

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BU **PERMIT** ICTION

Permit Number: 090144

This is to certify that PRESUMPCOT STREET PROPERTIES LLC (Bogan & Com

has permission to Tenant fit-up for Spurwink office

AT 125 PRESUMPCOT ST Spurwink Office

CB 425 A002001

RECEIVED
MAR - 5 2009

provided that the person or persons, firm or corporation accounting 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 written permission procured before this building or part thereof is lath or other work is done-in. 24 HOURS 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. CAPT. R. Gauthier
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Carrie Bonke 3/5/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0144	Issue Date:	CBL: 425 A002001
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Location of Construction: 125 PRESUMPSCOT ST (Spurwink)		Owner Name: PRESUMPSCOT STREET PROPE		Owner Address: PO BOX 403		Phone:	
Business Name:		Contractor Name: Reagan & Company		Contractor Address: 106 Merrill Rd. Gray		Phone: 2076536353	
Lessee/Buyer's Name		Phone:		Permit Type: Change of Use - Commercial			Zone: I-M
Past Use: Commercial - Vacant Space		Proposed Use: Commercial - Spurwink Office-Tenant fit-up for Spurwink offices		Permit Fee: \$1,125.00	Cost of Work: \$103,000.00	CEO District: 4	
Proposed Project Description: Tenant fit-up for Spurwink office w/ Restroom/kitchen				FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions		INSPECTION: Use Group: B Type: 5B IBL-2003 Signature: JMB 3/5/09	
				Signature: (KG)			
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: 02/20/2009	Zoning Approval			
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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 <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: 2/25/09		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: _____
	Signature: _____ 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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

04/03/09 Furnish, Elec okay. Must submit
new drawing showing ALT. Furnish for
mezzanine

04/30/09 Final okay to go

Go ~~ME~~

~~ME~~

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0144	Date Applied For: 02/20/2009	CBL: 425 A002001
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Location of Construction: 125 PRESUMPCOT ST Spurwink	Owner Name: PRESUMPCOT STREET PROPE	Owner Address: PO BOX 403	Phone:
Business Name:	Contractor Name: Reagan & Company	Contractor Address: 106 Merrill Rd. Gray	Phone: (207) 653-6353
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Spurwink Office- Tenant fit-up for Spurwink office w/ restroom and kitchen	Proposed Project Description: Tenant fit-up for Spurwink office w/restroom & kitchen
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/25/2009
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:** 03/05/2009
Note: **Ok to Issue:**
 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, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 02/26/2009
Note: **Ok to Issue:**
 1) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
 2) A single source supplier should be used for all through penetrations.
 3) The fire alarm system shall comply with NFPA 72
 4) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
 5) The sprinkler system shall be installed in accordance with NFPA 13.
 6) All construction shall comply with NFPA 101

Comments:
 2/20/2009-Ldobson: Hold for Plot Plan Left 2 messages w/ Earl that I still had not received Plot plan at counter at day of submittal,
 02/24/2009 02/25/2009



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>125 Prumscott St</u>		
Total Square Footage of Proposed Structure/Area <u>2,821</u> 6,000 SF per plans	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>Y25</u> Block# <u>A</u> Lot# <u>2</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Adc Property Management</u> Address <u>4 City Center</u> City, State & Zip <u>Portland ME.</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Reason & Company</u> Address <u>106 Merrill Rd</u> City, State & Zip <u>Gray, ME 04039</u>	Cost Of Work: \$ <u>103,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>1125</u>
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? <u>office / storage</u> Proposed Specific use: <u>office use</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Build Inter office add 1 Restroom & Kitchen</u>		
Contractor's name: <u>Reason & Company</u> Address: <u>106 Merrill Rd</u> City, State & Zip <u>Gray, ME 04039</u> Telephone: <u>207 329-3441</u> Who should we contact when the permit is ready: <u>Eric Reason</u> Telephone: <u>329-3441</u> Mailing address: _____		

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: Eric Reason Date: 2/20/09

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



Certificate of Design

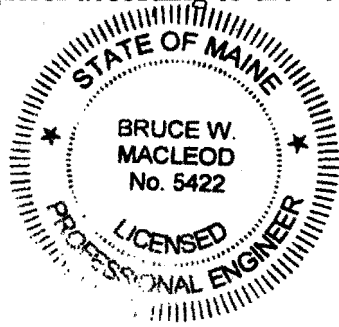
Date: 2/20/07

From: Bruce W. MacLeod

These plans and / or specifications covering construction work on:

Tenant Fit up for Spurwink Services
125 Presumpscot St.

