## DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

Please Read Application And Notes, If Any, Attached	В	PERMIT		PERMIT ISSUED mit Number: 050179 FEB 2 2 2005	
This is to certify the	***	es Inc / ant Fit		CITY OF DODT! AND	
AT 31 Diamond S	St		. 023 E00100	T CITT OF PURILAND	
of the provis	at the person or persons, sions of the Statutes of N ction, maintenance and u	ne and of the	nces of the (	permit shall comply wi City of Portland regula of the application on f	atinç

Apply to Public Works for street line and grade if nature of work requires such information.

this department.

N ication inspect in must git and wron permis in procule this to thing or at thereo land or of the procule of t

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Health Dept.

Appeal Board

Other

Department Name

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

### CITY OF PORTLAND, MAINE



Department of Building Inspection

## Certificate of Occupancy

LOCATION

31 Diamond St

CBL 023 E001001

Alpine Realty Corp / Albair Construction

occupancy or use, limited or otherwise, as indicated below.

Date of Issue 05/19/2005

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. 05-0179, 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

PORTION OF BUILDING OR PREMISES	APPROVED OCCUPANO		
Door Services Inc.	Office/Warehouse		
Tenant Fitup	Use Group B/S1		
	Type 3B		
Limiting Conditions:	IBC 2003		

none

This certificate supersedes certificate issued

Approved:

Inspector of Buildings

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 lessee for one dollar,

City of Portland, Main	e - Building or U	se Permit Applicat	ion Permit No: Issue talk:	WIT ISQUED_
389 Congress Street, 0410	01 Tel: (207) 874-8	703, Fax: (207) 874-8	716 05-0179	023 E001001
Location of Construction:	Owner Nam	2:	Owner Address: FE	B 2 2 2005ne:
31 Diamond St	Alpine Re	_ <del></del>	120 Exchange St	
Business Name:	Contractor !		Contractor Address:	Phone.
		nstruction	32 Elmwood Street Fortand	
Lessee/Buyer's Name	Phone:		Permit Type: Alterations - Commercial	Zane
Past Use: Proposed Use:		e:	Permit Fee: Cost of Work	
Commercial /office /Wareho		e/ Office/ Door Services		
	Inc / Tena	nt Fit-up	FIRE DEPT: Approved  Denied	Use Group: Type;
				2/22/05
Proposed Project Description: Warehouse/ Office/ Door So	ervices Inc / Tenant F	it-up	Signature: 477 PEDESTRIAN ACTIVITIES DIST	Signature: (U) (I) RICT (P.A.D.)
			Action: Approved App	roved w/Conditions Denied
			Signature:	Date:
Permit Taken By:	Date Applied For:		Zoning Approva	l
ldobson	02/17/2005	Special Zone or R	eviews Zoning Appeal	Historic Preservation
1. This permit application Applicant(s) from meet Federal Rules.	ing applicable State a	;   ·	Opening S	Diot in District or Landman
2. Building permits do no septic or electrical world		the Wetland Euro	Miscellaneous	Does Not Require Review
3. Building permits are vowithin six (6) months o	f the date of issuance			Requires Review
False information may permit and stop all wor		Subdivision	[] Interpretation	Approved
		Site Plan	Approved	Approved w/Conditions
		Maj Minor	Denied	Denied
		Date: 2 17 0	Date:	Date:
		CERTIFICA	TION	
I have been authorized by the jurisdiction. In addition, if a	e owner to make this permit for work desc	application as his author ribed in the application	at the proposed work is authorized ized agent and I agree to conform t is issued, I certify that the code off asonable hour to enforce the provision.	to all applicable laws of this icial's authorized representative
SIGNATURE OF APPLICANT	-	ADDI	RESS DATE	PHONE

04/04/05 FRAMING, Plumbing DKM - NIEED SECIAL Tropection (Reporter) Structura STEEL BEAMS OF HUAC CURBS ON ROOF 05/18/05 okmy to MILE (10)

