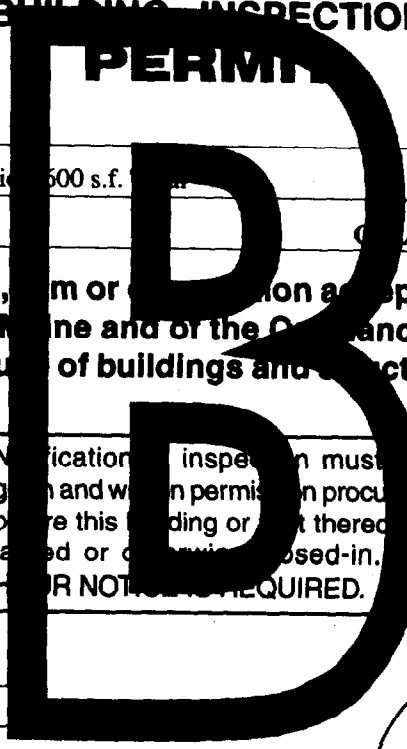


# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

Permit Number: 030404

Please Read Application And Notes, If Any, Attached



This is to certify that A & M Partners Llc  
has permission to Install two protective canopies 600 s.f.  
AT 59 Washington Ave 013 I043001

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 written permission procured before this building or part thereof is occupied or otherwise closed-in. HOUR NOTICES 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 \_\_\_\_\_  
Department Name

*[Signature]*  
05/05/03  
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:<br>03-0404 | Issue Date: | CBL:<br>013 I043001 |
|-----------------------|-------------|---------------------|

|  |                                   |  |                    |
|--|-----------------------------------|--|--------------------|
| Location of Construction:<br>59 Washington Ave | Owner Name:<br>A & M Partners Llc | Owner Address:<br>120 Exchange St        | Phone:<br>775-2100 |
| Business Name:                                 | Contractor Name:                  | Contractor Address:                      | Phone:             |
| Lessee/Buyer's Name                            | Phone:                            | Permit Type:<br>Alterations - Commercial | Zone:<br>B4        |

|  |  |   |  |                    |
|--|--|---|--|--------------------|
| Past Use:<br>Office/Distribution   | Proposed Use:<br>Office/Distribution two protective canopies: 600 s.f. Total<br>↓<br>metal | Permit Fee:<br>\$198.00   | Cost of Work:<br>\$25,000.00   | CEO District:<br>1 |
| Proposed Project Description:<br>Install two protective canopies: 600 s.f. Total<br>↓<br>metal |  | FIRE DEPT:<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied  | INSPECTION:<br>Use Group: N/A Type: 2C<br>CANOPY<br>5/5/03<br>Signature: [Signature] |                    |
|  |  | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)<br>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied<br>Signature: _____ Date: _____ |  |                    |

|                         |                                 |                        |
|-------------------------|---------------------------------|------------------------|
| Permit Taken By:<br>kwd | Date Applied For:<br>04/28/2003 | <b>Zoning Approval</b> |
|-------------------------|---------------------------------|------------------------|

|  |   |  |   |
|--|---|--|---|
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.<br>2. Building permits do not include plumbing, septic or electrical work.<br>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<br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br>Date: 5/2/03 | Zoning Appeal<br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: | Historic Preservation<br><input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: |
|  | NO SIGNAGE on the metal canopy is being shown, therefore NO SIGNAGE on canopy being approved  |  |   |

**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

030404

# All Purpose 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>59 WASHINGTON AVE</u>   |  |   |
| Total Square Footage of Proposed Structure<br><u>600 +/- SF</u>  | Square Footage of Lot<br><u>131,978</u>                      |   |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>13</u> Block# <u>143</u> Lot# <u>1</u>  | Owner:<br><u>ATM PARTNERS, LLC.</u>                          | Telephone:<br><u>7752100</u>                            |
| Lessee/Buyer's Name (if Applicable)  | Applicant name, address & telephone:<br><u>SAME AS ABOVE</u> | Cost Of Work: \$ <u>25,000</u><br>Fee: \$ <u>198.00</u> |
| Current use: <u>OFFICE / DISTRIBUTION</u>  |  |   |
| If the location is currently vacant, what was prior use: _____   |  |   |
| Approximately how long has it been vacant: <u>two</u>  |  |   |
| Proposed use: <u>INSTALL PROTECTIVE CANOPY OVER MAIN ENTRY + OVER STAIRS</u>   |  |   |
| Project description:<br><u>600 SF</u>  |  |   |
| Contractor's name, address & telephone: <u>AS ABOVE</u>  |  |   |
| Who should we contact when the permit is ready: <u>OWNER</u>   |  |   |
| Mailing address: _____   |  |   |
| 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>7752100</u> <u>Mike Sparks</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.