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: Bruce W. MacLeod
Title: Professional Engineer
Firm: MacLeod Structural Eng'g, PA
Address: 404 Main St.
Gorham, ME 04038
Phone: 839-0980

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



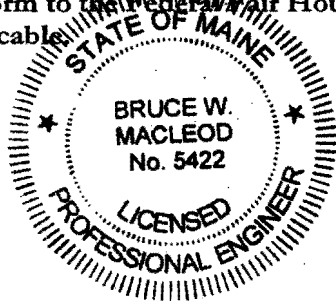
Accessibility Building Code Certificate

Designer: Bruce W MacLeod

Address of Project: 125 Presumpscot St

Nature of Project: Tenant Fit up

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 Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



(SEAL)

Signature: Bruce W MacLeod

Title: Professional Engineer

Firm: MacLeod Structural Eng'g, PA

Address: 404 MAIN ST
Gorham, Me 04038

Phone: 839-0980

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 Application

From Designer:

Bruce W. Macleod, P.E.

Date:

2/19/09

Job Name:

ROUND HOUSE FITUP - SPURWINK SERVICES

Address of Construction:

125 Presumpscot St.

2003 International Building Code

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

Building Code & Year 2003 IBC Use Group Classification (s) B (BUSINESS)

Type of Construction IV

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) _____

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

Structural Design Calculations (NO STRUCTURAL CHANGES) N/A Live load reduction

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
<u>N/A</u>	

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)

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)

- N/A Roof live loads (1603.1.2, 1607.11)
- N/A Roof snow loads (1603.7.3, 1608)
- N/A Ground snow load, P_g (1608.2)
- N/A If $P_g > 10$ psf, flat-roof snow load P_f
- N/A If $P_g > 10$ psf, snow exposure factor, C_e
- N/A If $P_g > 10$ psf, snow load importance factor, I_s
- N/A Roof thermal factor, C_t (1608.4)
- N/A Sloped roof snowload, P_s (1608.4)
- N/A Seismic design category (1616.3)
- N/A Basic seismic force resisting system (1617.6.2)
- N/A Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2)
- N/A Analysis procedure (1616.6, 1617.5)
- N/A Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

- N/A Flood Hazard area (1612.3)
- N/A Elevation of structure

Other loads

- N/A Concentrated loads (1607.4)
- N/A Partition loads (1607.5)
- N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

Lincoln/Haney Engineering Associates, Inc.

Structural Engineering Consultants

Peter L. Lincoln, P.E.
William D. Haney, P.E.
Donald A. Bragdon (1945-93)

April 10, 2009

Mr. Earl Reagan
106 Merrill Road
Gray, ME 04039

Subject: Mezzanine Framing, Roundhouse, Portland, ME

Dear Mr. King:

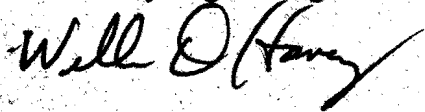
On April 8, 2009, I examined the mezzanine framing at the Roundhouse project on Presumpscot Street in Portland. The framing was in general compliance with the Drawing S1 produced by our office, dated March 10, 2009. You described one exception to the plans along the support wall enclosing the offices below. The original configuration called for a wall at the mezzanine level, directly above the office wall below. This arrangement was subsequently modified to enlarge the mezzanine by four feet with cantilever LVL beams at 11 foot intervals. The common mezzanine floor framing was then designed to hang from the LVL beams. At the office wall line, the original wall was cut off at the mezzanine floor level and two 2x10 joists were nailed to the wall studs, one on each side with 2 rows of 16d nails instead of framing with double joist hangers to the LVL beams.