City of Portland, Main	e - Building or Use Permi	it	Permit No:	Date Applied For:	CBL:
389 Congress Street, 0410	1 Tel: (207) 874-8703, Fax:	(207) 874-8716	05-0179	02/17/2005	023 E001001
Location of Construction:	Owner Name:	0	wner Address:		Phone:
31 Diamond St	Alpine Realty Corp	1	20 Exchange St		
Business Name:	Contractor Name:	C	ontractor Address:		Phone
	Albair Construction	3	32 Elmwood Street	Portland	(207) 831-9338
Lessee/Buyer's Name	Phone:	P	ermit Type:		<u> </u>
			Alterations - Com	mercial	
Proposed Use:		Proposed	Project Description:		
Warehouse/ Office/ Door Se	rvices Inc / Tenant Fit-up	Wareho	ouse/ Office/ Door	Services Inc / Tenar	nt Fit-up
Dept: Zoning S	Status: Approved	Reviewer:	Marge Schmucka	Approval D	ate: 02/17/2005
Note:					Ok to Issue:
-					
_	Status: Approved with Conditio	ons Reviewer:	Mike Nugent	Approval D	
Note:					Ok to Issue: ✓
1) The stairs cannot have no		4: £: ~ .1			
i i i i i i i i i i i i i i i i i i i	osings, the designer has been not	unea			
	osings, the designer has been not uired is there is structural impac				
2) HVAC plans may be req		t.			
<ul><li>2) HVAC plans may be req</li><li>3) Separate permits are requ</li></ul>	uired is there is structural impac	g, or heating.	Lt. MacDougal	Approval D	ate: 02/22/2005
<ul><li>2) HVAC plans may be req</li><li>3) Separate permits are requ</li></ul>	uired is there is structural impac	g, or heating.	Lt. MacDougal	Approval D	ate: 02/22/2005 Ok to Issue: ✓

## 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: 13	DIAMONO	STREET	•	
Total Square Footage of Proposed Structure PENOVATIONS: 3, 404.4 50.5	• • •	Square Footo 41,8	ige of Lot 58 50	FT
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Owner: Alg	ine Real	Hx Corp	Telephone: \$07-828-4650
Lessee/Buyer's Name (If Applicable)  Door Services, Inc	Applicant not telephone: 38	con Servi	ces fue	Cost Of Work: \$ 150,000 =================================
Current use: OFFICES / WAKEHA	YO E		·	
If the location is currently vacant, what wo		UNITORM +	LANDLING	A + LAUNDERING
Approximately how long has it been vaca  Proposed use:  Project description:		/ sullypi	nce tea	iant TA
Contractor's name, address & telephone:  Elwalst Por Who should we contact when the permit is Mailing address:  Down Scivites  Ave We will contact you by phone when the per review the requirements before starting an and a \$100.00 fee if any work starts before	Ilou () 74 Is ready: <u>Bill</u> Inc 1910 3 Permit is ready. By work, with a	You must co	797568 me in and p	lck up the permit and
F THE REQUIRED INFORMATION IS NOT INCLUDENIED AT THE DISCRETION OF THE BUILDING, NFORMATION IN ORDER TO APROVE THIS PER thereby certify that I am the Owner of record of the native been authorized by the owner to make this applicated that I addition, If a permit for work described in the land that the authority to enter all areas covered by the other permit.	/PLANNING DE RMIT. amed property, or to cation as his/her au this application is i	PARTMENT, W that the owner o uthorized agent. Issued, I certify th	E MAY REQU  frecord authorit I agree to contact the Code Of	IRE ADDITIONAL  zes the proposed work and that I form to all applicable laws of this fficial's authorized representative
Signature of applicant:			oate: 2/10	105

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

# BUILDING PERMIT INSPECTION PROCEDURES Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

Prior to pouring concrete  Prior to pouring concrete  Prior to placing ANY backfill  Prior to any insulating or drywalling or to any occupancy of the structure or
Prior to placing ANY backfill  Prior to any insulating or drywalling or to any occupancy of the structure or
Prior to any insulating or drywalling or to any occupancy of the structure or
or to any occupancy of the structure or
e. NOTE: There is a \$75.00 fee per pection at this point.
the project cannot go on to the next R CIRCUMSTANCES.  MUST BE ISSUED AND PAID FOR, Date  Date
03011



#### CITY OF PORTLAND BUILDING CODE CERTIFICATE 389 Congress St., Room 315 Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine

Department of Planning & Urban Development

Division of Housing & Community Service

FROM: Phillip Doughty Associates — Architects

RE: Certificate of Design

DATE: February 9, 2005

These plans and/or specifications covering construction work on:

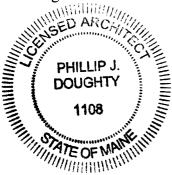
Office and Warehouse Facility

Addition of Office Space for Door Services, Inc. (are

(area of work: 3,404.450 FT)

#### 13 DIAMOND ST. PRETLAND MAINE

Have been designed and drawn up by the undersigned, a Maine registered Architect/Engineer according to the 2003 International Building Code and local amendments.



