

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING INSPECTION

Permit Number: 031305

PERMIT

This is to certify that A & M Partners Llc/Applicant
has permission to Change of Use with Tenant Relocation/Health/Address Signage
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 when permission is procured before this building or part thereof is occupied or closed-in.
HEALTH 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
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: 03-1305	Issue Date:	CEB: 013 I043001
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Location of Construction: 59 Washington Ave	Owner Name: A & M Partners Llc	Owner Address: 120 Exchange St	Phone: 874-6959
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B4

Past Use: Office Space/Commercial	Proposed Use: Office Space/Commercial Health/Fitness Facility	Permit Fee: \$294.00	Cost of Work: \$22,000.00	CEO District: 1
Proposed Project Description: Change of Use with Tenant Fit-Up		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 2c 11/7/03	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: gad	Date Applied For: 10/21/2003	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 <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>11/6/03</i>	Zoning Appeal <input checked="" 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>Separate permits for any new sign</i> <i>pending</i> <i>ok per Mary A. see</i>		

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

3-1305

Building

Approved with Conditions

Mike Nugent



11/07/2003

11/06/2003



Mike Nugent

11/07/2003

Because the proposed floor system is combustible, and the building was classified by the design professional as type 2C, the floor framing must be firestopped in accordance with Section 721.6.7. Section 806.2 (figure in file) required fireblocking every 100 sq.ft.

10/22/2003

imb

11/07/2003

mjn



■ Sleepers, bucks and nailing blocks are permitted to be of combustible materials only where the void space is filled with a noncombustible material or the void space is fireblocked in accordance with Section 721.6.7 (see Figure 806.2). Section 721.6.7 permits a maximum concealed space area of 100 square feet. In either case, the open spaces cannot extend under or through permanent partitions or walls. The purpose of the fill or fireblocking is to reduce the impact of a fire in a concealed combustible space in the floor. Likewise, fire spread around partitions or walls through the concealed space in the floor is intended to be prevented.



■ Wood floor finish materials may be applied directly to the wood sleepers, provided that the space is protected in accordance with Section 806.2. Wood floor finish materials may also be applied directly to the top surface of a fire-resistance rated assembly.

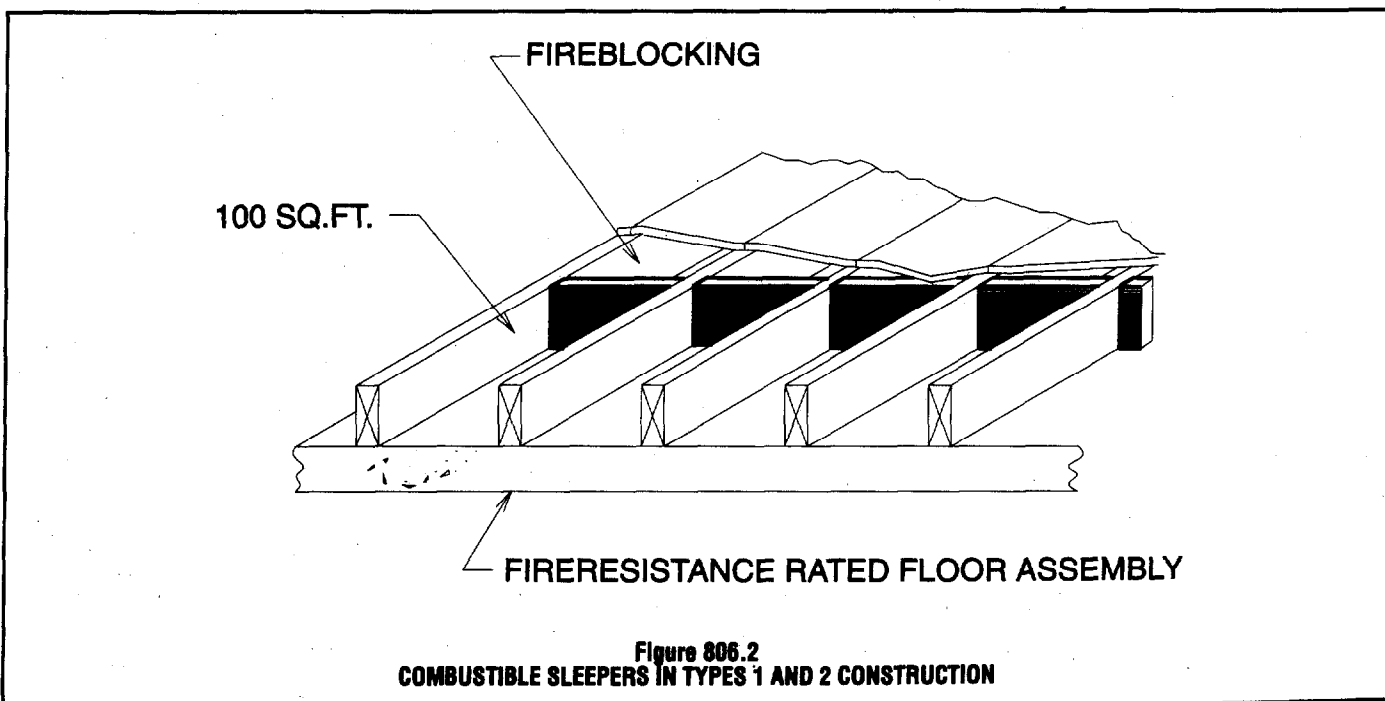
bly or directly to a wood subfloor that is attached to sleepers in accordance with Section 806.2.

Combustible insulating boards not more than 1/2 inch in thickness in buildings of Types 1 and 2 construction are permitted to be attached directly to a noncombustible floor assembly (see Figure 806.3) or to wood sleepers protected in accordance with Section 806.2. These provisions, similar to the provisions of Section 804.0 for application of interior finishes, permit combustible finishes to be applied to the floor as long as concealed spaces are not created. If concealed spaces are created, however, they must be properly fireblocked.



■ Decorative materials may contribute to the fire scenario by being the item first ignited or by contributing to the spread of fire. Decorative materials include curtains, draperies, wall hangings and other materials that are suspended from walls or ceilings. The *BOCA National Fire Prevention Code* contains similar provisions for decorative materials that pertain to existing buildings as well as new buildings. It also addresses decorative materials that are not secured to or suspended from walls and ceilings, such as decorations used in a showroom window (see Section F-306.0 of the *BOCA National Fire Prevention Code*).

This section applies to occupancies in which there is some potential delay or other special concerns with respect to evacuation in an emergency. The occupancies include those in which large numbers of people gather (assembly and education) and those in which people may be sleeping or are incapable of self-preservation (institutional and residential).



City of Portland, Maine - Building or Use Permit
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1305	Date Applied For: 10/21/2003	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: () 874-6959
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Health/fitness facility	Proposed Project Description: Change of Use: Health/Fitness facility with Tenant Fit-Up
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/06/2003
Note: 11/06/03 Mark A. e-mailed a memo (dated 10/27/03 to issue this permit prior to the site plan review **Ok to Issue:**
 approvals which will take a little bit longer to obtain
 1) Separate permits shall be required for any new signage.

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

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 10/27/2003
Note: **Ok to Issue:**
 1) fire extinguishers shall be installed in accordance with NFPA 10 standards
 2) the fire alarm system shall be maintained to NFPA 72 standards
 3) the sprinkler system shall be maintained to NFPA 13 standards

03-1305

All Purpose Building Permit Application

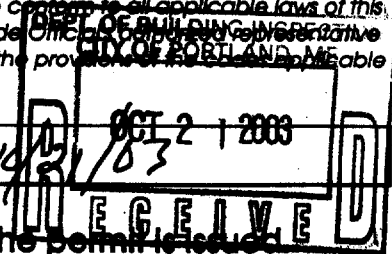
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>75 Washington Street 45-79 Washington Avenue</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>013</u> Block# <u>I</u> Lot# <u>043</u>	Owner: <u>ARM PARTNERS, LLC</u> <u>Attn: Lou Wood</u>	Telephone: <u>874-6959</u>
Lessee/Buyer's Name (if Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>SAM E AD ABOUNA</u> <u>120 Exchange St.</u> <u>PORTLAND, ME</u>	Cost Of Work: <u>\$22,000.00</u> Fee: \$ <u>219.00</u>
Current use: <u>Office</u>	<u>Cost 75.00</u>	
If the location is currently vacant, what was prior use: <u>Office/Club</u>	<u>\$294.00</u>	
Approximately how long has it been vacant: <u>2 yrs</u>		
Proposed use: <u>Health + Fitness Facility</u>	<u>Change of use</u>	
Project description:	<u>+ fix-up</u>	
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Lou Wood</u>		
Mailing address: <u>120 Exchange St</u> <u>Portland, ME 04101</u> <u>874-6959</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>874-6959</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 or authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the Code applicable to this permit.

Signature of applicant: [Signature] Date: 10/21/03



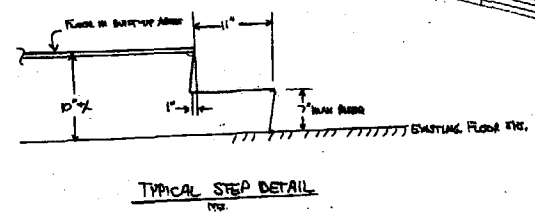
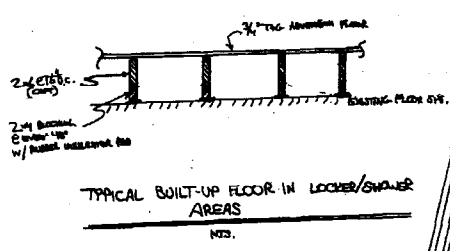
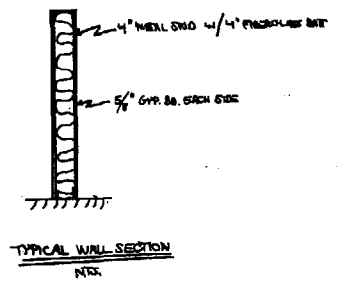
This is NOT a permit, you may not commence ANY work until the permit is issued.
 If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

From: "Mark Adelson" <MBA@portlandmaine.gov>
To: Portland.CityHall(MJN)
Date: Mon, Oct 27, 2003 3:40 PM
Subject: Nissens Building - 59 Washington Ave.

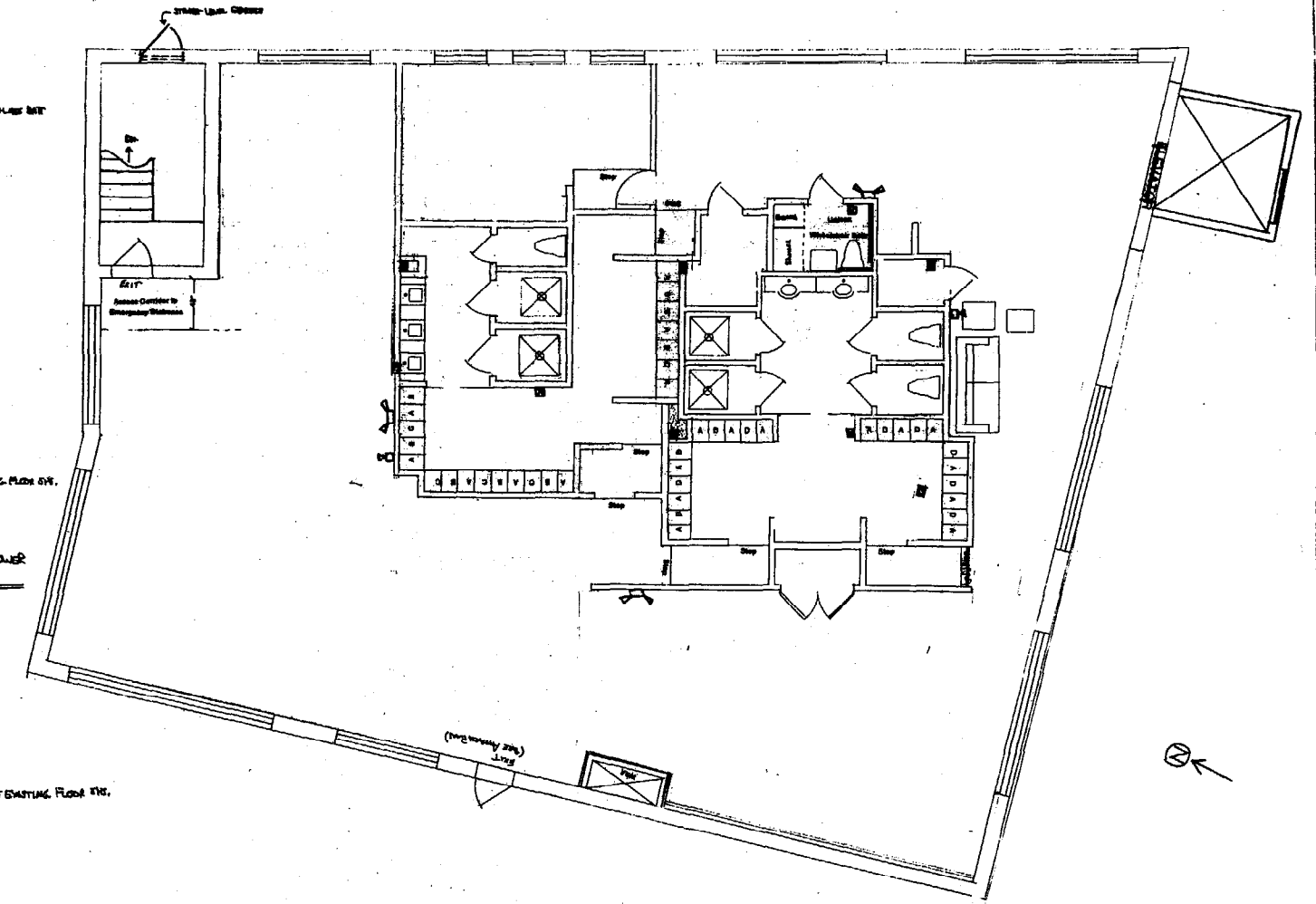
Mike, the Planning Div. has informed me that the project at 59 Washington Ave. (Nissens Bld) has reached the amount of square feet that triggers major site plan review. An exemption is being considered, but the need for a traffic permit may preclude an exemption. The site plan review is scheduled to be completed by the end of this year. However, this email authorizes you to review and issue the permit for the gym independent of the major site plan review. I don't feel holding up the tenant fit up for the gym is warranted given the small amount of space it needs and the limited traffic it will generate. Please proceed with your review and issuance of the permit asap. Contact me if you have questions. Thank you for your efforts in this. Mark A.

CC: Portland.CityHall(jnl,SH,LDU,AQJ)

Romance St.



- LEGEND:
- EMERGENCY LIGHTING
 - MIRROR/STORAGE
 - STORAGE



THE BODY ARCHITECT			
DATE: 1/27 - 1/28	PROJECT NO.	ISSUED BY: RWS	SCALE: 1/8" = 1'-0"
RICHARD W. SADOW Design & Decoration			
Level 14 / Proposed Floor Plan			A2
MILWAUKEE BUSINESS CENTER, 34 ROMANCE ST., PORTLAND			