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: <u>Michael Spink</u> | Date: <u>4/28/03</u> |
|--|----------------------|

This is NOT a permit, you may not commence ANY work until the permit is issued.  
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 RECEIVED  
 APR 28 2003

L & L STRUCTURAL  
ENGINEERING SERVICES, INC.  
Six Q Street  
South Portland, ME 04106

Telephone: 207 767-4830

# Fax Transmittal

To: MIKE NUGENT From: JOE LEASURE  
Fax: Pages: 2  
Phone: Date: 5/2/03  
Re: NIXONS BAKERY - CANOPY CCI

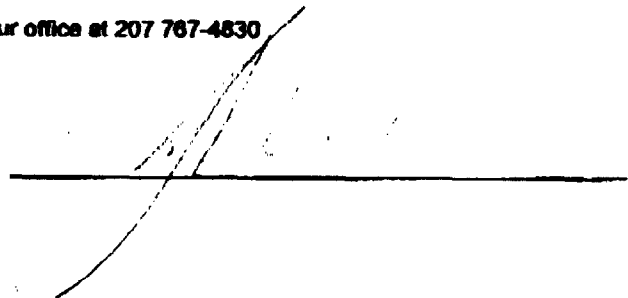
Urgent  For Review  Please Comment  Please Reply  Please Recycle

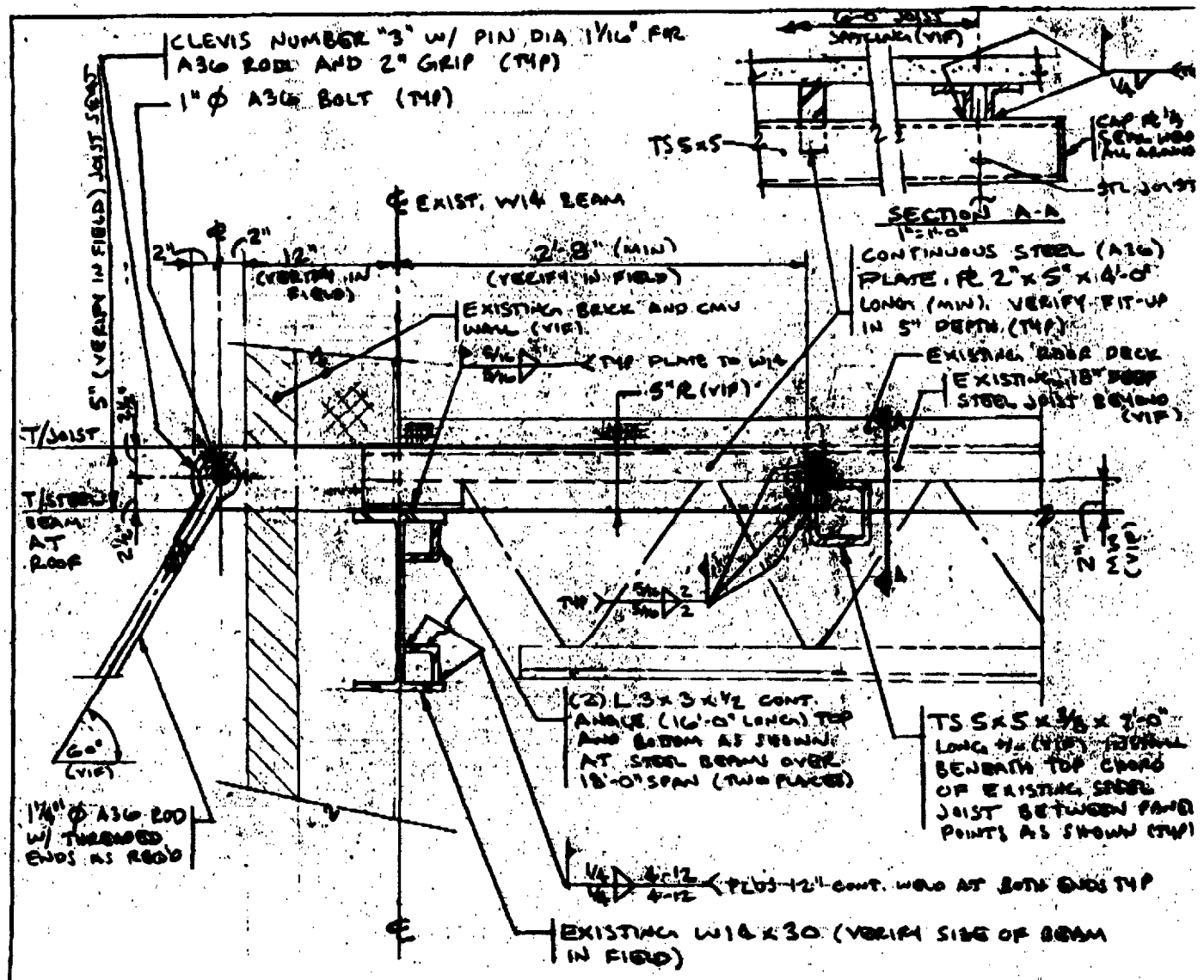
• **Comments:**

MIKE, AS PER OUR DISCUSSION THE CANOPY WAS DESIGNED FOR THE 1999 BOCA SNOW LOADS INCLUDING SNOW PILEUP. PLEASE CALL IF YOU HAVE ANY QUESTIONS.