As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Signature:

Title: Architect/Owner

Firm: Phillip Doughty Associates — Architects

Address: 362 U.S. Route One

Falmouth, ME 04105

Portland Certificate of Design.wpd



#### CITY OF PORTLAND BUILDING CODE CERTIFICATE 389 Congress St., Room 315 Portland, Maine 04101

#### **ACCESSIBILITY CERTIFICATE**

Designer: Phillip Doughty Associates — Architects

Address of Project: 13 Diamond St.	
Nature of Project: Office and Wareho	ouse Facility
Addition of Office	e Space for Door Services, Inc.
<del>_</del>	the proposed construction work as described above have oplicable referenced standards found in the Maine Human with Disability Act.
WILLIAM ARCHINE	Signature: Theolip & Sighty
C. Landing C. H.	Title: Architect/Owner
PHILLIP J. DOUGHTY  1108	Firm: Phillip Doughty Associates — Architects
DOUGHTY I	Address: 362 U.S. Route One
TE OF MARKINI	Falmouth, ME 04105
	Phone: (207) 781-5346

FROM DESIGNER: Structural Design Consultants	
DATE: February 9, 2005	
Job Name: Door Services, Inc.: Office and Warehouse Facility	
Address of Construction: 13 Diamond St., Portland, ME	
2003 Internation	nal Building Code
• • •	ng to the building code criteria listed below:
~ -	up Classification(s) <u>Business/Type-S</u>
Type of Construction <u>Ś</u>	AL S. W. 1 002 2.1 S.L. 2002 IDG.
Is the Structure mixed use? if yes, separated or non-se	
· /	required? (see Section 1802.2)
STRUCTURAL DESIGN CALCULATIONS	Live load reduction (1603.1.1,1607.9, 1607.10)
Submitted for all structural members (106.1, 106.1.1)	
	Roof live loads (1603.1.2,1607.11)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)	Roof snow loads (1603.1.3, 1608)
•	Ground snow load, Pg (1608.2)
Uniformly distributed floor live loads (1603.1.1, 1607)	If Pg >10 psf, flat-roof snow load, Pf (1608.3)
Floor Area Use Offices Loads Shown 50#/s.f.	If Pg >10 psf, snow exposure factor, Ce (Table 1608.3.1)
	If Pg >10 psf, snow load importance factor, ls (Table 16.04.5)
	Roof thermal factor, Ct (Table 1608.3.2)
	Sloped roof snowload, Ps (1608.4)
	Seismic design category (1616.3)
Wind loads (1603.1.4, 1609)	Basic seismic force resisting system (Table 1617.6.2)
Design option utilized (1609.1.1, 1609.6)	Response modification coefficient, R, and deflection amplification factor, Cd (Table 1617.6.2)
Basic wind speed (1609.3)	Analysis procedure (1616.6, 1617.5)
Building category and wind importance factor lw (Table 1604.5, 1609.5)	Design base shear (1617.4, 1617.5.1)
Wind exposure category (1609.4)	Flood loads (1603.1.6, 1612)
Internal pressure coefficient (ASCE 7)	Flood hazard area (1612.3)
Component and cladding pressures (1609.1.1, 1609.6.2.2)	Elevation of structure
Main force wind pressures (1609.1.1, 1609.6.2.1)	Other loads
Earthquake design data (1603.1.5, 1614-1623)	Concentrated loads (1607.4)
Design option utilized (1614.1)	20#psf Fartition loads (1607.5)
Seismic use group ("Category") (Table 1604.5, 1616.2)	Impact loads (1607.8)
Spectral response coefficients, Sps and Spt (1615.1)	Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

This page contains a detailed description of the Parcel ID you selected. Press the New Search button at the bottom of the screen to submit a new query.

