

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

Permit Number: 050293

APR 29 2005

RECEIVED

Please Read Application And Notes, If Any, Attached

This is to certify that Bradco Realty Corp /P M Construction Co

has permission to Adding bathrooms and office

AT 238 Riverside St

316 B002001

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 closed-in. HEAVY 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. _____

Health Dept. _____

Appeal Board _____

Other _____
DepartmentName

Al J. Coughlin
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

Permit No: 05-0293	DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME Issue Date: APR 29 2005 316 BOC2001
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Location of Construction: 238 Riverside St	Owner Name: Bradco Realty Corp	Owner Address: Po Box 67
Business Name:	Contractor Name: P M Construction Co.	Contractor Address: 19 Industrial Park Rd Saco
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial

Past Use: Commercial	Proposed Use: Commercial adding bathrooms and offices	Permit Fee: \$696.00	Cost of Work: \$75,000.00	CEO District: 5
Proposed Project Description: Adding bathrooms and offices		<input type="checkbox"/> Approved <input type="checkbox"/> Denied		
		INSPECTION: Use Group: <i>M</i> Type: <i>2B</i> Signature: <i>[Signature]</i> Date: <i>4/28/05</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: dmartin	Date Applied For: 0312212005	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 - <i>This permit is not a change of use for the principal use</i> <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>4/6/05</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>[Signature]</i>
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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: 05-0293	Date Applied For: 03/22/2005	CBL: 3 16 B002001
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Location of Construction: 138 Riverside St	Owner Name: Bradco Realty Corp	Owner Address: Po Box 67	Phone:
Business Name:	Contractor Name: P M Construction Co.	Contractor Address: 19 Industrial Park Rd Saco	Phone (207) 282-7697
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial adding bathrooms and offices	Proposed Project Description: Adding bathrooms and offices
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/06/2005

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:** Mike Nugent **Approval Date:** 04/28/2005

Note: **Ok to Issue:**

- 1) Non-structural alterations,

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 04/12/2005

Note: **Ok to Issue:**

- 1) Renovations to Meet **NFPA 72** Fire Alarm Code
- 2) Renovations Must meet **NFPA 13** Sprinkler Code
- 3) New renovations must meet Life Safety Code **NFPA 101**

Comments:

3/22/2005-dmartin: 3/11 I talked with Laura Turney and she told me that she would send the cert forms needed w/ this permit.

4/13/2005-mjrn: Plans show wooden studs...must be steel in type 2 construction, **NEW PLANS DROPPED OFF**

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

MAR 8 2005

RECEIVED

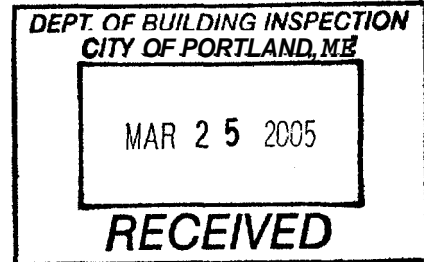
All Purpose Building Permit Application

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>238 Riverside Street, Portland, ME 04104</u>		
Total Square Footage of Proposed Structure <u>Existing 11,000 sq ft +/-</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>316</u> Block# <u>B</u> Lot# <u>002</u>	Owner: <u>Bradco Supply Corp</u> <u>13 PRODUCTION WAY</u> <u>AVENUE, NJ 07001</u>	Telephone: <u>732-342-3400</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Bradco Supply / Wickes Lumber</u> <u>238 Riverside Street</u> <u>Portland, ME 04103</u> <u>(800) 522-5144</u>	Cost Of Work: <u>\$ 75,000</u> Fee: \$
Current use: <u>Building material supplies</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>SAME</u>		
Project description: <u>MINOR RENOVATION adding additional bathrooms & office</u> <u>and painting main sales floor ~ 4,000 sq ft</u>		
Contractor's name, address & telephone: <u>PM Construction</u> <u>(207) 242-7697</u> <u>PO Box 728, 19 Industrial Park Rd, Saco, ME 04072</u>		
Who should we contact when the permit is ready: <u>Laura Turner</u>		
Mailing address: <u>PO Box 728</u> <u>SACO, ME 04072</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>(207) 242-7697</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