JOE LEASURE

• If you do not receive all pages, please call our office at 207 767-4830

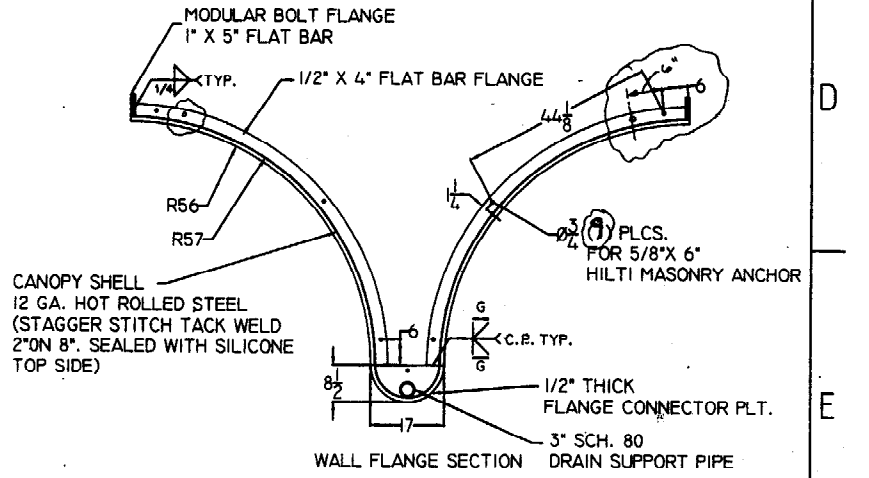
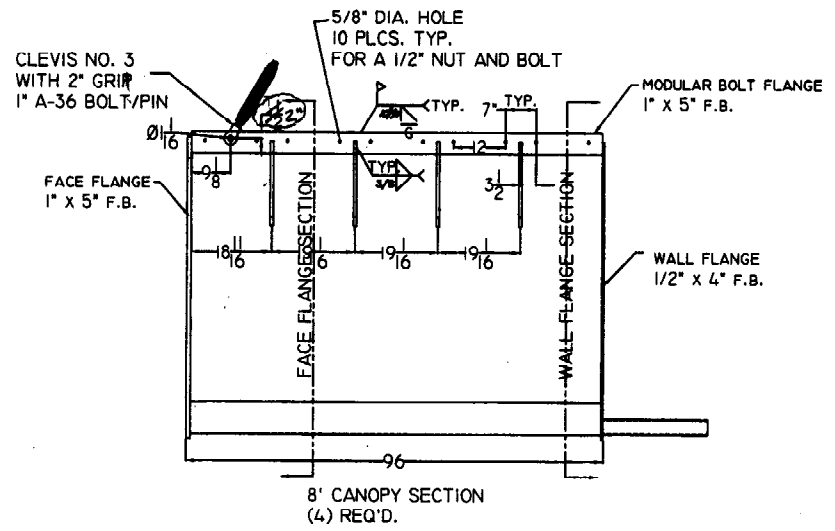
