

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 031027

This is to certify that A & M Partners Llc/Wood, Inc.has permission to Install elevator shaftAT 59 Washington Ave

013 1043001

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 loaded or closed-in.
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. W. H. M. J.

Health Dept. _____

Appeal Board _____

Other _____

Department Name



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: 03-1027		Issue Date:		CBL: 013 1043001	
Location of Construction: 59 Washington Ave		Owner Name: A & M Partners Llc		Owner Address: 120 Exchange St	
Business Name:		Contractor Name: Wood, Lou		Contractor Address: 120 Exchange Street Portland	
Lessee/Buyer's Name		Phone:		Phone: 2078746959	
Permit Type: Alterations - Commercial		Zone: B4			
Past Use: Mixed use commercial		Proposed Use: Mixed use commercial with elevator shaft		Permit Fee: \$111.00	
				Cost of Work: \$10,000.00	
				CEO District: 1	
Proposed Project Description: Install elevator shaft		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: 2 9/5/03 Signature: [Signature]	
		Signature: [Signature]		Signature: [Signature]	
		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: kwd		Date Applied For: 08/21/2003		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		Zoning Appeal	
		<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan		<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	
		Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 8/21/03		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: _____		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

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1027	Date Applied For: 08/21/2003	CBL: 013 I043001
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Location of Construction: 59 Washington Ave	Owner Name: A & M Partners Llc	Owner Address: 120 Exchange St	Phone:
Business Name:	Contractor Name: Wood, Lou	Contractor Address: 120 Exchange Street Portland	Phone (207) 874-6959
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Mixed use commercial with elevator shaft	Proposed Project Description: Install elevator shaft
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Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 08/29/2003
Note: **Ok to Issue:** ☒

Dept: Building **Status:** Pending **Reviewer:** Mike Nugent **Approval Date:**
Note: **Ok to Issue:** ☐

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 09/02/2003
Note: **Ok to Issue:** ☒

Comments:

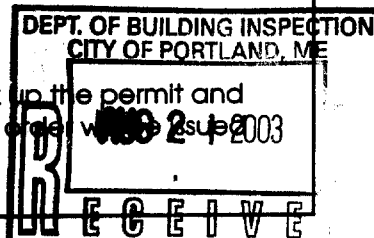
09/03/2003-mjn: Needs engineering..advised owner

031027

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 <u>EXISTING = 152,635</u>	Square Footage of Lot <u>131,978</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>13</u> Block# <u>143</u> Lot# <u>1</u>	Owner: <u>A+M PARTNERS, LLC</u>	Telephone: <u>7752100</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>SAME</u>	Cost Of Work: \$ <u>10000</u> Fee: \$ <u>81.00</u>
Current use: <u>MIXED USE OFFICE/WAREHOUSE</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>N/A</u>		
Project description: <u>INSTALL ELEVATOR SHAFT</u>		
Contractor's name, address & telephone: _____		
Who should we contact when the permit is ready: <u>LOU WOOD 8746959</u> <u>to call</u>		
Mailing address: <u>120 EXCHANGE ST.</u> <u>PORTLAND, ME. 04101</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: _____		



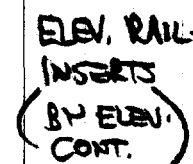
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 Schen</u>	Date: <u>8/20/03</u>
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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