Signature of applicant: [Signature] **A** ————— | Date: % b 00



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04 101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: MICHAEL F. HAYS

RE: Certificate of Design

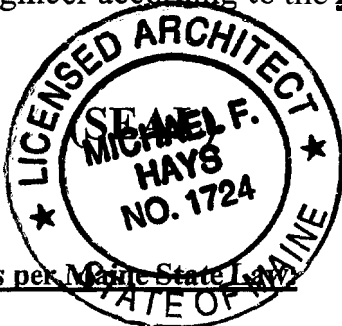
DATE: 3/25/05

These plans and/ or specifications covering construction work on:

235 RIVERSIDE STREET, PORTLAND, MAINE

RENOVATIONS TO WICKES WINSOR SHOWROOM (BRANCO CORP.)

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



Signature: Michael F. Hays

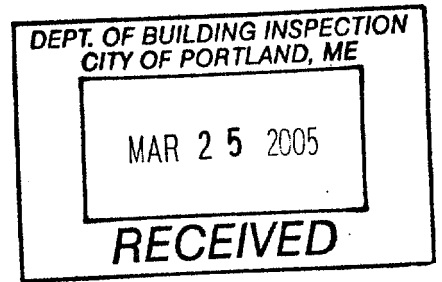
Title: PRINCIPAL ARCHITECT

Firm: GRANT HAYS ASSOCIATES

Address: P.O. Box 6179
PORTLAND, ME 04105
207-871-5900

As per ~~Maine State Law~~ STATE OF MAINE

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

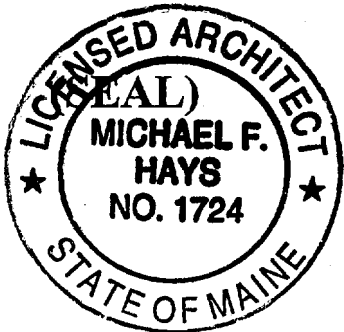


CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: Grant Hays Associates
Address of Project: 235 Riverside Street, Portland, ME 04104
Nature of Project: Minor renovation adding additional
bathrooms and offices and painting
main sales area. (BRADCO)

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.



Signature: Michael F. Hays
Title: PRINCIPAL ARCHITECT
Firm: Grant Hays Associates
Address: PO Box 6179
Falmouth, ME 04105
Phone: (207) 871-5900

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

FROM DESIGNER: MICHAEL F. HAYS, R.A. #1724
 DATE: MARCH 25, 2005
 Job Name: BRADCO/WICKES RENOVATIONS
 Address of Construction: 235 RIVERSIDE ST. PORTLAND

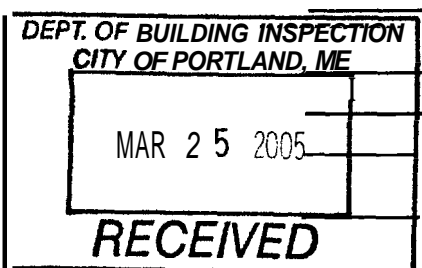
2003 International Building Code

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

Building Code and Year 2003 IBC Use Group Classification(s) MERCANTILE
 Type of Construction 2B (PRE ENGINEERED METAL BUILDING - EXISTING)
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IBC YES
 Is the Structure mixed use? YES if yes, separated or non separated (see Section 302.3) 2 HR SEPARATION
 Supervisory alarm system? YES Geotechnical/Soils report required? (See Section 1802.2) NO