In my opinion, this change is structurally acceptable and does not diminish the live load capacity of the mezzanine.

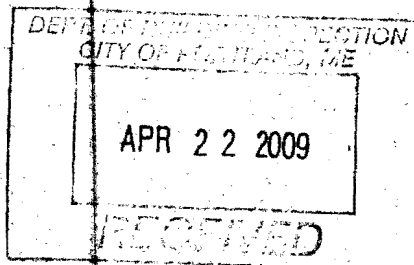
During the same site visit, I also examined the framing for a mechanical mezzanine over the entry vestibule which was not detailed on the plans. This framing consists of 2x10 at 16" spanning seven feet from a 2x6 bearing wall on one end to a double 2x10 rim joist over a six foot opening at the other end. It is my opinion that this framing is adequate to support the HVAC units mounted above.

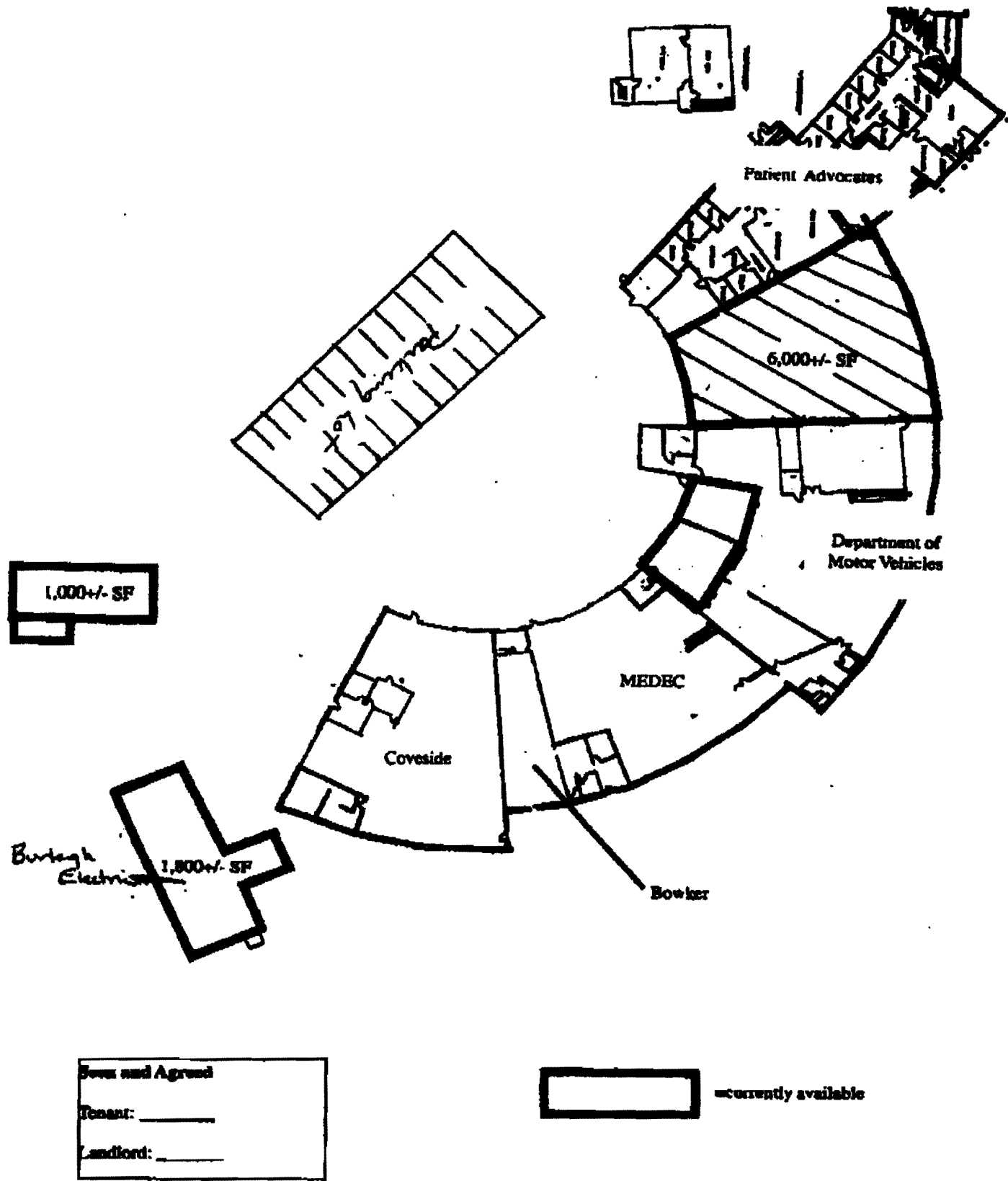
Sincerely,

Lincoln/Haney Engineering Associates, Inc.



William D. Haney, P.E.





State Id 10912 City Permit Id 2009-8041
Type New Plumbing

Schedule Inspection Invoicing Add Save Find Close

1E+05
Addr: PRESUMPCOT ST 125 CBL 425 A002001 Appl Date 03/13/2009 Min Fee \$34.00
Building Permit # 90144 Inspector Michael Collins Appl Approval Date 03/13/2009 C Tract 23.00
Status: Closed Unit: District 4 Insp. Approval Date 05/06/2009

Other Permits Referenced

Applicant Name: Steve Caizzo Owner Name: PRESUMPCOT STREET PROPERTIES
Mail Address: PO BOX 403
City, State, Zip: ME PORTLAND, ME 04112
Phone:

Structure Type Other Installation By Master Plumber
Site Eval. Date Inspector

CreatedBy Ldobson CreateDate 03/13/2009 ModBy mc ModDate 05/06/2009
Time 11:55 Time 7:49

E-Mail CMP		Schedule Inspection	Invoicing	Add	Find	Close	
Permit Nbr:	2009-4155	Addr:	PRESUMPCOT ST 125	CEL:	425 A002001	Appl Date:	03/24/2009
Building Permit Nbr:	90144	District:	4	Status:	Open	Issue Date:	03/24/2009
Owner:	PRESUMPCOT STREET PROPRTIE		C Tract:	23.00	Res or Comm:	C	Date Closed:
Mail Addr:	PO BOX 403	PORTLAND, ME 04112	Min Fee:	\$55.00	Fee Paid:	\$0.00	
