</u> <u>Patco Construction</u> <u>1293 Main St. Sanford Me.</u> <u>324-5574</u>	Cost Of Work: \$ <u>66,000.⁰⁰</u> Fee: \$ <u>680.⁰⁰</u> C of O Fee: \$ <u>75.⁰⁰</u>
Current Specific use: <u>Unoccupied</u>		
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>Security company offices</u>		
Project description: <u>Interior fit & up of 6,000 sq. ft. building shell for Protection one security company offices.</u> <u>Existing permit # 051783</u>		
Contractor's name, address & telephone: <u>Patco Construction</u>		
Who should we contact when the permit is ready: <u>Dennis Waters</u>		
Mailing address: _____ Phone: <u>324-5574</u>		

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 issuance of a permit. For further information, you may contact the Building Department at the Building Inspection Office, Room 1100, Hall Building, 150 City Hall, Portland, ME 04103.

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 of applicant: Dennis Waters

Date: 9/25/06

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

- NA Footing/Building Location Inspection: Prior to pouring concrete
- NA Re-Bar Schedule Inspection: Prior to pouring concrete
- NA Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- 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.

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]
Signature of Applicant/Designee

11/1/06
Date

[Signature]
Signature of Inspections Official

11/1/06
Date

CBL: 312 B-2

Building Permit #: 06-1419

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 061419
NOV - 1 2006
CITY OF PORTLAND

This is to certify that RIVERSIDE WELDERS LIMITED LIABILITY COMPANY Patco
has permission to Tenant fit-up for offices & establish use of space connected to permit# 051783
AT 557 RIVERSIDE ST L 312 B002001

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 used or service is closed-in. 4
OUR 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. Greg Cass FFD
Health Dept.
Appeal Board
Other
Department Name

Signature: Jamie Bunker 10/1/06
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

****NOTE: 1 HR FIRE RATED WALL RECEIVES GYP. BOARD ON BOTH SIDES OF WALL TO ROOF DECK.**

- GENERAL NOTES**
1. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE DRAWINGS.
 2. THE WALLS SHALL BE CONSTRUCTED TO COMPLY WITH ALL APPLICABLE CODES AND REGULATIONS. THE GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND INSURANCE FOR THE WORK. SCHEDULE HAS BEEN REVISED BY THE OWNER.
 3. ALL WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED OR TREATED.
 4. GENERAL CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS & DIMENSIONS. GENERAL CONTRACTOR SHALL PROVIDE ALL NECESSARY PERMITS AND INSURANCE FOR THE WORK. SCHEDULE HAS BEEN REVISED BY THE OWNER.
 5. CALLING AROUND HINGERS SHALL BE NON-HARDWARE TYPE SEALANT.
 6. THIS PROJECT SHALL NOT CONTAIN HAZARDOUS MATERIALS OF ANY KIND, IN ANY PRODUCT OF ANY KIND, OR IN ANY PART.
 7. INSTALL BLOCCING BEHIND ALL SURFACE APPLIED FIXTURES, AND GRAB BARS MUST BE MOUNTED ON STUD WALLS.
 8. ALL DOOR HARDWARE TO BE ACCESSIBLE, E.G. LEVER HANDLES.
 9. HALL WALLS TO BE 5/8" UNLESS NOTED OTHERWISE. HALL CEILING TO BE 5/8" UNLESS NOTED OTHERWISE.
 10. ALL EXTERIOR DOORS TO HAVE A MINIMUM THRESHOLD OF 1/2" WITH AN ISOLATED BEVEL.
 11. FOR ALL STRUCTURAL DESIGN DETAILS AND REQUIREMENTS REFER TO PLAN PREPARED BY VANCE PRODM BUILDINGS.
 12. SMOKE DETECTOR AND EMERGENCY LIGHTING SYSTEM TO BE INSTALLED IN ALL AREAS AND SPACES BY CONTRACTOR IN ACCORDANCE WITH ALL APPLICABLE CODES AND REGULATIONS. ADD EMERGENCY LIGHTING AS REQUIRED UNDER EQUIPMENT'S IN PLACE.

NO.	DATE	REVISION	BY	CHK

John W. Emshoff, P.E.
ARTICULUM
 1800 1/2 Street, Suite 200
 Portland, ME 04101
 TEL: (207) 242-4454 FAX: (207) 242-4441
 WWW.ARTICULUM.COM

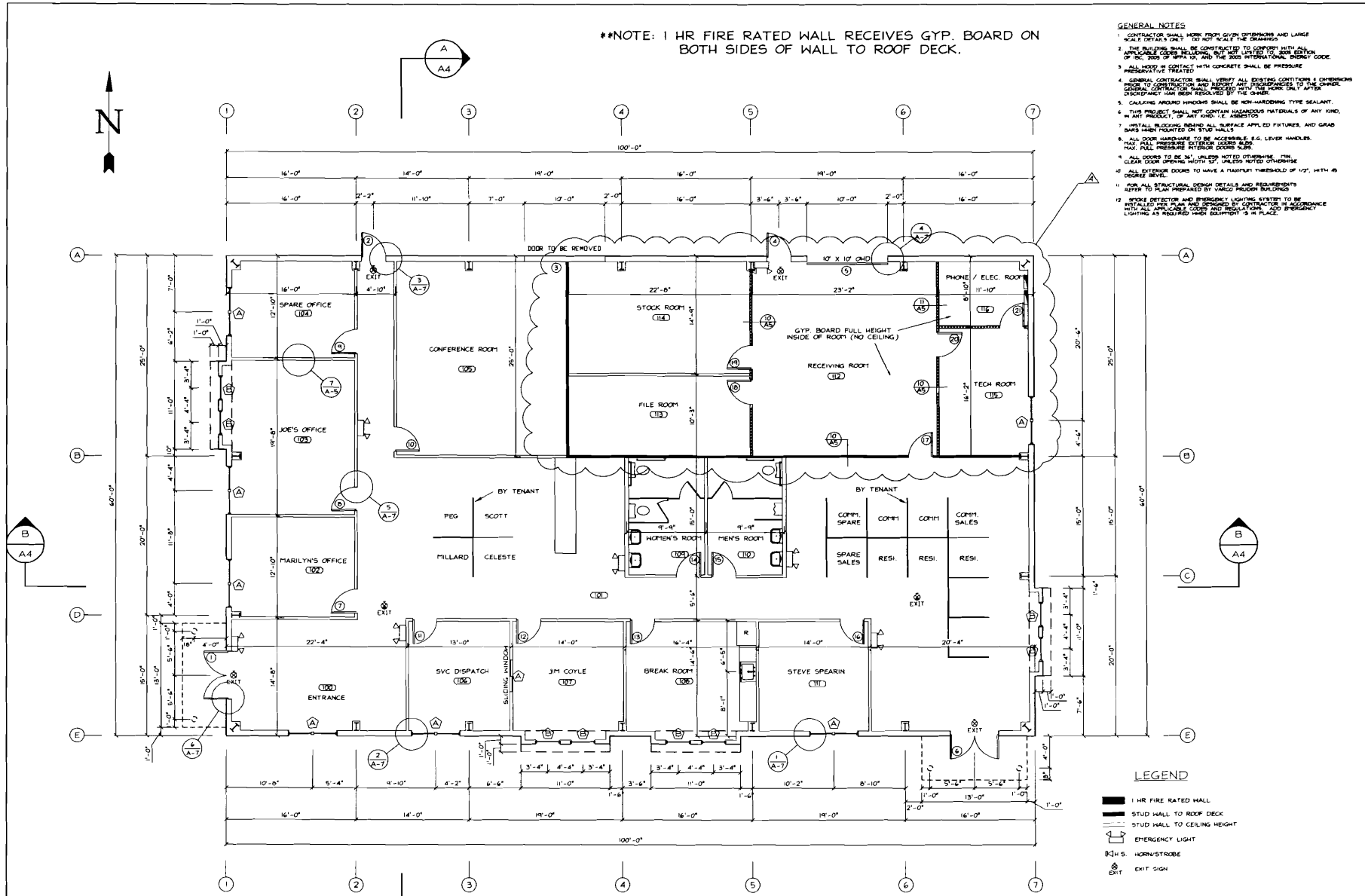
PATCO
 CONSTRUCTION INC
 1000 1/2 Street, Suite 200
 Portland, ME 04101
 TEL: (207) 242-4454 FAX: (207) 242-4441
 WWW.PATCOBUILDING.COM

PROPOSED BUILDING FOR:
PHOENIX WELDING
 567 RIVERSIDE STREET
 PORTLAND, ME

FLOOR PLAN

DATE	12/13/05
DESIGN	AS SHOWN
DRAWN BY	JLG/JDB
SCALE	26-96

A-1



FLOOR PLAN
 SCALE: 3/16" = 1'-0"

*Received 11/1/02
 on PDF in file also*