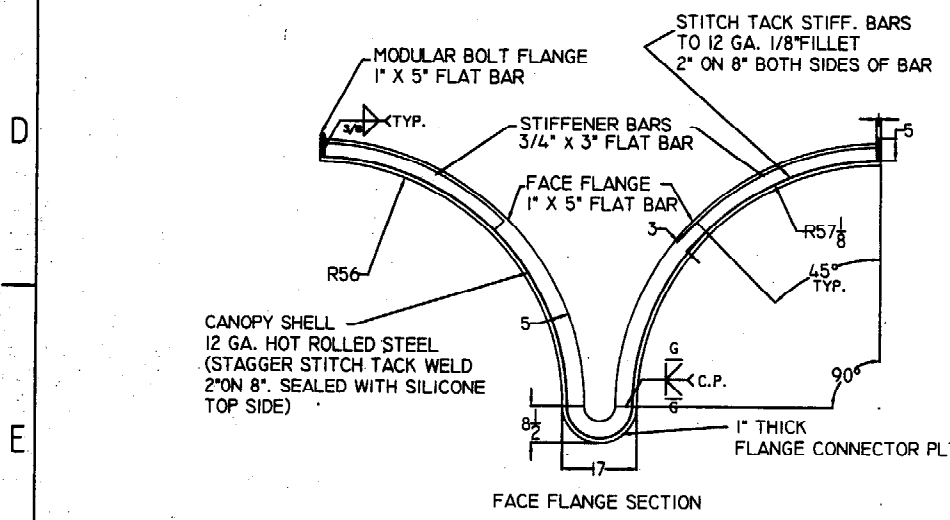
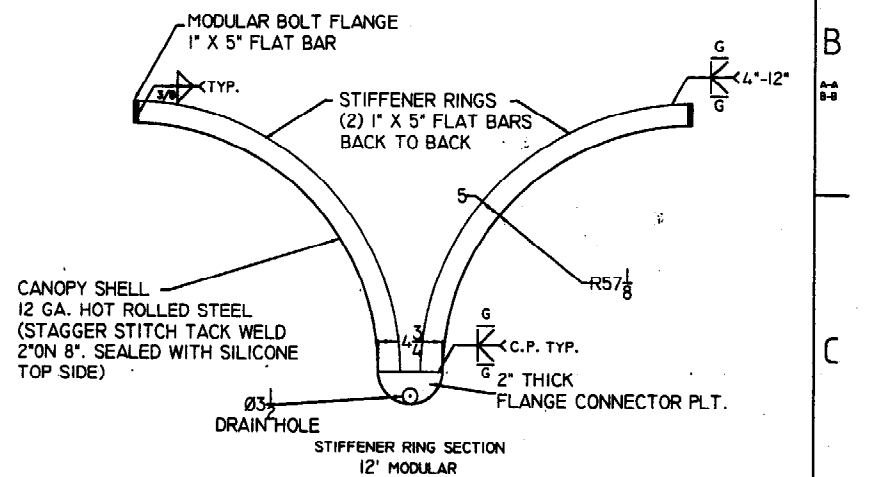
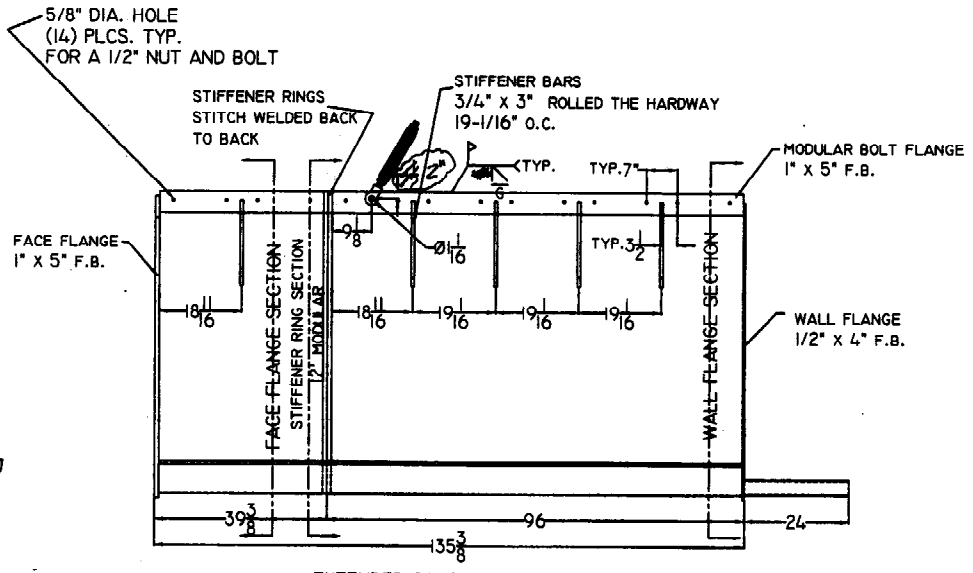
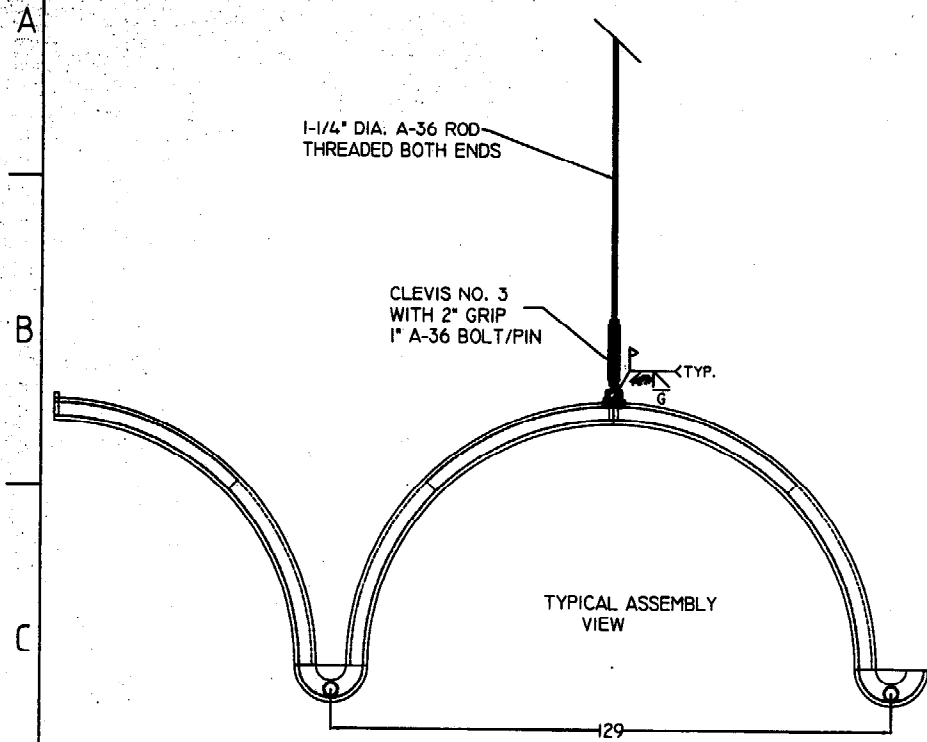