STRUCTURAL DESIGN CALCULATIONS		<input type="checkbox"/>	Live load reduction (1803.1.1, 1807.9, 1607.10)
Submitted for all structural members (106.1, 106.1.1)		<input type="checkbox"/>	Roof live loads (1603.1.2, 1607.11)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)		<input type="checkbox"/>	Roof snow loads (7603.7.3, 1608)
Uniformly distributed floor live loads (7603.12, 1607)		<input type="checkbox"/>	Ground snow load, P_g (1608.2)
Floor Area Use	Loads Shown	<input type="checkbox"/>	If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
_____	_____	<input type="checkbox"/>	If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
_____	_____	<input type="checkbox"/>	If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
_____	_____	<input type="checkbox"/>	Roof thermal factor, C_t (Table 1608.3.2)
_____	_____	<input type="checkbox"/>	Sloped roof snowload, P_s (1608.4)
_____	_____	<input type="checkbox"/>	Seismic design category (1616.3)
_____	_____	<input type="checkbox"/>	Basic seismic-force-resisting system (Table 1617.6.2)
Wind loads (1603.1.4, 1608)	Design option utilized (1609.1.1, 1609.5)	<input type="checkbox"/>	Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)
_____	Basic wind speed (1809.3)	<input type="checkbox"/>	Analysis procedure (1618.6, 16175)
_____	Building category and wind importance factor, I_w (Table 1604.5, 1609.5)	<input type="checkbox"/>	Design base shear (1617.4, 1617.5.1)
_____	Wind exposure category (1609.4)	<input type="checkbox"/>	
_____	Internal pressure coefficient (ASCE 7)	<input type="checkbox"/>	
_____	Component and cladding pressures (1609.1.1, 1809.6.2.2)	<input type="checkbox"/>	Flood loads (1803.1.8, 1612)
_____	Main force wind pressures (7603.1.1, 1609.6.2.1)	<input type="checkbox"/>	Flood hazard area (1612.3)
_____	Earthquake design data (1803.1.5, 1614-1623)	<input type="checkbox"/>	Elevation of structure
_____	Design option utilized (1814.1)	<input type="checkbox"/>	Other loads
_____	Seismic use group ("Category") (Table 1604.5, 1616.2)	<input type="checkbox"/>	Concentrated loads (1607.4)
_____	Spectral response coefficients, S_{DS} & S_{D1} (1615.1)	<input type="checkbox"/>	Partition loads (1607.5)
_____	Site class (1615.1.5)	<input type="checkbox"/>	Impact loads (1607.8)
		<input type="checkbox"/>	Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1811, 2404)

NA - EXISTING STRUCTURE



* INTERIOR - NON-LOAD-BEARING SHOW ROOM RENOVATIONS

GRANT HAYS ASSOCIATES

ARCHITECTURE ♦ INTERIOR DESIGN

MEMO

DATE: April 25,2005

TO: Mike Nugent – Code Enforcement Office
City of Portland

FROM: Mike Hays

RE: Bradco/Wickes Renovations
235 Riverside Street

CC: Phil Morin – PM Construction, file

We have removed **all** notes referring to wood framed interior partitions and have changed the framing system for these partitions to metal studs per your request based on the building's construction type (Type IIB).

We will send a copy of the revised drawings (Sheets A5 & A6) via **mail** this week.

Please do not hesitate to contact me if I may be of any **further** assistance.

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0293	Date Applied For: 03/22/2005	CBL: 316 B002001
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

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Note: **Ok to Issue:**

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- 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:** Pending **Reviewer:** Mike Nugent **Approval Date:**
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 04/12/2005
Note: **Ok to Issue:**

- 1) Renovations to Meet NFPA 72 Fire Alarm Code
- 2) Renovations Must meet NFPA I3 Sprinkler Code
- 3) New renovations must meet Life Safety Code NFPA 101

Comments:

3/22/2005-dmartin: 3/11 I talked with Laura Turney and she told me that she would send the cert forms needed w/ this permit.

4/13/2005-mjn: Plans show wooden studs....must be steel in type 2 construction