#### **Current Owner Information**

 Card Number
 1 of 2

 Parcel ID
 023 E001001

 Location
 31 DIAMOND ST

Land Use MANUFACTURING & CONSTRUCTION

Owner Address ALPINE REALTY CORP

120 EXCHANGE ST PORTLAND ME 04101

Book/Page 21314/107
Legal 23-E-1

DIAMOND ST 25-33

30520 SF

#### Valuation Information

 Land
 Building
 Total

 \$112,880
 \$602,910
 \$715,790

#### **Building Information**

 Bldg #
 Year Built
 # Units
 Bldg Sq. Ft.
 Identical Units

 1
 1967
 1
 18588
 1

Total Acres Total Buildings Sq. Ft. Structure Type Building Name
0.701 21276 MANUFACTURING TARTAN TEXTILE

#### Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	17340	MANUFACTURING
2	01/01	1248	MANUFACTURING

Height Walls Heating A/C
16 CONC. BLOCK HW/STEAM
26 BRK/CONC BLK HW/STEAM

#### **Building Other Features**

Line	Structure Type	Identical Units
1	OVERHEAD DOOR - WD/MT	2
1	OVERHEAD DOOR - WD/MT	2
1	OVERHEAD DOOR - WD/MT	1
1	ROOF - HIGH BAY	1
1	CANOPY - ROOF/SLAB	1
1	SPRINKLER - WET	1

#### Yard Improvements

Year Built Structure Type Length or Sq. Ft. # Units 1967 ASPHALT PARKING 2500 1

#### Sales Information

Date	Туре	Price	Book/Page
05/24/2004	LAND + BLDING	\$510,000	21314-107
05/01/1998	LAND + BLDING	\$510,000	13834-252
07/01/1997	LAND + BLDING	\$510,000	13198-312
07/01/1997	LAND + BLDING	·	13177-288

#### Picture and Sketch

Picture Sketch Tax Map

Click here to view Tax Roll Information.

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or emailed.





22 Oakmont Drive

Old Orchard Beach, ME 04064-4121

Phone: (207) 934-8038 Fax: (207) 934-8039

FAX MEMO

Date:

October 26, 2004

To:

Bill Feder, DSI

Fax#:

878-5156

From:

David Tetreault

Subject:

13 Diamond Street, Portland, ME

Hard copy will fellow

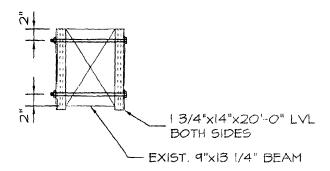
YES

√NO

Bill,

Following are recommendations based on my 3/28/05 site visit:

The existing roof beam that has been damaged by moisture must be reinforced according to the sketch below.



The existing opening in the wood framed roof must be filled with 2x6 @ 16" and 34" plywood roof deck. The 2x6 framing spans approximately 7'-0" between the existing 9"x13"4" wood beams. Support the new 2x6 rafters with face mounted joist hangers.

The existing roof framing is capable of supporting the proposed rooftop mechanical units. The first unit (3 Ton) has an operating weight of 500 pounds ± and is located over the new mezzanine area. It will require (2) 2x6 sub-framing at the curb edges.

The second unit (5 Ton) has an operating weight of 600 pounds  $\pm$ . It should be located over Corridor 106 with the curbs positioned within 8" of the existing steel joist. An L5x5x3/8 is required at each the curb edge

SIGNATURE:

copy to: John Finn, Phillip J Doughty Associates (fax 781-2908)



22 Oakmont Drive

Old Orchard Beach, ME 04064-4121

Phone: (207) 934-8038 Fax: (207) 934-8039

FAX MEMO

Date:

October 26, 2004

To:

Bill Feder, DSI

Fax #:

878-5156

From:

**David Tetreault** 

Subject:

13 Diamond Street, Portland, ME

Hard copy will follow

YES

√ NO

Bill,

I visited the project on March 28, 2005 to inspect the framing of the new mezzanine and the installation of new steel lintels in existing masonry walls. The mezzanine framing and lintel installations were completed at the time of my inspection. I found that the work was completed in accordance with the Contract Documents dated 02/09/04. No additional structural work is required.

Please call me if there is any question.

call All 6501647

SIGNATURE:

copy to: John Finn, Phillip J Doughty Associates (fax 781-2908)

# **ELECTRICAL PERMIT City of Portland, Me.**

To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 3.2/.05
Permit # 2005-4238
CBI # 27 &/

OCATION: 🔏 🕽 🛭	nem	UST rut		METER MAK	(E & #		
MP ACCOUNT # _				OWNER 📆	11 Feeler Door	Sources Im	•
ENANT					1917-5696		
						TOTAL EACH	FEE
OUTLETS	50	Receptacles	ZY	Switches	Smoke Detector	.20	14.80
			5,				
FIXTURES		Incandescent	65	Fluorescent	Strips	.20	13.00
SERVICES		Overhead		Underground	TTL AMPS <800		
		Overhead		Underground	>800	25.00	
Temporary Service		Overhead		Underground	TTL AMPS	25.00	
	ļ					25.00	
METERS		(number of)				1.00	
MOTORS		(number of)				2.00	
RESID/COM		Electric units		lataria.	Fixedian	1.00	
HEATING		oil/gas units		Interior	Exterior	5.00	
APPLIANCES		Ranges		Cook Tops Water heaters	Wall Ovens	2.00	
	1	Insta-Hot	<u> </u>		Fans	2.00	
		Dryers		Disposals	Dishwasher Washing Mashing	2.00	_
		Compactors Others (denote)		Spa	Washing Machine	2.00	
MISC. (number of)	ļ	Air Cond/win	1		Webs We	3.00	
MISC. (Humber Of)		Air Cond/win			Pools ON The	18,00	
	7	HVAC		EMS		5.00	4.1()
	<u> </u>	Signs		LIVIO	The Hoster	10,00	10:00
	+	Alarms/res	-		Test City	5.00	
		Alarms/com			They most set	15.00	
_		Heavy Duty(CRKT)				2.00	
	+	Circus/Carny				25.00	
	+	Alterations			\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\\	5.00	_
	+ -	Fire Repairs				15.00	
		E Lights				1.00	
	<u> </u>	E Generators				20.00	
PANELS		Service	i	Remote	Main	4.00	4.00
TRANSFORMER		0-25 Kva	† <b>'</b>			5.00	"
		25-200 Kva				8.00	
		Over 200 Kva				10.00	41.80
	<b>†</b>				TOTAL AMOUNT DUE	'	•
		MINIMUM FEE/CO	ММС	ERCIAL 45.00)	MINIMUM FEE	35.00	45.00

SIGNATURE OF CONTRACTOR

White Copy - Office

**Yellow Copy - Applicant** 

1/1/5/N/S/

PLOWING APPLICATION				Division of Health Engineering			
	PROPERTY	ADDRESS			_ ^		
Town or Plantation				2005-8105 PORTLAND PERMIT # 9331 TOWN COTY			
Street Subdivision Lot							
PROPERTY OWNERS NAME				Date Permit Super			
Algune KealTY						L.P.I. # 360	
Last: First:			Local Flumbing Inspector	r Signature			
Mailing Address o	1 audi	ye cons	12 Dd.		,- ,-		
Owner/Applicant (If Different)	240 M	HILLS Dear	04005			DO	
Owner/Applicant Statement  I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors for deny a Permit.				Caution: Inspection Required  I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.			
- feerg	gnature of Owner/	Applicant	Date	Local Plumbing Inspector Signature Date Approve			
Charles to the			DEDMI	TINFORMATION			
				De L'ATRIO LA DESCRIPTION	2110 2 12 12 12 12 12 12 12 12 12 12 12 12 1		
			pe of Structure To Be Served:		Plumbing To Be Installed By:		
0 F M			FAMILY DWELLING ODULAR OR MOBILE HOME		1. ★ MASTER PLUMBER 2. □ OIL BURNERMAN		
PLUMBING 3.   MULTIPLE FAI			LE FAMILY DWELLING - SPECIFY OF COS		3. ☐ MFG'D. HOUSING DEALER/MECHANIC 4. ☐ PUBLIC UTILITY EMPLOYEE		
			Hook-Up & Piping Relocation				Column 2
Maximum of 1 Hook-Up			Number	Type of Fixture	Number	Type of Fixture	
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.  OR  HOOK-UP: to an existing subsurface wastewater disposal system.  PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.		the connection		osebibb / Sillcock		Bathtub (and Shower)	
		istrict.	F	loor Drain		Shower (Separate)	
		U	rinal	//	Sink		
		sisting subsurface	D	rinking Fountain		Wash Basin	
			Indirect Waste		1	Water Closet (Toilet)	
		ON: of sanitary ping without	Water Treatment Softener, Filter, et			Clothes Washer	
		G	rease / Oil Separator		Dish Washer		
			D	ental Cuspidor		Garbage Disposal	
OR  TRANSFER FEE [\$6.00]			В	idet		Laundry Tub	
			0	ther:	/	Water Heater	
				Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1	
						Fixtures (Subtotal) Column 2	
SEE PERMIT FEE SCHEDULE						Total Fixtures	
FOR CALCULATING FEE				u ree		Fixture Fee	
						Transfer Fee	
<del></del>				. /	r	Hook-Up & Relocation Fee Permit Fee	
Page 1 of HHE-211 Rev.	1 7/04 √	ž s		TOWN COPY	4,17	(Total)	