**CANOPY SUPPORT AT MAIN BLDG ROOF**  
1"=1'-0"

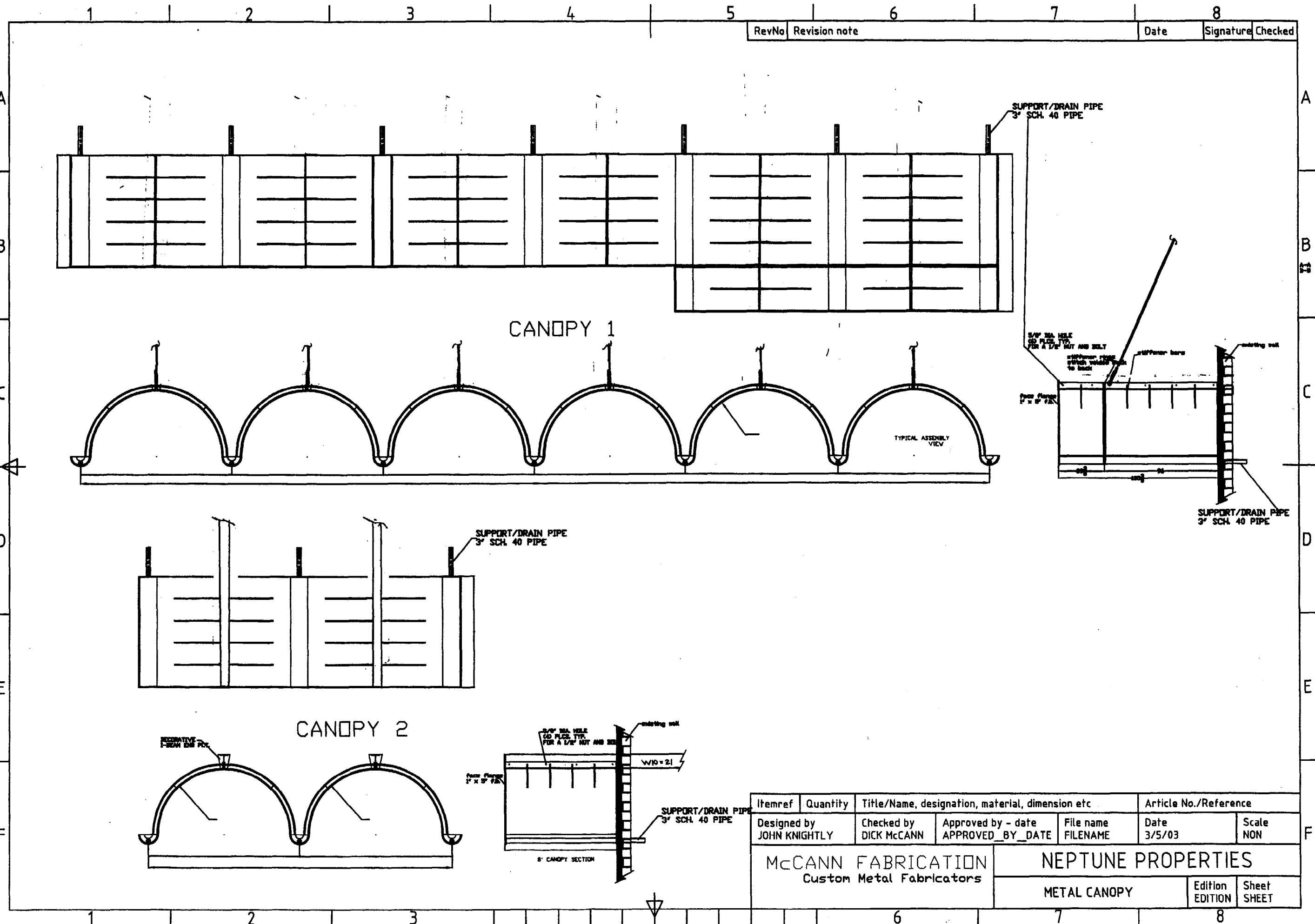
|              |         |  |   |
|--------------|---------|--|---|
| designed by: | JHL     | NISSENE'S BACKEN RETREAT<br>WASHINGTON AVENUE<br>PORTLAND, MAINE | L & L STRUCTURAL<br>ENGINEERING SERVICES, INC.<br>222 N. STREET<br>SEASIDE, PORTLAND, MAINE 04108<br>PHONE: (207) 767-0000<br>FAX: (207) 766-8332<br>ISSN: 1533-0001 (1/01) |
| drawn by:    | JHL     |  |   |
| checked by:  | MFL     |  |   |
| scale:       | NOTED   | ENTRANCE CANOPY  |   |
| date:        | 3/24/03 | SUPPORT DETAILS AT MAIN BLDG                                     | [ESI]   |

