

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

## BUILDING PERMITS

Please Read Application And Notes, If Any, Attached

Permit Number: 100660

### PERMIT ISSUED

This is to certify that A & M Partners Llc/Albair Construction / The

has permission to Tenant fit-up for a change of use from warehouse / manufacturing warehouse and office/retail space

AT 59 Washington Ave CB# 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 written permission procured before this building or part thereof is lathed or otherwise red-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. CRPT. R. Sautter  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*James Bonka* 7/2/10  
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: 10-0660	Issue Date:	CBL: 013 1043001
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Location of Construction: 59 Washington Ave	Owner Name: A & M Partners Llc	Owner Address: 120 Exchange St	Phone:
Business Name: Maine Metal Works	Contractor Name: Albair Construction /Tim	Contractor Address: 10 Alexander Drive Cape Elizabeth	Phone 2078319338
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-4

Past Use: Commercial: Warehouse / Manufacturing	Proposed Use: Commercial: Tenant fit-up for a change of use from warehouse / manufacturing to warehouse and office / retail space. <i>(Maine Metal)</i> <i>light industrial</i>	Permit Fee: \$845.00	Cost of Work: \$75,000.00	CEO District: 1
Proposed Project Description: Tenant fit-up for a change of use from warehouse / manufacturing to warehouse and office / retail space.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: <i>F, B, S</i> Type: <i>3B</i> <i>IBC-2003</i>	
		Signature: <i>RC</i>	Signature: <i>JMB 7/2/10</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: gg	Date Applied For: 06/04/2010	<b>Zoning Approval</b>		
<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>		<b>Special Zone or Reviews</b> <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: <i>6/9/10</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <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: _____

**PERMIT ISSUED**

JUL 2 2010

City of Portland

**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: 10-0660	Date Applied For: 06/04/2010	CBL: 013 1043001
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Location of Construction: 59 Washington Ave	Owner Name: A & M Partners Llc	Owner Address: 120 Exchange St	Phone:
Business Name: Maine Mead Works	Contractor Name: Albair Construction /Tim	Contractor Address: 10 Alexander Drive Cape Elizabeth	Phone (207) 831-9338
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial: Tenant fit-up for a change of use from warehouse / manufacturing to warehouse and office / retail space. (Maine Mead)	Proposed Project Description: Tenant fit-up for a change of use from warehouse / manufacturing to warehouse and office / retail space.
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 06/09/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> <li>1) Separate permits shall be required for any new signage.</li> <li>2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.</li> </ol>			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 07/02/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> <li>1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.</li> <li>2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.</li> <li>3) Application approval based upon information provided by applicant, with revisions dated 7/2/10. Any deviation from approved plans requires separate review and approval prior to work.</li> </ol>			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 06/10/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> <li>1) Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.</li> <li>2) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.</li> <li>3) Fire extinguishers required. Installation per NFPA 10</li> <li>4) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.</li> <li>5) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.</li> <li>6) All construction shall comply with NFPA 1 and 101.</li> </ol>			

Comments: 6/9/2010-gg: entered pdf in the system. /gg
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<b>Location of Construction:</b> 59 Washington Ave	<b>Owner Name:</b> A & M Partners Llc	<b>Owner Address:</b> 120 Exchange St	<b>Phone:</b>
<b>Business Name:</b> Maine Mead Works	<b>Contractor Name:</b> Albair Construction /Tim	<b>Contractor Address:</b> 10 Alexander Drive Cape Elizabeth	<b>Phone</b> (207) 831-9338
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

6/28/2010-jmb: Left vcmg for David L. And Tim A. For clarifications on plans, ? Mezzanine, what is the roof access for, # of bathrooms, structurals, moveable ramp, 8" studs at ceiling of bath/lunchroom, warehouse/storage use divided or not, what is the difference. David was in the office and we reviewed the details, he will submit the revisions and structurals. Left vcmg with Ben A. For actual and future occupant load and bathroom fixture counts.

6/29/2010-jmb: Ben A. Called, discussed actual occupant numbers for number of bathrooms. They will stub in for the second bathroom, but it will not be built at this time. As the business warrants the 2nd bathroom will be added to accomodate the increase in employees.

7/2/2010-jmb: Received structural plan and revised architectural plan, ok to issue

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

  **X**   **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

  **X**   **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**  
**NOTE: There is a \$75.00 fee per inspection at this point.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