SCALE $\frac{1}{2}'' = 1'$



1
EPOXY 2-#4 BARS
IN CASTING WALL
8" DEEP EXPOSED 4'
VERT. (INCLD. C
BOND BEAMS)

5'4" →
R.O FOR DOOR

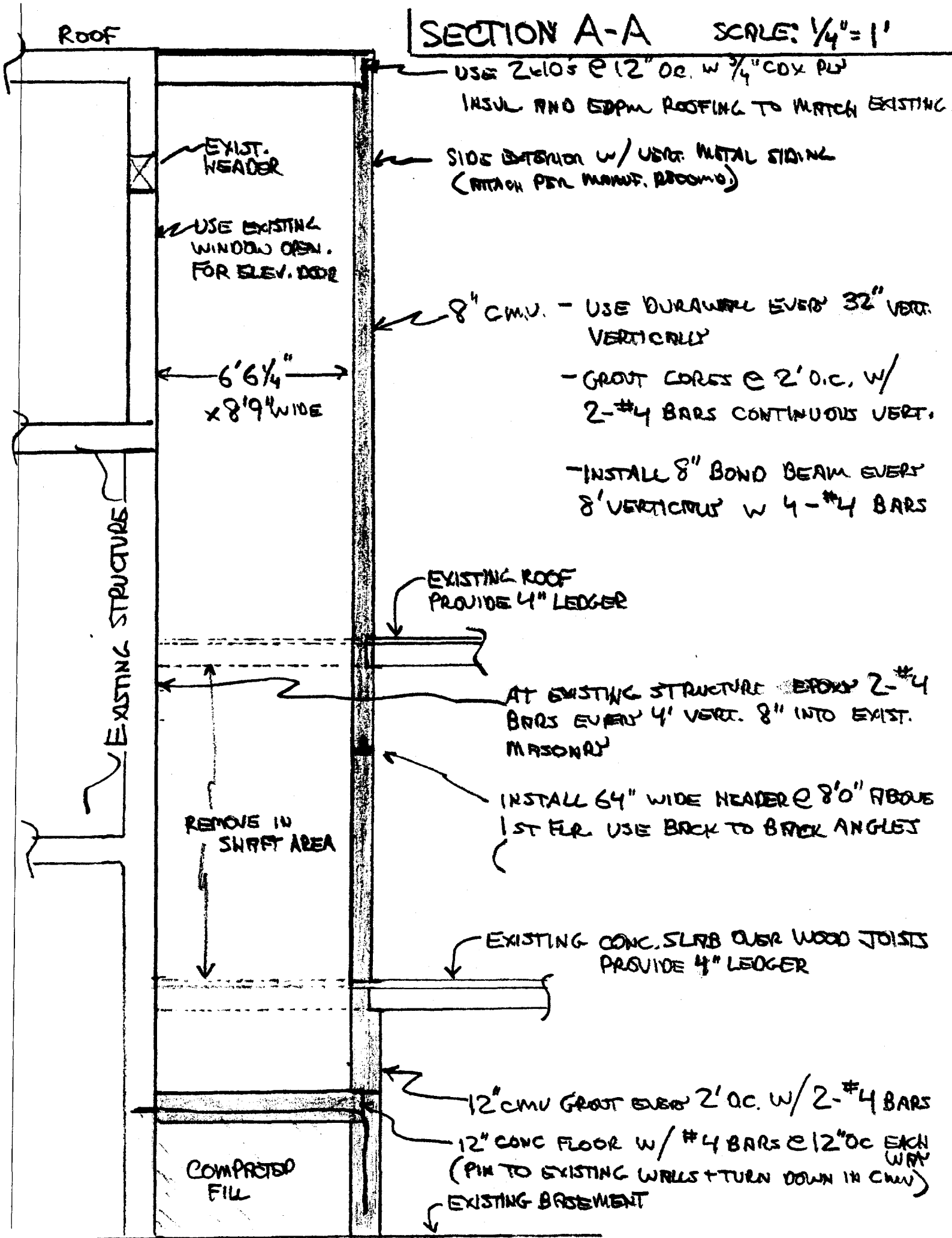
USE 2 ANGLES (6x4 $\frac{3}{8}$ ")
BACK TO BACK FOR WHEEL
(10" MIN ABOVE 1ST FLOOR)
EXTEND 1' MIN. EACH
SIDE FOR BEARING

GRANT CORE 2' O.C.
W/2-#4 BARS EACH
CONT. TO ROOF LINE

12" CMU TO
STREET FLOOR LEVEL

8" CMU TO EXISTING
ROOF LEVEL

SECTION A-A SCALE: 1/4" = 1'



USE 2x10s @ 12" OC. W 3/4" COX PL
INSUL AND EPDM ROOFING TO MATCH EXISTING.

SIDE EXTERIOR W/ VENT. METAL SIDING
(ATTACH PER MANUF. ROOMS)

8" CMU - USE DOWEL EVERY 32" VERT.
VERTICALLY

- GROUT CORES @ 2' O.C. W/
2-#4 BARS CONTINUOUS VERT.

- INSTALL 8" BOND BEAM EVERY
8' VERTICALLY W 4-#4 BARS

EXISTING ROOF
PROVIDE 4" LEDGER

AT EXISTING STRUCTURE EPOXY 2-#4
BARS EVERY 4' VERT. 8" INTO EXIST.
MASONRY

INSTALL 64" WIDE HEADER @ 8'0" ABOVE
1ST FLR USE BACK TO BACK ANGLES

EXISTING CONC. SLAB OVER WOOD JOISTS
PROVIDE 4" LEDGER

12" CMU GROUT EVERY 2' OC. W/ 2-#4 BARS

12" CONC FLOOR W/ #4 BARS @ 12" OC EACH
(PIN TO EXISTING WALLS + TURN DOWN IN CMU)
EXISTING BASEMENT

COMPACTED
FILL

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

Telephone: 207 767-4830

Fax Transmittal

To: Mik Nugent From: Joe Leasue
Fax: 874-8916 Pages: 4
Phone: _____ Date: 9.5.03
Re: _____ CC: _____

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

• Comments:

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

**L & L STRUCTURAL
ENGINEERING SERVICES, INC.**

Six Q Street
South Portland, ME 04106
Phone: (207) 767-4830
Fax: (207) 799-5432

September 5, 2003

Mr. Mike Skarks
Neptune Properties, Inc.
120 Exchange Street
Portland, Maine 04101

Subject: Elevator Shaft Structure for the building located on (Old Nissens Bakery) Washington Avenue, Portland, Me

Dear Mr. Skarks,

As per your request we reviewed the drawings of the proposed elevator shaft prepared by Neptune Properties, Inc.. The drawings we reviewed included the "Plan View" and the "Section A-A" of the elevator shaft structure dated September 5, 2003. The drawings also incorporated the additional information we recommended in our prior conversations.

The purpose of our review was to determine if the elevator shaft structure is capable of safely supporting the code stipulated structural loading. Our analysis of the building structure was performed utilizing the 1999 BOCA National Building Code and the 2000 International Building Code (IBC) adopted by the City of Portland

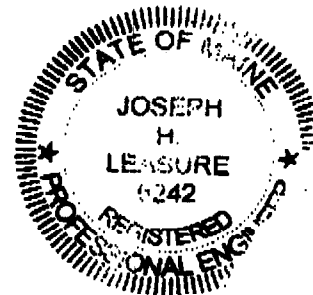
We utilized the appropriate floor and roof live loads plus the applicable dead loads (weights of building materials) along with the code prescribed lateral loading (wind and/or seismic) to analyze the elevator shaft. The elevator shaft design represented on the previously referenced drawings is capable of supporting the code stipulated structural loading.

If you have any questions, please do not hesitate to call.

Sincerely,

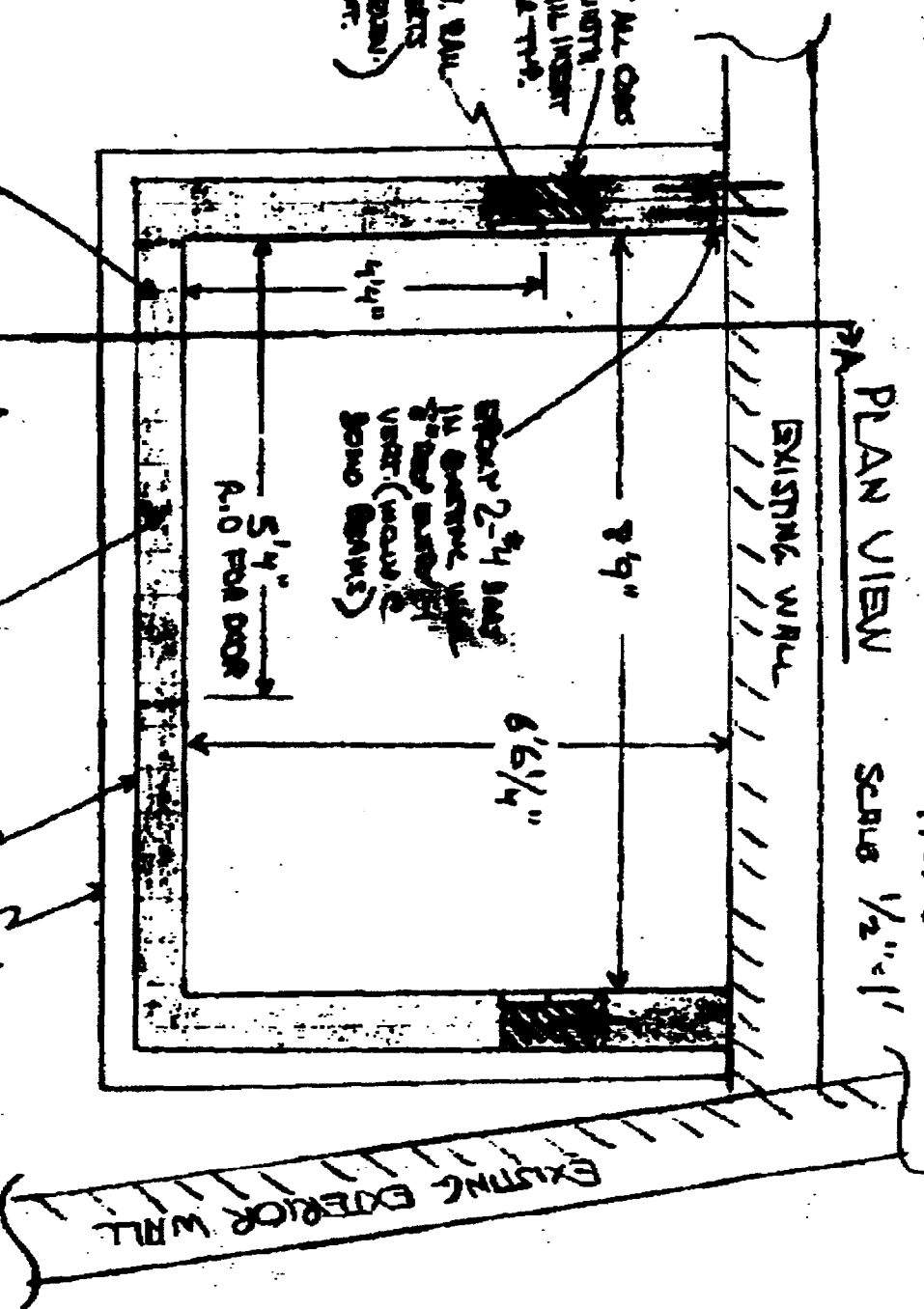
L&L Structural Engineering Services, Inc.


Joseph H. Leasure, P.E.
Principal



9/5/03

PLAN VIEW SCALE 1/2" = 1'



CAST AL COBS
FOR WIDTH
OF WALL INSIDE
AS PER TRF.

BLM. WALL
INSISTS
(1/4\"/>

USE 2 ANGLES (6x4 @ 3/8")

BACK TO BACK FOR LATER
CUTTING SPACE (1/4\"/>

CAST COBS @ 2' O.C.
W/ 2-3/4 SWS EACH
CONT TO FOOT LINE

12" CMU TO
STRAIGHT FLOOR LINE.
8" CMU TO EXISTING
FOOT LINE