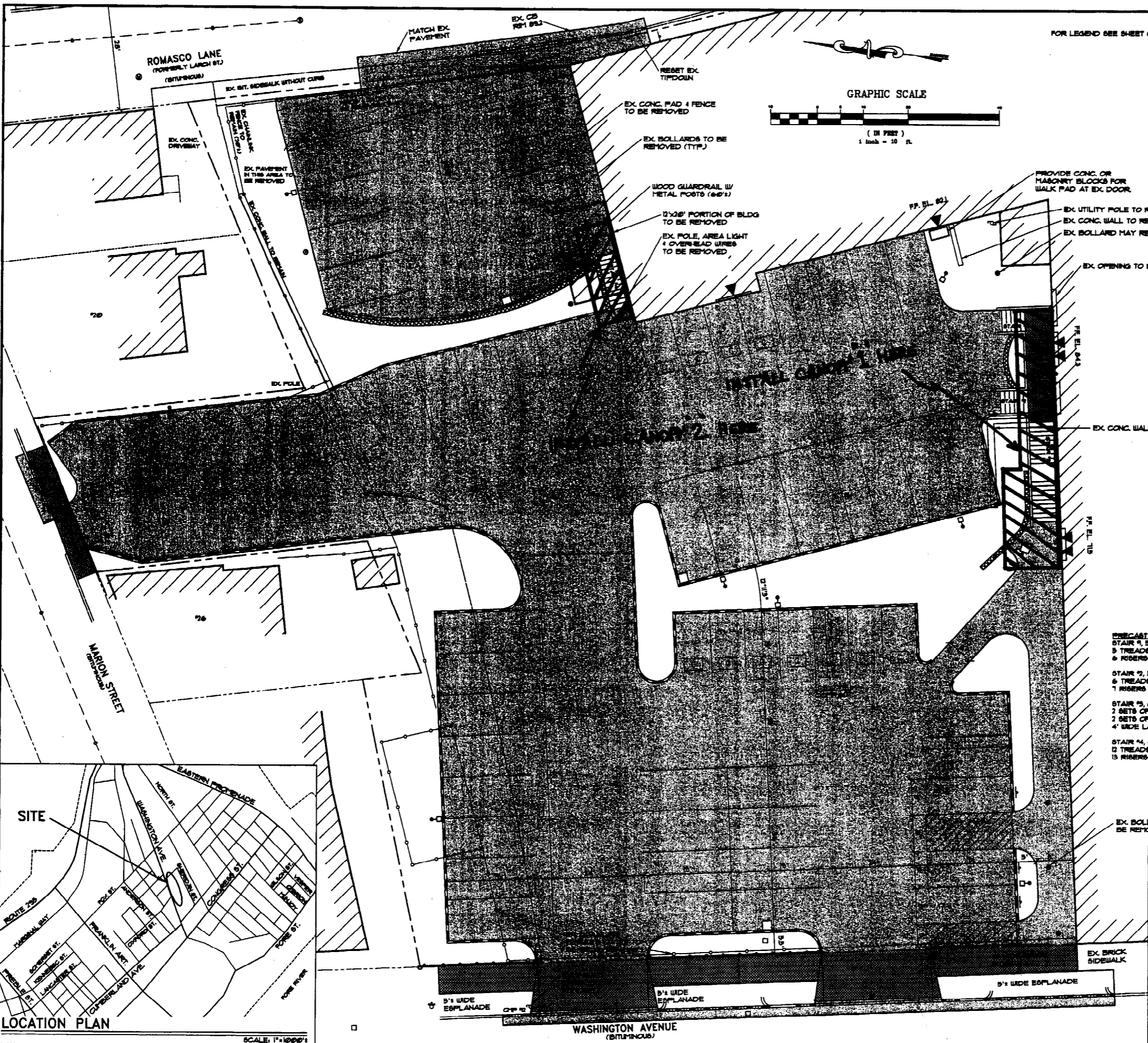
**L. S. STEEL FABRICATION SERVICE, INC.**  
 2810 S. G. STREET SOUTH PORTLAND, ME 04106  
 (207) 257-4557  
 FAX (207) 257-4558  
 WWW.LSSTEEL.COM  
 FOR CONSTRUCTION OF METAL STRUCTURES  
 IN ACCORDANCE WITH THE  
 AMERICAN INSTITUTE OF STEEL CONSTRUCTION, INC.  
 SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS  
 3RD EDITION, 2001  
 3/18/03



NOTE:  
 ALL ROLLED FLAT BAR TO BE  
 A-36 MATERIAL  
 CANOPY SKIN TO BE 12GA. H.R.  
 MATERIAL DESIGNATION: A 659/A 659M  
 (F<sub>y</sub> = 50 KSI MIN.)

| Itemref  | Quantity    | Title/Name, designation, material, dimension etc | Article No./Reference              |
|--|-------------|--|------------------------------------|
| Designed by                                    | Checked by  | Approved by - date                               | File name                          |
| JOHN KNIGHTLY                                  | DICK McCANN | APPROVED_BY_DATE                                 | FILENAME                           |
| MCCANN FABRICATION<br>CUSTOM METAL FABRICATORS |             |  | NEPTUNE PROPERTIES<br>METAL CANOPY |
| Date   | Scale       | Edition  | Sheet                              |
| 3/5/03   | NON         | EDITION  | SHEET                              |





**GENERAL NOTES**

- OWNER: A & M PARTNERS, LLC, 120 EXCHANGE STREET, PORTLAND, MAINE 04101.
- ENGINEER: PINKHAM & GREER CONSULTING ENGINEERS, FALMOUTH, MAINE.
- BOUNDARY AND TOPOGRAPHY TAKEN FROM "PLAN OF PROPERTY (FORMERLY J.J. NISSEN BAKERY) WASHINGTON AVENUE, ROMASCO LANE, SHERIDAN STREET AND MARION STREET, PORTLAND, MAINE, MADE FOR A & M PARTNERS, LLC 120 EXCHANGE STREET, PORTLAND, MAINE" BY TITCOBS ASSOCIATES, FALMOUTH MAINE, DATE JUNE 15, 2002.
- ZONE: B4 - COMMERCIAL BUSINESS.
- TAX MAP REFERENCE: MAP B, BLOCK 1, LOT 43.
- TOTAL PARCEL: 131, 518 sq. ft.
- CALL DIG-SAFE (1-800-225-4871) PRIOR TO BEGINNING WORK.
- SOILS, AS SHOWN IN "SOIL SURVEY CUMBERLAND COUNTY, MAINE" PUBLISHED BY SOILS CONSERVATION SERVICE, ARE CLASSIFIED AS HINCKLEY SOILS (2% - 8% SLOPES).
- EXISTING SIDEWALKS OR CURBS DAMAGED DURING CONSTRUCTION ARE TO BE REPAIRED TO CITY STANDARDS.
- ALL UTILITY SERVICE CONNECTIONS PROPOSED WITHIN CITY STREETS ARE TO BE INSPECTED BY THE INDIVIDUAL UTILITY COMPANIES AND THE CITY OF PORTLAND WHERE APPLICABLE.
- SEWER SERVICE CONNECTIONS WITHIN THE STREET RIGHT-OF-WAY SHALL REQUIRE A STREET OPENING PERMIT FROM PUBLIC WORKS.
- ANY CURBING TO BE REMOVED THAT IS NOT REUSED REMAINS THE PROPERTY OF THE CITY OF PORTLAND. CURBING THAT IS REMOVED AND NOT REUSED WILL BE TAKEN TO THE CITY'S OUTER CONGRESS STREET STOCKYARD.

**CITY OF PORTLAND SITE PLAN NOTES**

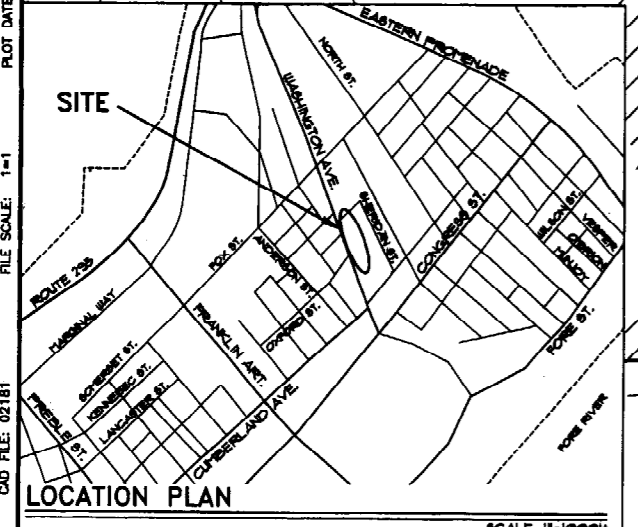
- LANDSCAPING SHALL MEET THE "ARBORESCULTURAL SPECIFICATIONS AND STANDARDS OF PRACTICE AND LANDSCAPE GUIDELINES" OF THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- THE ENTIRE SITE SHALL BE DEVELOPED AND/OR MAINTAINED AS DEPICTED ON THE SITE PLAN. APPROVAL OF THE PLANNING AUTHORITY OR PLANNING BOARD SHALL BE REQUIRED FOR ANY ALTERATION OR DEVIATION FROM THE APPROVED SITE PLAN, INCLUDING, WITHOUT LIMITATION, TOPOGRAPHY, DRAINAGE, LANDSCAPING, RETENTION OF WOODED OR LAWN AREAS, ACCESS, SIZE, LOCATION, AND SURFACING OF PARKING AREAS AND LOCATION AND SIZE OF BUILDINGS.
- SIDEWALKS AND CURBING SHALL BE DESIGNED AND BUILT WITH TYPED RAMP AT ALL STREET CORNERS, CROSSWALKS AND DRIVEWAYS IN CONFORMANCE WITH THE CITY OF PORTLAND TECHNICAL AND DESIGN STANDARDS AND GUIDELINES.
- ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE DESIGNED IN ACCORDANCE WITH MAINE EROSION AND SEDIMENT CONTROL STANDARDS FOR CONSTRUCTION BEST MANAGEMENT PRACTICES PUBLISHED BY THE CUMBERLAND COUNTY SOIL AND WATER CONSERVATION DISTRICT AND MAINE DEPARTMENT OF ENVIRONMENTAL PROTECTION, MARCH 1991 OR LATEST EDITION.
- ALL EROSION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO ANY SITE EXCAVATION OR REGRADING.
- ALL DISTURBED AREAS ON THE SITE NOT COVERED BY BUILDINGS OR PAVED AREAS SHALL BE STABILIZED WITH LOAM AND SEED OR OTHER METHODS AS REQUIRED BY BEST MANAGEMENT PRACTICES (SEE ABOVE).
- PRIOR TO CONSTRUCTION, A PRECONSTRUCTION MEETING SHALL BE HELD AT THE PROJECT SITE WITH THE CONTRACTOR, DEVELOPMENT REVIEW COORDINATOR, PUBLIC WORKS REPRESENTATIVE AND OWNER TO REVIEW THE CONSTRUCTION SCHEDULE AND CRITICAL ASPECTS OF THE SITE WORK. AT THAT TIME, THE SITE/BUILDING CONTRACTOR SHALL PROVIDE THREE (3) COPIES OF A DETAILED CONSTRUCTION SCHEDULE TO THE ATTENDING CITY REPRESENTATIVE. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO ARRANGE A MUTUALLY AGREEABLE TIME FOR THE PRECONSTRUCTION MEETING.

**ZONING REQUIREMENTS**

ZONE: B4 - COMMERCIAL BUSINESS ZONE

|   |                |
|---|----------------|
| 1. MINIMUM LOT SIZE:  | 10,000 SQ. FT. |
| 2. MINIMUM STREET FRONTAGE:   | 60 FEET        |
| 3. MINIMUM YARD DIMENSIONS:   |                |
| FRONT YARD:   | 20 FEET        |
| REAR YARD:  | 20 FEET        |
| SIDE YARD:  | 12 FEET        |
| 3 STORY STRUCTURE:  | 12 FEET        |
| THE WIDTH OF ONE SIDE YARD MAY BE REDUCED ONE FOOT FOR EVERY FOOT THAT THE OTHER SIDE YARD IS CORRESPONDINGLY INCREASED, BUT NO SIDE YARD SHALL BE LESS THAN 10 FEET. |                |
| 4. MINIMUM LOT WIDTH:   | 60 FEET        |
| 5. MAXIMUM HEIGHT:  | 60 FEET        |
| 6. MAXIMUM IMPERVIOUS SURFACE RATIO:  | 50%            |
| 7. MAXIMUM FLOOR AREA RATIO:  | 65%            |

FILE DATE: 8/22/02  
FILE SCALE: 1"=1'  
CAD FILE: 02181



| REV. | DATE | DESCRIPTION |
|------|------|-------------|
|      |      |             |
|      |      |             |

A & M PARTNERS, LLC  
120 EXCHANGE ST., PORTLAND ME

FORMER NISSEN BAKERY  
PARKING RENOVATION

CONSTRUCTION NO. 02181  
LAYOUT PLAN

SCALE: AS SHOWN DRN BY: JDC  
DATE: AUGUST 30, 2002 DESG BY: TSG  
PROJECT: 02181 CHK BY: TSG

C1