# 100660



# 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.

45-79 Washington

Location/Address of Construction: <u>75 Washington Ave.</u>		
Total Square Footage of Proposed Structure/Area <u>9,000</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>13</u> Block# <u>1</u> Lot# <u>43</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Ben Alexander</u> Address <u>200 Anderson Street</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>(207) 773-6323</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>A &amp; M Partners, Inc.</u> Address <u>120 Exchange Street</u> City, State & Zip <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>75,000</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>845.00</u>
Current legal use (i.e. single family) <u>Warehouse</u> <u>Manufacturing Change of Use</u> If vacant, what was the previous use? _____		
Proposed Specific use: <u>Warehouse/retail</u>		
Is property part of a subdivision? <u>No</u> If yes, please name _____		
Project description: <u>Renovation of existing warehouse space into mead production/warehouse and office/retail space for Maine Mead</u>		
Contractor's name: <u>Albair Construction Co. Inc.</u>		
Address: <u>10 Alexander Drive</u>		
City, State & Zip: <u>Cape Elizabeth, ME 04107</u>		Telephone: <u>(207) 831-9338</u>
Who should we contact when the permit is ready: <u>Tim Albair</u>		Telephone: <u>(207) 831-9338</u>
Mailing address: <u>10 Alexander Drive, Cape Elizabeth, ME 04107</u>		

received PDF  
Entered PDF in system

**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](http://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: _____	Date: _____
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**This is not a permit; you may not commence ANY work until the permit is issue**



# Certificate of Design Application

From Designer: Archetype, PA  
 Date: 6/2/2010  
 Job Name: Maine Mead Works  
 Address of Construction: 75 Washington Ave.

## 2003 International Building Code

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

Building Code & Year IBC 2003 Use Group Classification (s) E,B,S

Type of Construction 3B

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) Non separated

Supervisory alarm System? Yes Geotechnical/Soils report required? (See Section 1802.2) No

### Structural Design Calculations

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

Floor Area Use	Loads Shown

### 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,  $S_D$  &  $S_M$  (1615.1)
- Site class (1615.1.5)

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

### Flood loads (1803.1.6, 1612)

- Flood Hazard area (1612.3)
- Elevation of structure

### Other loads

- Concentrated loads (1607.4)
- Partition loads (1607.5)
- Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



## Accessibility Building Code Certificate

**Designer:** Archetype, PA

**Address of Project:** 75 Washington Ave.

**Nature of Project:** Renovation of existing warehouse space into mead production/  
warehouse and office/retail space for Maine Mead

\_\_\_\_\_

\_\_\_\_\_

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

Signature: \_\_\_\_\_

Title: Architect

Firm: Archetype, PA

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022

**(SEAL)**

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)





# Certificate of Design

Date: June 2, 2010

From: Archetype, PA

These plans and / or specifications covering construction work on:

75 Washington Ave.

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: \_\_\_\_\_

Title: Architect

Firm: Archetype, PA

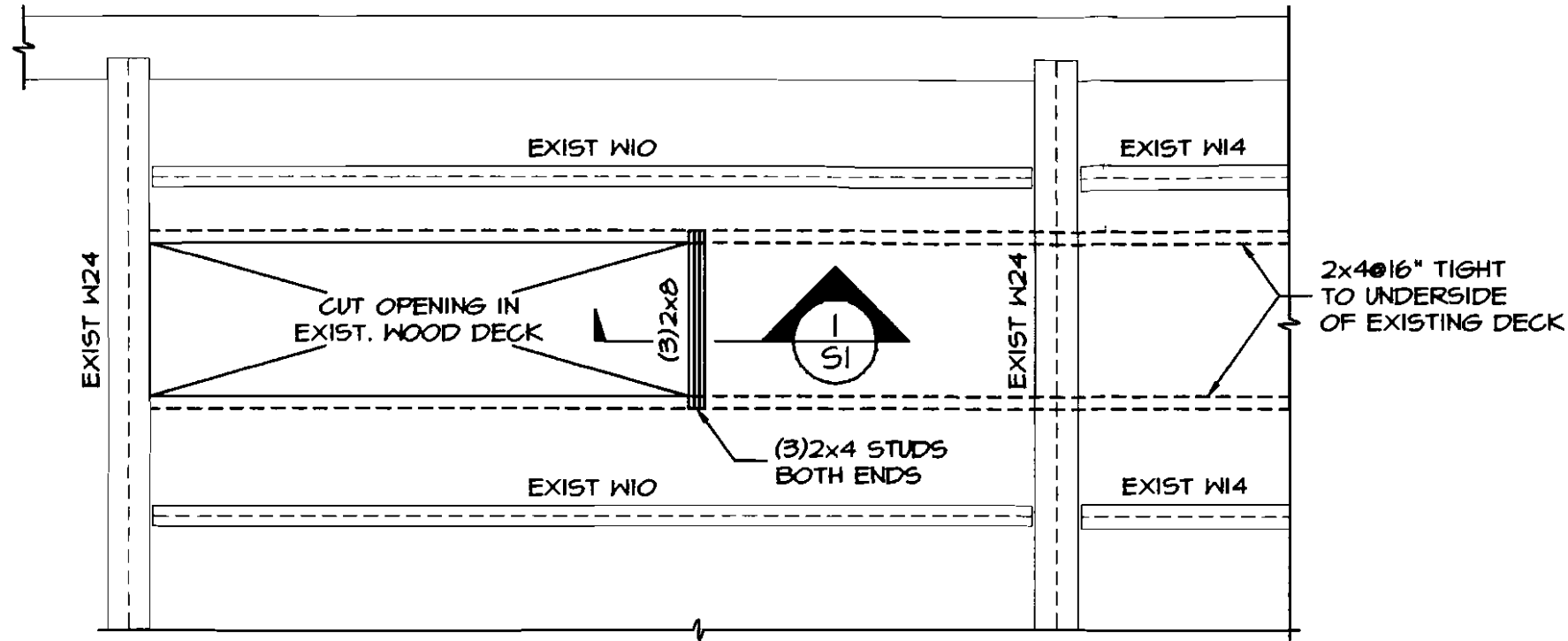
Address: 48 Union Wharf

Portland, ME 04101

(207) 772-6022

Phone: \_\_\_\_\_

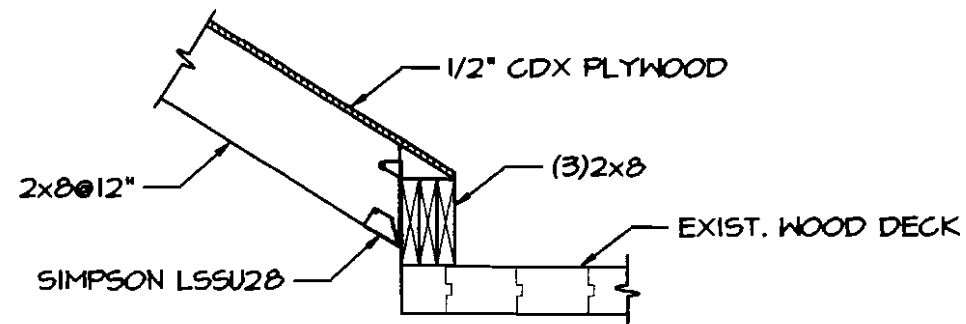
For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



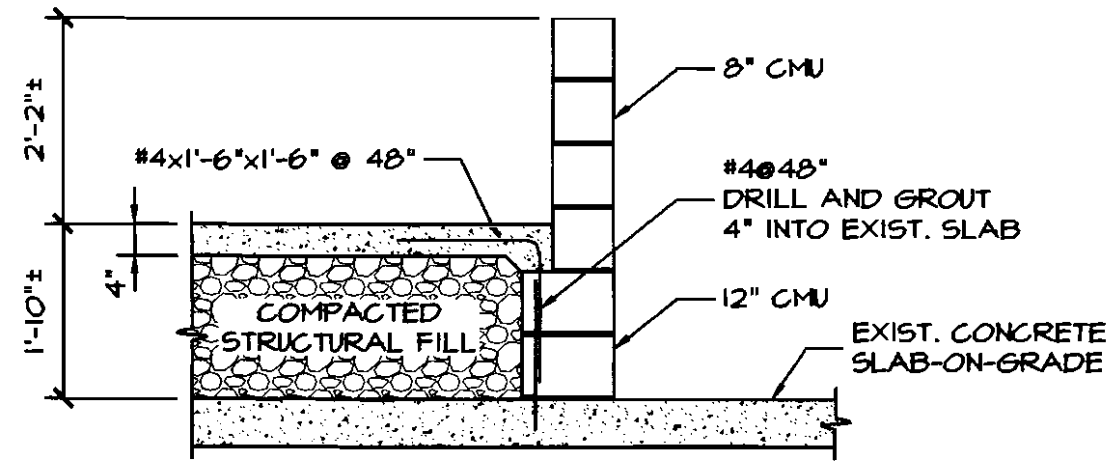
**ROOF FRAMING AT REAR STAIR**

1/4"=1'-0"

SEE A1 FOR LOCATION AND ALL DIMENSIONS



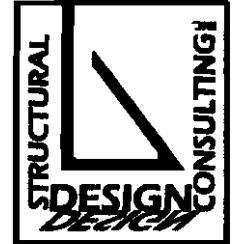
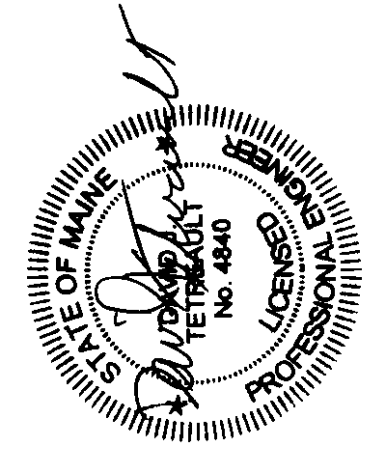
**SECTION I**



**SECTION AT EDGE OF PRODUCTION AREA**

1/2"=1'-0"

SEE A1 FOR LOCATION



**RECEIVED**

JUL - 2 2010

Dept. of Building Inspections  
City of Portland Maine

**Maine Mead  
Nissen Building  
75 Washington Ave.  
Portland, Maine**

revision  
number

date

06/30/10

S1