Desc:							

Other Permits Referenced

Search By:	Company Name			Add New
	License Number			Electrician's Name
License #	JY000040001947	License Status:	A	MS60019519
Company Name	MS60019519			
First Name	BRUCE	Middle		Last
				MILLIKEN
				Suffix
Address:	99 LEIGHTON ROAD		Phone	(207)797-9192
	FALMOUTH, ME 04105		Cell Phone	
			Beeper	
	FALMOUTH	ME	4105	
License Date:	7/1/1974	Issue Date:	6/6/2007	ExpDate:
				6/30/2009

CreatedBy	Ldobson	CreateDate	03/24/2009	ModBy	Ldobson	ModDate	03/24/2009
		Time	10:43			Time	10:43



Certificate of Occupancy

LOCATION 125 PRESUMPCOT ST Spurwink CBL 425 A002001

Issued to Presumpscot Street Properties Llc /Reagan & Company Date of Issue 05/05/2009

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 09-0144, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Spurwink Offices

APPROVED OCCUPANCY

Commercial Office Space

Use Group B

Type 5B

IBC 903

SCANNED

Limiting Conditions:

none

This certificate supersedes certificate issued

Approved:

05/15/09 Michael A. Lewis
(Date) Inspector

[Signature]
Inspector of Buildings

CHPT. N. Lutton
5/8/09

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or leasee for one dollar.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

2009 20 09

Received from

Royal Company

Location of Work

2-2000 St

Cost of Construction

\$ 13,000

Building Fee:

1050

Permit Fee

\$

Site Fee:

Certificate of Occupancy Fee:

75

Total:

1125

Building (I1)

Plumbing (I5)

Electrical (I2)

Site Plan (U2)

Other

CBL:

425-A-2

Check #:

5632

Total Collected \$

1125

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you **MUST** present the Original Receipt.

Taken by:

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy