

**PERMIT ISSUED**

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

Permit No: 02-0748	Issue Date: AUG 13 2002	CBL: 030 B004001
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<b>Location of Construction:</b> 60 Portland Pier	<b>Owner Name:</b> Mcaleney's New Meadows Lobster	<b>Owner Address:</b> Po Box 16228 CITY OF PORTLAND	<b>Phone:</b> 207-775-1612
<b>Business Name:</b> n/a	<b>Contractor Name:</b> CRM Construction, Services, Inc.	<b>Contractor Address:</b> 94 Washington Street Auburn	<b>Phone:</b>
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Alterations - Commercial	<b>Zone:</b> WLCZ

<b>Past Use:</b> Commercial / Offices	<b>Proposed Use:</b> Commercial / Renovate 2nd floor offices & residence. (Conditional Use site Plan was granted May 28, 2002)	<b>Permit Fee:</b> \$1,073.00	<b>Cost of Work:</b> \$150,000.00	<b>CEO District:</b> 1
<b>Proposed Project Description:</b> Renovate 2nd floor offices & residence.		<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: MIXED Type: JB B/R-3 8/10/02	
		<b>Signature:</b> <i>[Signature]</i>	<b>Signature:</b> <i>[Signature]</i>	
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
		<b>Signature:</b>	<b>Date:</b>	

<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 07/09/2002	<b>Zoning Approval</b>		
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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..	<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>[Signature]</i> 7/19/02	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>[Signature]</i> 5/28/02	<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: <i>[Signature]</i>
	ok with conditions PLANNERS BD		

**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

# 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.

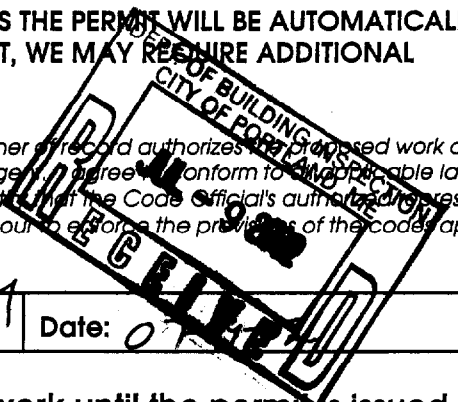
Location/Address of Construction: <b>60 PORTLAND PIER, PORTLAND, MAINE 04101</b>		
Total Square Footage of Proposed Structure <b>995.5 (APT) / 704 (BUS)</b>		Square Footage of Lot <b>22,388</b>
Tax Assessor's Chart, Block & Lot Chart# <b>030</b> Block# <b>B</b> Lot# <b>4</b>	Owner: <b>PETE &amp; KATHLEEN McALENEY</b> <b>60 PORTLAND PIER</b> <b>PORTLAND, ME 04101</b>	Telephone: <b>207-775-1612</b>
Lessee/Buyer's Name (If Applicable) <b>N/A</b>	Applicant name, address & telephone: <b>PETE &amp; KATHLEEN McALENEY</b> <b>60 PORTLAND PIER</b> <b>PORTLAND, ME 04101</b>	Cost Of Work: \$ <b>150,000</b> Fee: \$ <b>1073-</b>
Current use: <b>OFFICE (BUSINESS)</b>	<b>207-775-1612</b>	<b>11X17 AT PICK UP OF PERMIT</b>
If the location is currently vacant, what was prior use:	<b>N/A</b>	
Approximately how long has it been vacant:	<b>N/A</b>	
Proposed use: <b>OFFICE &amp; APARTMENT (PRIVATE RESIDENCE)</b>	Project description: <b>RENEWAL 2ND FLOOR TO OFFICES &amp; RESIDENCE</b>	
Contractor's name, address & telephone: <b>CRM Construction Services, Inc.</b> <b>94 Washington Street, Auburn, Me. 04210</b>		
Who should we contact when the permit is ready: <b>Pete &amp; Kathleen McAleney</b>		
Mailing address: <b>60 Portland Pier</b> <b>Portland, ME 04101 * 775-1612</b>		
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 me to do 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: <b>Pete McAleney</b>	Date: <b>07-11-12</b>
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**This is NOT a permit, you may not commence ANY work until the permits 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



Application ID Number: **2-0748**

Department: **Zoning**

Status: **Approved with Conditions**

Reviewer: **Marge Schmuckal**

Comments: **60 Portland Pier**

Approval Date: **07/18/2002**

Printed Date: **07/15/2002**

**Permit Approved** Name: **Marge Schmuckal** Date: **07/18/2002**

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Shall meet all the conditions placed upon this project by the Planning Board - Shall maintain compliance with the Zoning Ordinance requirements.

Issue Date: **07/10/2002** By: **gg** Update Date: **07/18/2002** By: **mes**

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389 Congress St. Rm 315  
Portland, ME 04101  
Phone: (207)874-8700  
Fax: (207)874-8716

# facsimile transmittal

8719304

**To:** Peter & Kathleen McAleney **From:** Mike Nugent

**Fax:** 874-2456 **Date:** August 6, 2002

**Phone:** 775-1612 **Pages:** 1

**Re:** 60 Portland Pier (030 B004) **CC:**

Urgent     For Review     Please Comment     Please Reply     Please Recycle

**I have left a message for Mike Hayes to call, I have some questions on the plans:**

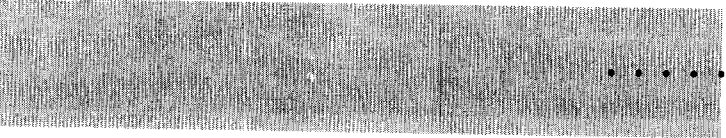
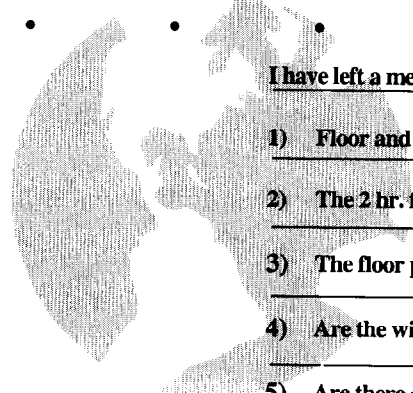
1) Floor and roof load of the Exterior Covered Deck

2) The 2 hr. fire separation on page 4 of 5 is "Similar to" UL L536, is it a 2 hr rating or not.

3) The floor plan does not show a fire separation between the office and residential use.

4) Are the windows specified for the sleeping room in compliance with egress standards.

5) Are there elevations available?



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# CITY OF PORTLAND, MAINE

## PLANNING BOARD

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Jaimey Caron, Chair  
Deborah Krichels, Vice Chair  
Mark Malone  
Orlando E. Delogu  
Sarah Luck  
Kevin Beal  
Lee Lowry III

May 31, 2002

Mr. Peter L. McAleney  
McAleney's New Meadows Lobster Pound  
60 Portland Pier  
Portland, ME 04101

RE: Conditional Use and Site Plan Approval for 60 Portland Pier.

CBL: 030-B-004

Dear Mr. McAleney:

On May 28, 2002, the Portland Planning Board voted 4-0 (Delogue, Malone, and Krichels absent) to approve a conditional use for introduction of an owners living unit on the second floor of 60 Portland Pier. The approval was granted for the project with the following conditions:

- i. That the dumpster be relocated to a location that does not block the existing Shoreway Access pedestrian gate and that the dumpster be screened by four-side opaque fencing.
- ii. That if access to the pedestrian gate and the end of the pier are not maintained, the applicant shall be returned to the Planning Board by staff for reconsideration of the conditional use approval.

Additionally, the Portland Planning Board voted 4-0 (Delogue, Malone, and Krichels absent) to approve the site plan for the owner's living unit and the expansion of a second floor deck. The approval was granted for the project with the following condition:

- i. That all new exterior lighting, including fixture specifications, locations, and photometrics be submitted to the Planning Office for staff review and approval.

The approval is based on the submitted site plan and the findings related to site plan review

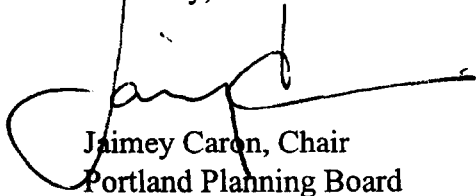
standards as contained in Planning Report #40-02, which is attached.

This project will require a building permit from the City Inspections office and please note the following provisions and requirements for all site plan approvals:

1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
2. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact William B. Needelman, Senior Planner at 874-8722

Sincerely,



Jaimey Caron, Chair  
Portland Planning Board

cc: Lee D. Urban, Planning and Development Department Director  
Alexander Jaegerman, Planning Division Director  
Sarah Hopkins, Development Review Program Manager  
William B. Needelman, Senior Planner  
Jay Reynolds, Development Review Coordinator  
Marge Schmuckal, Zoning Administrator  
Jodine Adams, Inspections  
William Bray, Director of Public Works  
Larry Ash, Traffic Engineer  
Tony Lombardo, Project Engineer  
Eric Labelle, City Engineer  
Jeff Tarling, City Arborist  
Penny Littell, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Don Hall, Appraiser, Assessor's Office  
Susan Doughty, Assessor's Office  
Approval Letter File  
Correspondence File

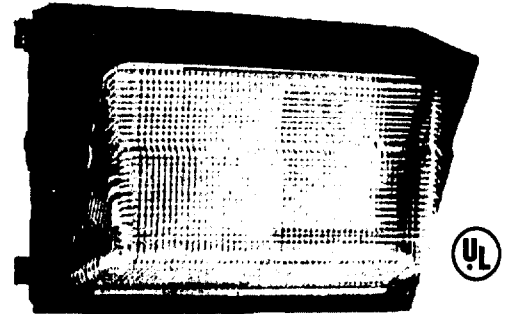
***The attached information is for exterior lighting at  
60 Portland Pier.***

A Wallpack WP2 light will be placed at each corner of the building under the decks to light the wharf. We will also have decorative lanterns at our entrance into the building and decorative lanterns at each outside door on the second floor.

It should be noted that we have our own street lighting at our entrance on Portland Pier and street lighting on the East Side of Portland Pier.

# WP2 Wallpack

Mid size wallpack for up to 150 watts HPS and 175 watts Metal Halide and Mercury Vapor. Field adjustable beam angle. All aluminum prevision die cast construction with tempered glass or polycarbonate refractors.



## MODELS AVAILABLE:

High Pressure Sodium		Type	Base	Ballast	Taps	Watts	Catalog#	White	
*Lamp supplied with fixture		E17	Medium*	HX-HPF	120	70	WP2SH70W	WP2SH70W	
		E17	Medium*	NPF	120	100	WP2SN100	WP2SN100W	
		E17	Medium*	HX-HPF	120	100	WP2SH100	WP2SH100W	
		E17	Medium*	NPF	120	150	WP2SN150	WP2SN150W	
		E17	Medium*	HX-HPF	QT	150	WP2SH150	WP2SH150W	
		E23 1/2	Mogul	HX-HPF	QT	150	WP2SC150	WP2C150W	
Metal Halide		E17	Medium*	NPF	BT	70	WP2H70	WP2H70W	
*Lamp supplied with fixture		E17	Medium*	NPF	BT	100	WP2H100	WP2H100W	
		E17	Medium*	NPF	BT	150	WP2H150	WP2H150W	
		E28BT28	Mogul	CWA-NPF	QT	150	WP2H175	WP2H175W	
Mercury Vapor		E23 1/2	Mogul	CWA-HPF	QT	100	WP2M100	WP2M100W	
		E23 1/2	Mogul	CWA-HPF	QT	175	WP2M175	WP2M175W	
Factory Installed Options		Photocontrol for automatic Dusk to Dawn.					/PC		
Add suffix to catalog number		Single Fusing for 120 and 277 Volt.					/F		
		Double Fusing for 208 and 240 Volt.					/FF		
		Tamperproof Screws.					/TP		
		Polycarbonate Refractor.					/PR		
Accessories for Field Installation		Stainless Steel Wire Guard					GDWP2W		
		Clear Polycarbonate Shield.					GDWP2P		

QT = Quad Tap Ballasts. (QT) Supplied with taps for 120, 208, 240 & 277 Volt.  
BT = Bi-Tap Ballasts. (BT) Supplied with taps for 120 and 277 Volt.

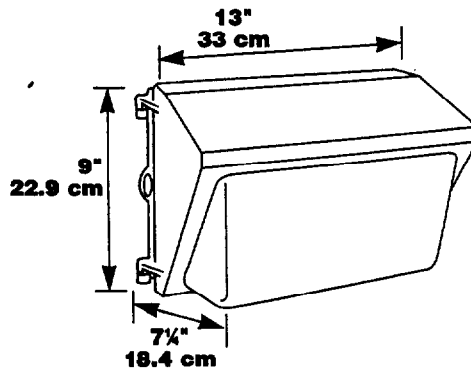
## SPECIFICATIONS:

- Housing:** Die cast aluminum. 1/2" NPS tapped top, both sides and back for conduit or photocell. Hinged refractor frame. Continuous silicone rubber gasket.
- Finish:** Standard finish is chip and fade resistant architectural bronze enamel or bright white finish.
- Reflector:** Specular anodized aluminum, removable for installation. Symmetrical light pattern maximizes distance between fixtures.
- Refractor:** Heat resistant borosilicate glass or optional polycarbonate. Prismatic optics designed to minimize glare and throw light down and out.
- Socket:** Glazed porcelain socket with nickel plated screw shell and spring loaded center pin contact. 4kv pulse rated.

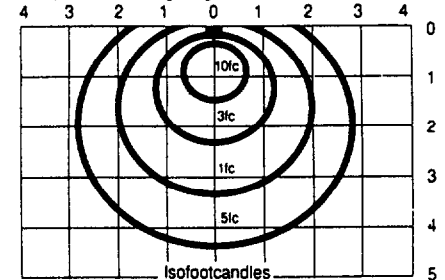
## PHOTOMETRICS:

Mounting Height	Multiplier	Watts		
		HPS	Metal Halide	Mercury Vapor
8'	16	175	9	5
17'	8	150	10	2
16	5	100	6	3
20'	3	70	4	3

## DIMENSIONS:



150W HPS @ 10' Mounting Height  
Multiples of Mounting Height



# RAB

RAB Electric Manufacturing, Inc. • 170 Ludlow Avenue • Northvale, New Jersey 07647-0970 • 201 784 8600 • 201 784 0077 (Fax)




PETER McALENEY  
OWNER

HACCP APPROVED FACILITY



**McAleney's New Meadows Lobster**  
**MAINE SEAFOOD DEALER**



Wholesale - Retail Sales: Lobster, Lobster Meat, Steamers and other Seafood Products

60 Portland Pier • Portland, Maine 04101  
Tel. (207) 775-1612, 1-800-668-1612 • Fax (207) 874-2456  
www.newmeadowslobster.com

July 9, 2002

City of Portland Maine  
Inspector of Buildings  
Planning and Urban Development  
Division of Housing and Community Services  
389 Congress Street  
Room 315  
Portland, ME 04101

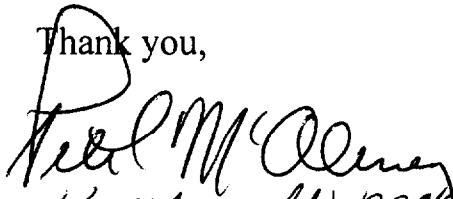
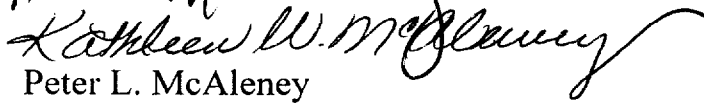
Dear Sir or Madam:

Please find enclosed my All Purpose Building Permit Application for construction at 60 Portland Pier, Portland, ME. You will also find enclosed building plans that are stamped by Michael F. Hays, a Licensed Architect; a copy of a letter from the Planning Board, and lighting fixture specifications for our exterior lighting.

The dumpster relocation mentioned in the letter has been addressed. The dumpster has been moved away from the pedestrian gate and the dumpster has been screened on four-sides with opaque fencing.

If you need further information please contact us at 775-1612.

Thank you,

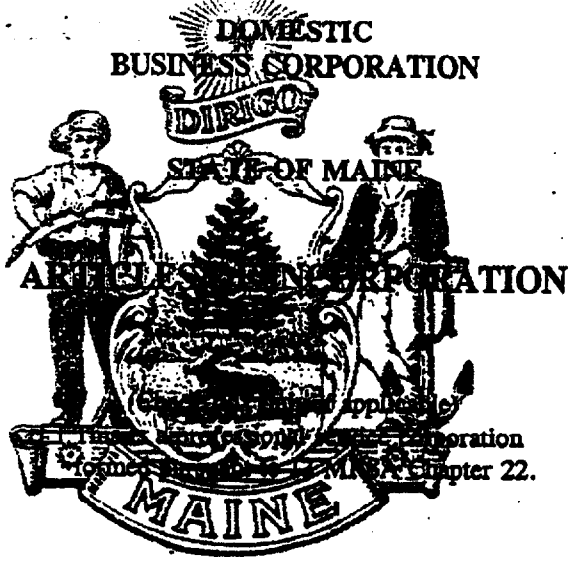
  
  
Peter L. McAleney  
Kathleen W. McAleney

SUB PLAN #

~~255~~

CONDITIONAL USE

DONE 2002



File No. 19991617-D Pages 3  
 Fee Paid \$ 105  
 DCN 1990651800049 ARTI  
 FILED  
 01-MAR-99

*Jule R. Flynn*  
 Deputy Secretary of State

A True Copy When Attested By Signature

*Jule R. Flynn*  
 Deputy Secretary of State

Pursuant to 13-A MRSA §403, the undersigned, acting as incorporator(s) of a corporation, adopt(s) the following Articles of Incorporation:

FIRST: The name of the corporation is McAleney's New Meadows Lobster  
and its principal business location in Maine is 60 Portland Pier, Portland, Maine 04101  
(physical location - street (not P.O. Box), city, state and zip code)

SECOND: The name of its Clerk, who must be a Maine resident, and the registered office shall be:  
Charles R. Bean  
(name)  
170 Ocean Street, South Portland, Maine 04106  
(physical location - street (not P.O. Box), city, state and zip code)  
P.O. Box 2267, South Portland, Maine 04116-2267  
(mailing address if different from above)

THIS FORM **MUST** BE ACCOMPANIED BY FORM MBCA-18A (Acceptance of Appointment as Clerk §304.2-A).

THIRD: ("X" one box only)

A. 1. The number of directors constituting the initial board of directors of the corporation is \_\_\_\_\_ (See §703.1.A.)

2. If the initial directors have been selected, the names and addresses of the persons who are to serve as directors until the first annual meeting of the shareholders or until their successors are elected and shall qualify are:

NAME	ADDRESS
_____	_____
_____	_____
_____	_____

3. The board of directors  is  is not authorized to increase or decrease the number of directors.

4. If the board is so authorized, the minimum number, if any, shall be \_\_\_\_\_ directors, (See §703.1.A.) and the maximum number, if any, shall be \_\_\_\_\_ directors.

B. There shall be no directors initially; the shares of the corporation will not be sold to more than twenty (20) persons, the business of the corporation will be managed by the shareholders. (See §701.2.)

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

MAY 1

FOURTH: ("X" one box only)

There shall be only one class of shares (title of class) common

Par value of each share (if none, so state) none Number of shares authorized 3000

There shall be two or more classes of shares. The information required by §403 concerning each such class is set out in Exhibit        attached hereto and made a part hereof.

SUMMARY

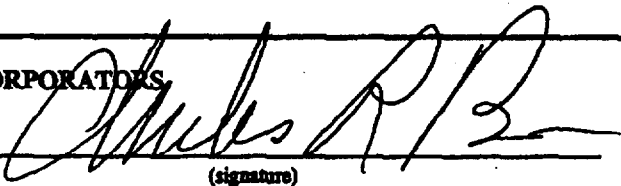
The aggregate par value of all authorized shares (of all classes) having a par value is \$ zero

The total number of authorized shares (of all classes) without par value is 3000 shares

FIFTH: ("X" one box only) Meetings of the shareholders  may  may not be held outside of the State of Maine.

SIXTH: ("X" if applicable)  There are no preemptive rights.

SEVENTH: Other provisions of these articles, if any, including provisions for the regulation of the internal affairs of the corporation, are set out in Exhibit        attached hereto and made a part hereof.

INCORPORATORS  
  
(signature)

DATED February 26, 1999

Street 48 Clinton Street  
(residence address)

Charles R. Bean  
(type or print name)

South Portland, Maine 04106  
(city, state and zip code)

        
(signature)

Street         
(residence address)

        
(type or print name)

        
(city, state and zip code)

        
(signature)

Street         
(residence address)

        
(type or print name)

        
(city, state and zip code)

For Corporate Incorporators\*

Name of Corporate Incorporator       

By         
(signature of officer)

Street         
(principal business location)

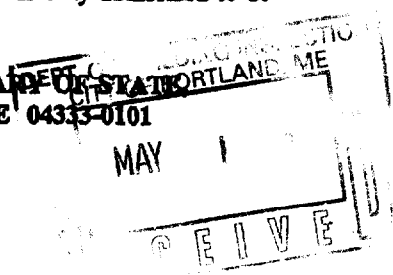
        
(type or print name and capacity)

        
(city, state and zip code)

\*Articles are to be executed as follows:

If a corporation is an incorporator (§402), the name of the corporation should be typed and signed on its behalf by an officer of the corporation. The articles of incorporation must be accompanied by a certificate of an appropriate officer of the corporation, not the person signing the articles, certifying that the person executing the articles on behalf of the corporation was duly authorized to do so.

SUBMIT COMPLETED FORMS TO: CORPORATE EXAMINING SECTION, SECRETARY OF STATE  
101 STATE HOUSE STATION, AUGUSTA, ME 04333-0101  
TEL. (207) 287-4195



Filing Fee: \$60.00  
Must Accompany Report

Make check payable to:  
Secretary of State

Please file by  
APRIL 1, 2002

STATE OF MAINE  
2002 ANNUAL REPORT  
FOR BUSINESS CORPORATIONS ON FILE AS OF  
DECEMBER 31, 2001

Pursuant to 13-A MRSA §1301 2, the information on the  
report must be current as of the date signed.

Filing by April 1, 2002 will allow us  
to provide better service. The legal  
filing deadline is still June 1,  
2002. A \$25 late filing fee will be  
assessed if the report is late

DCN Number:  
2020428040300

Charter Number:  
19991617 D

MCALENEY'S NEW MEADOWS LOBSTER  
CHARLES R. BEAN, CLERK  
P.O. BOX 2267  
SOUTH PORTLAND, ME 04116-2267

**DO NOT CHANGE the preprinted information on this form.** If the information is incorrect, you must contact the Corporate Examining Section at (207) 624-7740. Other questions should be directed to the Reporting & Information Section at (207) 624-7752. Many report forms are rejected because they are incomplete. **Before submitting your report form together with the proper filing fee, REVIEW IT CAREFULLY to be sure you have provided all the information requested.** \* PLEASE SEE REVERSE SIDE FOR FILING INSTRUCTIONS. →→→

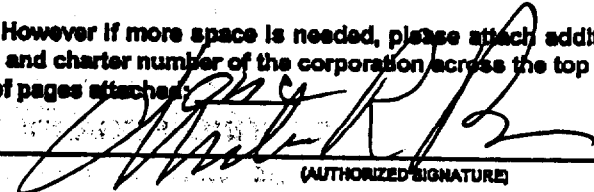
1. A brief statement of the character of the business in which the corporation is actually engaged in the State of Maine; if none, so indicate: (13-A MRSA §1301 1 C)  
see attached Exhibit A

2. Name of each officer. (13-A MRSA §1301 1 D)  
Pres: see attached Exhibit A  
Treas: \_\_\_\_\_  
Street address of each officer (not P.O. Box):  
(physical location (not P.O. Box) - street or rural route number, town/city, zip)

3. Name of all shareholders (13-A MRSA §1301.1 D & §7012A)  
see attached Exhibit A  
Street address of each (not P.O. Box):  
(physical location (not P.O. Box) - street or rural route number, town/city, zip)

**THIS PREPRINTED FORM MUST BE USED.** However if more space is needed, please attach additional pages, using one side only. All attachments must contain the name and charter number of the corporation across the top of the page. Each page should be numbered consecutively. List number of pages attached:

Dated: 4/22/02

  
\_\_\_\_\_  
(AUTHORIZED SIGNATURE)  
Charles R. Bean, Clerk

(TYPE OR PRINT NAME AND CAPACITY) DEPT. C PORTLAND ME  
(13-A MRSA §1301 3 Penalty for untrue or omitted material facts - 13-A MRSA §1306)

RETURN TO: Reporting Section, Bureau of Corporations, Elections and Commissions, 101 State House Station, Augusta, Maine 04333-0101  
FORM NO. MBCA-13

MAY 1 2002  
B U R E A U

**EXHIBIT A**

State of Maine  
Annual Report

**MCALENEY'S NEW MEADOWS LOBSTER**

**DCN NUMBER: 2020428040300**

**Charter Number: 19991617 D**

1. *A brief statement of the character of the business* in which the corporation is actually engaged in the State of Maine; if none, so indicate: (113-A MRSA §1301.C)

Activities as are lawful and appropriate.

2. *Name of each officer:* (13-A MRSA § 1301.D) *Street address of each office (not P.O. Box):*  
(physical location (not P.O. Box) - street or rural route number, town/city, zip)
- |                                 |  |
|---------------------------------|--|
| Pres: <u>Peter McAleney</u>     | <u>60 Portland Pier, Portland, Maine 04102</u> |
| Treas: <u>Kathleen McAleney</u> | <u>60 Portland Pier, Portland, Maine 04102</u> |
3. *Name of 1 to 20 Shareholders:* *Street address of each (not P.O. Box):*  
(physical location (not P.O. Box) - street or rural route number, town/city, zip)
- |                          |  |
|--------------------------|--|
| <u>Peter McAleney</u>    | <u>60 Portland Pier, Portland, Maine 04102</u> |
| <u>Kathleen McAleney</u> | <u>60 Portland Pier, Portland, Maine 04102</u> |

DEPT. OF CONSUMER PROTECTION  
CITY OF PORTLAND, ME



## McAleney's New Meadows Lobster

MAINE SEAFOOD DEALER



Wholesale - Retail Sales: Lobster, Lobster Meat, Steamers and other Seafood Products

60 Portland Pier • Portland, Maine 04101  
Tel. (207) 775-1612, 1-800-668-1612 • Fax (207) 874-2456  
[www.newmeadowslobster.com](http://www.newmeadowslobster.com)

City of Portland  
Marge Schmuckal, Zoning Administrator  
Planning Department  
Room 315 389 Congress Street  
Portland, ME 04101

May 10, 2002

Dear Ms. Schmuckal:

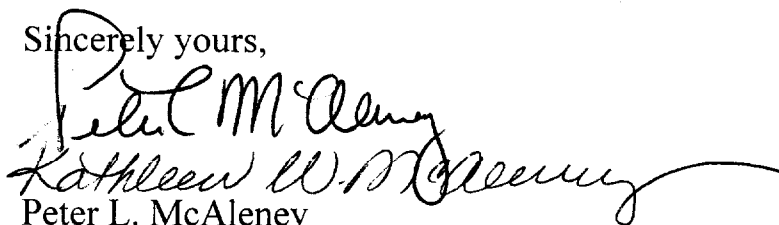
Thank you for returning my call yesterday. In my excitement over meeting each one of the five (5) criteria listed in the memorandum, I failed to discuss the porches.

I designed the wrap around porches to have visual access to each corner of the pier. My husband and I were inspired to move up over the business to curb break-ins and vandalism. The porches will optimize our surveillance of the berthing on both sides of the building. We have berthing for 12 lobster boats. Each boat is valued at \$60,000 to \$150,000. The tank house will also be visible from either end of the porch. Our tank house will hold upward to 40,000 lb. of lobster equivalent to \$250,000 +.

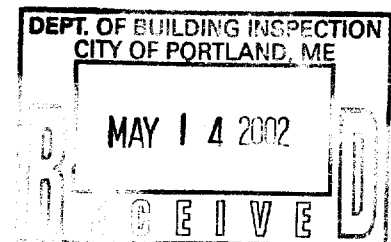
The lobstermen that berth their boats with us also have equipment and traps that they store on our pier. The best way to keep an eye on this is to have a "birds eye view". If there were illegal dealings on the pier; I would rather be on the upper level porch calling the police than on the pier level face to face with what ever might be happening.

If you have any other questions or if you need more information that is not already supplied, please do not hesitate to call us.

Sincerely yours,

  
Peter L. McAleney

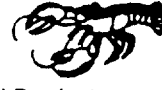
Kathleen W. McAleney





# McAleney's New Meadows Lobster

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Wholesale - Retail Sales: Lobster, Lobster Meat, Steamers and other Seafood Products

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City of Portland  
Marge Schmuckal, Zoning Administrator  
Planning Department  
Room 315  
389 Congress Street  
Portland, Maine 04101

May 1, 2002

Dear Ms. Schmuckal:

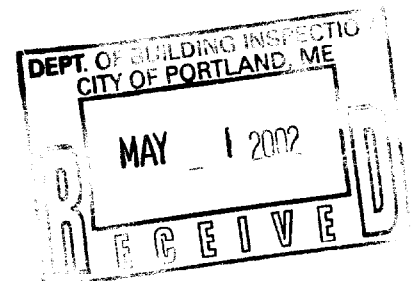
Please find enclosed four (4) copies of the blue prints for the renovation of 60 Portland Pier. After working long and hard on the project, I think we have a workable plan that comes in **under** the one thousand (1,000) square feet of living space.

We have explained how we plan to meet each one of the five (5) criteria listed in the memorandum dated February 26, 2002, as well as addressed the right of way issues and the lighting of the exterior.

If you have any questions or if you need more information that is not already supplied, please do not hesitate to call us.

Sincerely yours,

Peter L. McAleney  
Kathleen W. McAleney  
McAleney's New Meadows Lobster Co.



Enclosures:  
Four (4) blueprints  
List of specific criteria

conforming uses.” This quote was taken from the memorandum dated February 26, 2002 from William B. Needelman, Senior Planner.

*(4) The residential use shall be year round use only, and shall not be used on a seasonal basis.*

Peter and Kathleen McAleney do plan to occupy the space over the business year round.

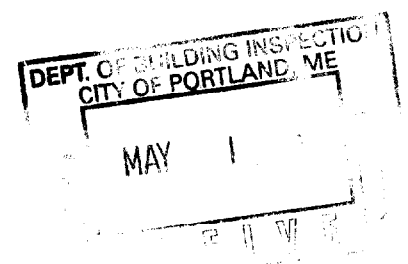
*(5) Upon the vacancy in excess of three (3) months of the residential living space by the primary owner of the marine related business, the residential use shall automatically terminate and shall not be continued without new conditional use approval under this subsection.*

### **Right of Way Issues**

Portland Pier is part of the Shoreway Access Trail system and public access is allowed to the end of the pier from sun up to sundown. There will be no problem with pier access. With the McAleney’s living on the pier it will be very easy to comply with the sun up to sundown rule.

### **Lighting**

Please note the exterior lighting proposed as part of this project. There will be five (5) wall pack lights total. One 150 watt light at the corner of the company bathroom, two 150 watt lights at the office outside corners, one 100 watt light at the kitchen corner at the front of the building, and one 100 watt light at the other front corner of the building. There will also be outdoor decorative lighting outside the door leading from the office onto the deck.





## CITY OF PORTLAND, MAINE

**The five specific criteria are discussed below for McAleney's New Meadows Lobster Co. at 60 Portland Pier, Portland, Maine**

- (1) *The residential living space shall not exceed one thousand (1,000) square feet.*

On this revised plan (see attached), that I submit to you today, the square footage of the residential living space is 995.41 square feet.

As per my conversation with Marge Schmuckal on April 22, 2002, I have included the laundry room in the business portion of the building. As I explained to Ms Schmuckal because of the nature of the lobster business, at the end of the day Peter's clothes have a fowl working waterfront smell. By having the laundry outside of the small resident, Peter can shower and change before leaving the office portion of the building.

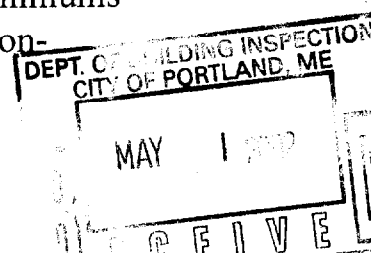
I also talked to Marge Schmuckal in the same conversation about using French doors on both sides of the joint foyer. Because the foyer has no windows, it is a dark area in the middle of the building. When I spoke to Ms Schmuckal about this, she suggested that I put in writing the reasons for wanting the French doors. If the city will approve the use French doors on both sides of the foyer, it will allow natural lighting to flood into the area.

- (2) *The occupancy of said space shall be limited to the primary owner of the marine related business. The residential use is not transferable to friends, family, or anyone other than the primary business owner. No such residential space shall be leased out by or allowed to be used for occupancy other than the primary owner of the marine related business.*

Peter L. and Kathleen W. McAleney will be the residents of the unit. For verification that the McAleney's do own the business please find attached the Articles of Incorporation Report and our 2002 Annual Report.

- (3) *The residential use shall be limited to one unit per wharf.*

"There are no other marine related business owner residential units proposed for Portland Pier. The pier contains a complex of residential condominiums that were constructed prior to the current zoning and exist as legal non-





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389 Congress Street  
Portland, Maine 04101

May 1, 2002

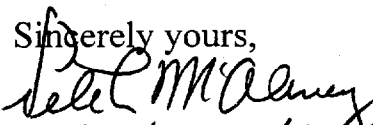
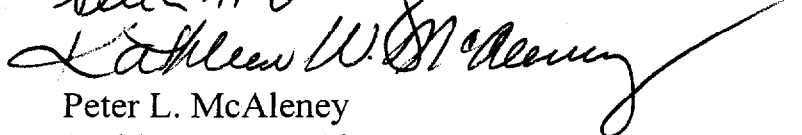
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Kathleen W. McAleney  
McAleney's New Meadows Lobster Co.



Enclosures:  
Four (4) blueprints  
List of specific criteria

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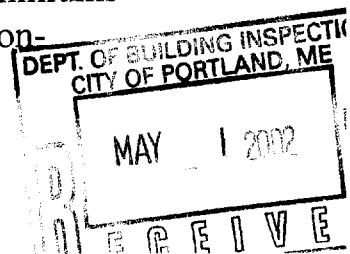
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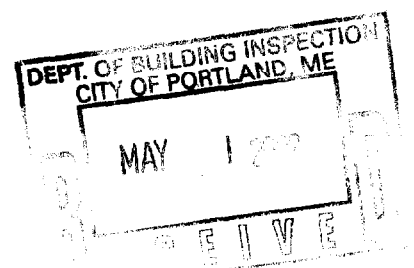
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FILED  
01-MAR-99

File No. 19991617-D Pages 3  
 Fee Paid \$ 105  
 DCN 1990651B00049 ARTI

*Julie R. Flynn*  
 Deputy Secretary of State

---

A True Copy When Attested By Signature

*Julie R. Flynn*  
 Deputy Secretary of State

Pursuant to 13-A MRSA §403, the undersigned, acting as incorporator(s) of a corporation, adopt(s) the following Articles of Incorporation:

**FIRST:** The name of the corporation is McAleney's New Meadows Lobster  
 and its principal business location in Maine is 60 Portland Pier, Portland, Maine 04101  
(physical location - street (not P.O. Box), city, state and zip code)

**SECOND:** The name of its Clerk, who must be a Maine resident, and the registered office shall be:

Charles R. Bean  
(name)

170 Ocean Street, South Portland, Maine 04106  
(physical location - street (not P.O. Box), city, state and zip code)

P.O. Box 2267, South Portland, Maine 04116-2267  
(mailing address if different from above)

**THIS FORM MUST BE ACCOMPANIED BY FORM MBCA-18A (Acceptance of Appointment as Clerk §304.2-A.).**

**THIRD:** ("X" one box only)

A. 1. The number of directors constituting the initial board of directors of the corporation is \_\_\_\_\_ (See §703.1.A.)

2. If the initial directors have been selected, the names and addresses of the persons who are to serve as directors until the first annual meeting of the shareholders or until their successors are elected and shall qualify are:

NAME	ADDRESS
_____	_____
_____	_____
_____	_____

3. The board of directors  is  is not authorized to increase or decrease the number of directors.

4. If the board is so authorized, the minimum number, if any, shall be \_\_\_\_\_ directors, (See §703.1.A.) and the maximum number, if any, shall be \_\_\_\_\_ directors.

B. There shall be no directors initially; the shares of the corporation will not be sold to more than twenty (20) persons; the business of the corporation will be managed by the shareholders. (See §701.2.)

DEPT. OF BUILDING INSPECTION  
 CITY OF PORTLAND, ME  
 MAY

FOURTH: ("X" one box only)

There shall be only one class of shares (title of class) common

Par value of each share (if none, so state) none Number of shares authorized 3000

There shall be two or more classes of shares. The information required by §403 concerning each such class is set out in Exhibit        attached hereto and made a part hereof.

**SUMMARY**

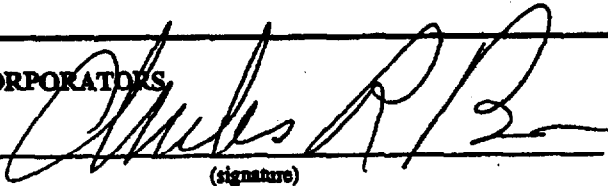
The aggregate par value of all authorized shares (of all classes) having a par value is \$ zero

The total number of authorized shares (of all classes) without par value is 3000 shares

FIFTH: ("X" one box only) Meetings of the shareholders  may  may not be held outside of the State of Maine.

SIXTH: ("X" if applicable)  There are no preemptive rights.

SEVENTH: Other provisions of these articles, if any, including provisions for the regulation of the internal affairs of the corporation, are set out in Exhibit        attached hereto and made a part hereof.

INCORPORATORS  
  
(signature)

Charles R. Bean  
(type or print name)

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(type or print name)

\_\_\_\_\_  
(signature)

\_\_\_\_\_  
(type or print name)

DATED February 26, 1999

Street 48 Clinton Street  
(residence address)

South Portland, Maine 04106  
(city, state and zip code)

Street \_\_\_\_\_  
(residence address)

\_\_\_\_\_  
(city, state and zip code)

Street \_\_\_\_\_  
(residence address)

\_\_\_\_\_  
(city, state and zip code)

**For Corporate Incorporators\***

Name of Corporate Incorporator \_\_\_\_\_

By \_\_\_\_\_  
(signature of officer)

\_\_\_\_\_  
(type or print name and capacity)

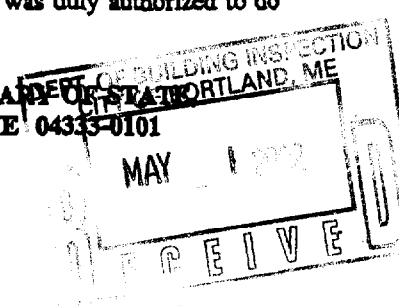
Street \_\_\_\_\_  
(principal business location)

\_\_\_\_\_  
(city, state and zip code)

**\*Articles are to be executed as follows:**

If a corporation is an incorporator (§402), the name of the corporation should be typed and signed on its behalf by an officer of the corporation. The articles of incorporation must be accompanied by a certificate of an appropriate officer of the corporation, not the person signing the articles, certifying that the person executing the articles on behalf of the corporation was duly authorized to do so.

SUBMIT COMPLETED FORMS TO: CORPORATE EXAMINING SECTION, SECRETARY OF STATE, 101 STATE HOUSE STATION, AUGUSTA, ME 04333-0101



Filing Fee: \$60.00  
Must Accompany Report

Make check payable to:  
Secretary of State

Please file by  
APRIL 1, 2002

# STATE OF MAINE 2002 ANNUAL REPORT FOR BUSINESS CORPORATIONS ON FILE AS OF DECEMBER 31, 2001

Pursuant to 13-A MRSA §1301 2, the information on the  
report must be current as of the date signed.

Filing by April 1, 2002 will allow us  
to provide better service. The legal  
filing deadline is still June 1,  
2002. A \$25 late filing fee will be  
assessed if the report is late

DCN Number:  
2020428040300

Charter Number:  
19991617 D

MCALENEY'S NEW MEADOWS LOBSTER  
CHARLES R. BEAN, CLERK  
P.O. BOX 2267  
SOUTH PORTLAND, ME 04116-2267

**DO NOT CHANGE the preprinted information on this form.** If the information is incorrect, you must contact the Corporate Examining Section at (207) 624-7740. Other questions should be directed to the Reporting & Information Section at (207) 624-7752. Many report forms are rejected because they are incomplete. **Before submitting your report form together with the proper filing fee, REVIEW IT CAREFULLY to be sure you have provided all the information requested.** \* PLEASE SEE REVERSE SIDE FOR FILING INSTRUCTIONS. →→→

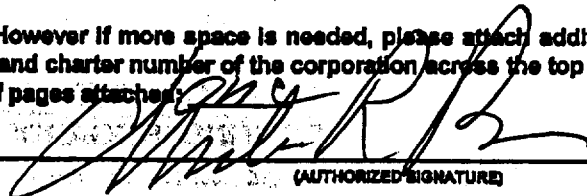
1. A brief statement of the character of the business in which the corporation is actually engaged in the State of Maine; if none, so indicate: (13-A MRSA §1301 1 C)  
see attached Exhibit A

2. Name of each officer. (13-A MRSA §1301 1 D)  
Street address of each officer (not P.O. Box):  
(physical location (not P O Box) - street or rural route number, town/city, zip)  
Pres: see attached Exhibit A  
Treas: \_\_\_\_\_

3. Name of all Shareholders (13-A MRSA §1301.1 D & §70(2A))  
Street address of each (not P.O. Box):  
(physical location (not P O Box) - street or rural route number, town/city, zip)  
see attached Exhibit A  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**THIS PREPRINTED FORM MUST BE USED.** However if more space is needed, please attach additional pages, using one side only. All attachments must contain the name and charter number of the corporation across the top of the page. Each page should be numbered consecutively. List number of pages attached:

Dated: 4/22/02

  
\_\_\_\_\_  
(AUTHORIZED SIGNATURE)  
Charles R. Bean, Clerk

(TYPE OR PRINT NAME AND CAPACITY) DEPT. OF BUILDING AND CONSTRUCTION  
(13-A MRSA §1301 3 Penalty for untrue or omitted material facts - 13-A MRSA §1304) OF PORTLAND ME

RETURN TO: Reporting Section, Bureau of Corporations, Elections and Commissions, 101 State House Station, Augusta, Maine 04333-0101  
FORM NO MBCA-13

MAY 1 2002  
RECEIVED

**EXHIBIT A**  
State of Maine  
Annual Report

**MCALENEY'S NEW MEADOWS LOBSTER**

**DCN NUMBER: 2020428040300**  
**Charter Number: 19991617 D**

1. *A brief statement of the character of the business* in which the corporation is actually engaged in the State of Maine; if none, so indicate: (113-A MRSA §1301.C)

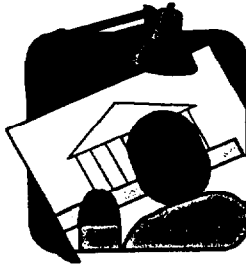
Activities as are lawful and appropriate.

2. *Name of each officer:* (13-A MRSA § 1301.D)      *Street address of each office (not P.O. Box):*  
(physical location (not P.O. Box) - street or rural route number, town/city, zip)
- |                                 |  |
|---------------------------------|--|
| Pres: <u>Peter McAleney</u>     | <u>60 Portland Pier, Portland, Maine 04102</u> |
| Treas: <u>Kathleen McAleney</u> | <u>60 Portland Pier, Portland, Maine 04102</u> |
3. *Name of 1 to 20 Shareholders:*      *Street address of each (not P.O. Box):*  
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- |                          |  |
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| <u>Kathleen McAleney</u> | <u>60 Portland Pier, Portland, Maine 04102</u> |

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

MAY 1 2020  
T O W N





# CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine  
Planning & Urban Development  
Division of Housing & Community Services

FROM DESIGNER: GRANT HAYS ASSOCIATES

P.O. BOX 6179 FALMOUTH, ME 04105

DATE: JUNE 27, 2002

Job Name: NE MEADOWS LOBSTER ALTERATIONS

Address of Construction: 60 PORTLAND AVE, PORTLAND, ME 04101

### THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year 1999 Use Group Classification(s) B & R-3

Type of Construction 5B Bldg. Height \_\_\_\_\_ Bldg. Sq. Footage 5604

Seismic Zone \_\_\_\_\_ Group Class \_\_\_\_\_

Roof Snow Load Per Sq. Ft. 20# DMPT Dead Load Per Sq. Ft. (SEE ATTACHED)

Basic Wind Speed (mph) \_\_\_\_\_ Effective Velocity Pressure Per Sq. Ft. \_\_\_\_\_

Floor Live Load Per Sq. Ft. 50# @ OFFICES; 125# @ STORAGE; 80# @ DWELING

Structure has full sprinkler system? Yes \_\_\_\_\_ No X Alarm System? Yes \_\_\_\_\_ No X

Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes \_\_\_\_\_ No X

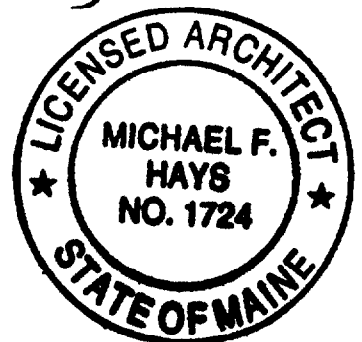
If mixed use, what subsection of 313 is being considered N/A

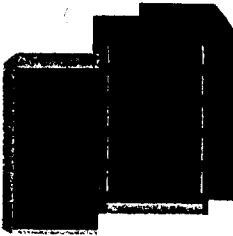
List Occupant loading for each room or space, designed into this Project. (SEE ATTACHED)

(Designers Stamp & Signature)

PSH 6/07/2K

*Michael F. Hays*





**CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Rm 315  
Portland, ME 04101**

**TO:** Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

**FROM:** GRANT HAYS ASSOCIATES P.O. BOX 6179  
FALMOUTH ME 04105

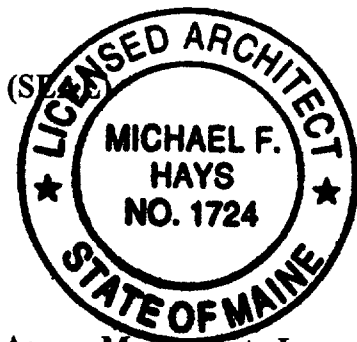
**RE:** Certificate of Design

**DATE:** JUNE 27, 2002

These plans and/or specifications covering construction work on:

NEW MEADOWS LOBSTER ALTERATIONS  
60 PORTLAND AVE, PORTLAND, ME 04101

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature Michael F. Hays  
Title Architect  
Firm Grant Hays Associates  
Address P.O. Box 6179  
FALMOUTH, ME 04105

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.



# City of Portland, Maine

389 Congress St., Rm 315  
Portland, ME 04101

## ACCESSIBILITY CERTIFICATE

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Services

FROM: GRANT HAYS ASSOCIATES

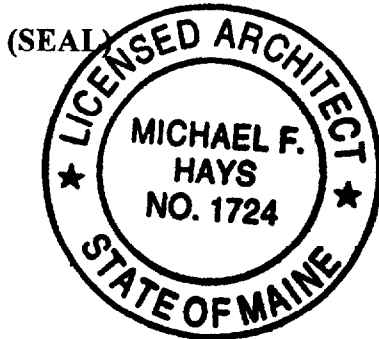
RE: Certificate of Design, HANDICAP ACCESSIBILITY

DATE: JUNE 27, 2002

These plans and/or specifications covering construction work on:

NEW MEADOWS LOBSTER ALTERATIONS  
60 PORTLAND PIKE  
PORTLAND, ME 04101

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.



Signature Michael F. Hays

Title ARCHITECT

Firm GRANT HAYS ASSOCIATES

Address P.O. BOX 6779  
FALMOUTH, ME 04105

**NEW MEADOWS LOBSTER  
PORTLAND, MAINE**

**CODE ANALYSIS**

**NFPA 101 Life Safety Code - 2000 Edition**

Building Classification:	New Apartment (Ch 30) Existing Business (Ch 39)
Construction Type:	V (000)
Hazard Classification:	Ordinary Hazard
Occupant Loads:	Apartments 200 sf/occ. = 5 Business 100 sf/occ. = 15
Separation of Use Rating:	1 hour (non if fully sprinkled)
Janitor, Mech, Stor Rating:	1 hour
Stair Rating:	1 hour
Shafts/Elevators:	2 hours
Area of Refuge:	1 hour rated (none if fully sprinkled)
Minimum Stair width:	36" (less than 50 occupants)
Maximum Riser height:	7" (7-1/2" to 8" if existing)
Minimum Tread width:	11" (9"-10" if existing)
Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied spaces
Maximum ht between landings:	12'-0"
Guardrail Height:	42"
Handrail height:	34"
Handrail top extension:	12" horz.
Handrail bottom extension:	11" angled + 12" horz.
Handrail diameter:	1-1/4" O.D.
Maximum balluster open space:	less than 4"
Max. Allowable Travel Distance:	100' (200' if fully sprinkled) at Apartment
Max. Allowable Common Path:	35' (50' if fully sprinkled) at Apartment 75' at Business
Max. Allowable Dead End Corridor:	20'
Minimum Egress Corridor Width:	44"
Minimum Number of Required Exits	1 at each floor if under 50 occupants and total travel distance is less than 100' within 2 levels.
Minimum Horz Egress Enclosure rating:	1 hr. (none if fully sprinkled)
Separation of exits:	0.5 the distance of the diagonal
Fire Escapes as means of egress:	Allowed (if approved by local authority)
Minimum Egress Door Width:	36"
Exit Lighting:	Required
Emergency Lighting:	Not Required
Smoke Detection System:	Required (sleeping areas & corridors at Apartment)
Fire Sprinkler System:	Not Required
Emergency Annunciation System:	Not Required
Fire Alarm System:	Not Required

Portable Fire Extinguishers:	Required
Finishes at egress:	Class A
Finishes at occupied areas:	Class A or B

**1999 BOCA CODE**

Use Group Classification:	Business (B) & Residential (R-3)
Occupant Loads:	Residential 200 sf/occ. = 5 Occupants Business 100 sf/occ. = 15 Occupants
Area Use Separation Ratings:	2 hours (None if sprinkled)
Tenant Separation Party Walls:	1 hour (1/2 hour if sprinkled)
Janitor, Mech & Storage Rooms:	1 hour

**Building Limitations**

Construction Type:	5b Combustible/Unprotected/ Non-Sprinkled
Maximum Height:	2 Story/30' at Business 2 Story/45' at Residential
Maximum Area / Floor:	7,200 sf at Business 4,800 sf at Residential
Height/Area Sprinkler Increases	1 Story/20' and 200%

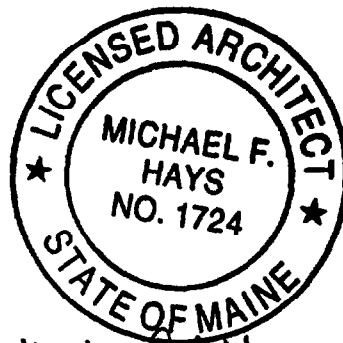
**Fire Resistance Design Criteria**

Load Bearing Exterior Walls:	None
Load Bearing Interior Walls:	None
Fire Separation Exits (Stairs):	2 hours
Shafts & Elevator Hoistways:	1 hour
Other Assemblies/Smoke Barriers:	1 hour
Exit Corridors:	1 hour (None if fully sprinkled)
Minimum Number of Exits:	1 per floor (if less than 10 occupants / 75' travel)
Maximum Dead End Corridor Length:	20'
Maximum Common Travel Path:	75'
Maximum Exit Travel Distance:	200' (250' if fully sprinkled)
Minimum Corridor Width:	36" (if less than 50 occupants)
Minimum Stair Width:	36" (if less than 50 occupants)
Maximum Riser Height:	7"
Minimum Tread Depth:	11"
Minimum Ramp Width:	36" (if less than 50 occupants)
Maximum Ramp Pitch:	1:12
Handrails & Guardrails:	Same as NFPA 101
Minimum Ceiling Height:	7'-6"
Egress Fire Escapes:	Allowed
Fire Alarm System:	Not Required
Fire Sprinkler System:	Not Required
Smoke Detection System:	Required (sleeping areas & corridors at R-3)
Exit Lighting:	Required
Emergency Lighting:	Required
Portable Fire Extinguishers:	Required

Building Live Loads

Offices Spaces:	50 psf
Lobbies:	100 psf
Dwelling Units	40 psf
Corridors:	100 psf at first floor; 80 psf at upper floors
Stairs:	100 psf
Storage:	125 psf
Roof	20 psf + drift

**End of Analysis**



*Michael F. Hays*

**From:** Marge Schmuckal  
**To:** William Needleman  
**Subject:** 60 Portland Pier - McAleney's New Meadows Lobster

Bill,

I have reviewed the most recent submittals for the proposed marine related residential unit in the Waterfront Central Zone (WCZ) under section 14-315(d).

The proposed changes now appear to meet the given criteria. I am convinced that the decks would not be counted towards the square footage of the interior residential unit. The owners have given evidence that these decks are primarily for business security.

However, I understand that the final approval on all the given criteria is with the Planning Board under the Conditional Use appeal standards.

Marge Schmuckal  
Zoning Administrator  
5/21/02

**CC:** MARK ADELSON; PENNY LITTELL; Sarah Hopkins

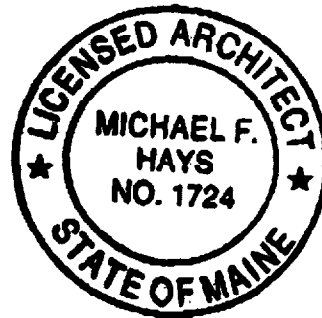
# GRANT HAYS ASSOCIATES

ARCHITECTURE ♦ INTERIOR DESIGN

## MEMO

**DATE:** August 9, 2002  
**TO:** Mike Nugent  
**FROM:** Mike Hays  
**RE:** 60 Portland Pier (030 B004)  
**CC:** Kathleen McAleney, file

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In response to your questions regarding the project noted above, we offer the following comments for your consideration:

1. The exterior deck roof and floor loads are indicated on attachment A, along with all other design loads for the project.
2. The two hour floor separation between the first and second levels is indicated on attachment B; System #4.
3. The one hour rated partitions separating the business occupancy from the residential occupancy are indicated on attachment C. We have also indicated the location of the one hour rated walls for the stairwell enclosure.
4. The windows in the sleeping room are 3052 Double Hung units and measure 3'-1-5/8" wide by 5'-5-1/4" high. They exceed the clear openable area of 5.7 square feet and the clear openable width/height dimensions of 20"/24".
5. The Owner did not contract for exterior elevation drawings. The City does have photographs of the existing conditions on file from the planning board approval process.

Mike, I trust these comments address your concerns. Please do not hesitate to contact me directly if I may be of any further assistance.

*Mike*



2001 FIRE RESISTANCE DIRECTORY



FIRE RESISTANCE DIRECTORY (BXRH)

Fire Resistance Ratings - ANSI/UL 263 (BXUV)-Continued

Alternate Floor Mat Materials\* — (Optional) — Floor mat material nom 1/4 in. thick loose laid over the subfloor. Maxxon Floor Primer to be applied to the surface of the mat prior to the floor topping placement. Floor topping thickness a min 1 in. over the floor mat.

MAXXON CORP — Type Acoush-Mat II

Vapor retarder — (Optional) — Commercial asphalt saturated felt 0.030 in. thick.

Subflooring — 19/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

System No. 12

Finish Floor — Mineral and Fiber board\*, sizes ranging from 3 ft by 4 ft to 8 ft by 12 ft, by min 1/2 in. thick. All joints to be staggered a min of 12 in. OC with adjacent sub-floor joints.

HOMASOTE CO — Type 440-32 Mineral and Fiber Board

Sub-flooring — 1 in. by 6 in. T & G fastened diagonally to joists; or 15/32 in. thick plywood or 7/16 in. thick oriented strand board (OSB) wood structural panels, min grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panel to be perpendicular to joists with joints staggered.

System No. 13

Finish Flooring — Floor Topping Mixture\* — 8 gal max of water to 100 lbs min of floor topping mixture to 275 lbs max of sand. Compressive strength to be 2100 psi minimum. Thickness to be 1/2 in. minimum when used with 19/32 in. thick wood structural panels; or 3/4 in. when used with 15/32 in. thick wood structural panels.

UNITED STATES GYPSUM CO — Levelrock 3500

Vapor Barrier — (Optional) — Commercial asphalt saturated felt 0.030 in. thick.

Sub-flooring — 15/32 or 19/32 in. thick wood structural panels min grade "C-D" or "Sheathing". Face grain of plywood to be perpendicular to joists with joints staggered.

System No. 14

Finish Flooring — Floor Topping Mixture\* — 8 gal max of water to 100 lbs min of floor topping mixture to 275 lbs max of sand. Compressive strength to be 3000 psi minimum. Thickness to be 1/2 in. minimum when used with 19/32 in. thick wood structural panels; or 3/4 in. when used with 15/32 in. thick wood structural panels.

UNITED STATES GYPSUM CO — Levelrock 4500

Vapor Barrier — (Optional) — Commercial asphalt saturated felt 0.030 in. thick.

Sub-flooring — 15/32 or 19/32 in. thick wood structural panels min grade "C-D" or "Sheathing". Face grain of plywood to be perpendicular to joists with joints staggered.

System No. 15

Finish Flooring — Floor Topping Mixture\* — 3.5 gal max of water to 100 lbs min of floor topping mixture to 100 lbs max of washed silica sand. Compressive strength to be 3000 psi minimum. Thickness to be 3/4 in. minimum when used with 19/32 in. thick wood structural panels; or 1 in. when used with 15/32 in. thick wood structural panels.

UNITED STATES GYPSUM CO — Levelrock SL

Vapor Barrier — (Optional) — Commercial asphalt saturated felt 0.030 in. thick.

Sub-flooring — 15/32 or 19/32 in. thick wood structural panels min grade "C-D" or "Sheathing". Face grain of plywood to be perpendicular to joists with joints staggered.

4. Cross Bridging — 1 by 4 in.

Note: When the floor is constructed using the alternate floor system described above, use 1 by 3 in. cross bridging.

5. Wood Joists — 2 by 10 in. spaced 16 in. OC firestopped.

6. Furring Channels-Raillet — Formed of 25 MSG galv steel, spaced 24 in. OC perpendicular to joists. Channels overlapped at splice 4 in. and fastened to each joist with 1-1/4 in. long furring channel screw.

7. Gypsum Board\* — 1/2 or 5/8 in. thick, 4 ft wide, installed with long dimension perpendicular to furring channels and the side edges of the board located between joists. Fastened to furring channels with 1 in. long wallboard screws spaced 12 in. OC end joints of wallboard (or lath) auxiliary fastened to additional pieces of furring channel to extend a min of 3 in. beyond ends of butt joint. Screw located 3/4 in. min distance from sides and 1/2 in. min from ends of wallboard (or lath) sheets.

BFB AMERICA INC

BFB CELOTEX — Type FRP

8. Screw, Furring Channel — Case-hardened steel, 1-1/4 in. long, 0.150 in. diam shank, diamond point, Phillips-type head.

9. Screw, Wallboard — Case-hardened steel, 1 in. long, 0.130 in. diam shank, self-drilling and self-tapping, Phillips-type head.

FIRE RESISTANCE DIRECTORY (BXRH)

Fire Resistance Ratings - ANSI/UL 263 (BXUV)-Continued

10. Joint System — (Not Shown) — For Wallboard or Lath. Paper tape embedded in cementitious compound over joints, and exposed screw heads covered with compound, with edges of compound feathered out.

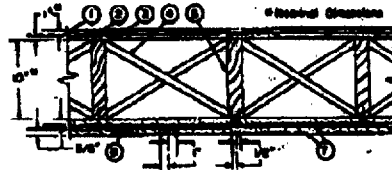
11. Alternate Joint System — (Not Shown) — For lath only. A 3/16 in. thickness of gypsum plaster applied to entire exposed surface over either paper tape on joints embedded in cementitious compound or 2-1/2 in. wide glass fiber tape stapled 8 in. OC on joints.

\*Bearing the UL Classification Mark

Design No. L536

Unrestrained Assembly Rating — 2 Hr.

Finish Rating — 71 Min.



1, 2, 3. Flooring Systems The finish flooring (item 1), vapor retarder (item 2) and the subflooring (item 3) may consist of any one of the following systems:

System No. 1

Finish flooring — 1 by 3 in. T & G and end matched; laid perpendicular to joists.

Vapor retarder — Commercial, rosin-sized building paper, 0.010 in. thick.

Subflooring — 1 by 6 in. T & G, fastened diagonally to joists.

System No. 2

Finish flooring — Floor Topping Mixture\* — 6 gal max of water to 100 lbs. of floor topping mixture. Compressive strength to be 1500 psi minimum. Thickness to be 3/4 in. minimum when used with 19/32 in. thick subflooring or 1 in. minimum when used with 15/32 in. thick subflooring.

UNITED STATES GYPSUM CO — Levelrock 2500, Levelrock RH

Vapor retarder — (Optional) — Commercial asphalt saturated felt 0.030 in. thick.

Subflooring — 15/32 or 19/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

System No. 3

Finish flooring — Floor Topping Mixture\* — 8 gal max water to 80 lbs. min of floor topping mixture to 180 lbs. max of sand. Compressive strength to be 1500 psi minimum. Thickness to be 3/4 in. minimum when used with 19/32 in. thick plywood subflooring or 1 in. minimum when used with 15/32 in. thick plywood subflooring.

UNITED STATES GYPSUM CO — Levelrock 2500, Levelrock RH

Vapor retarder — (Optional) — Commercial asphalt saturated felt 0.030 in. thick.

Subflooring — 15/32 or 19/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

System No. 4

Finish flooring — 23/32 in. thick wood structural panels, min. grade "Underlayment" or "Single Floor". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

Vapor retarder — (Optional) — Commercial, rosin-sized building paper 0.010 in. thick.

Subflooring — 23/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

System No. 5

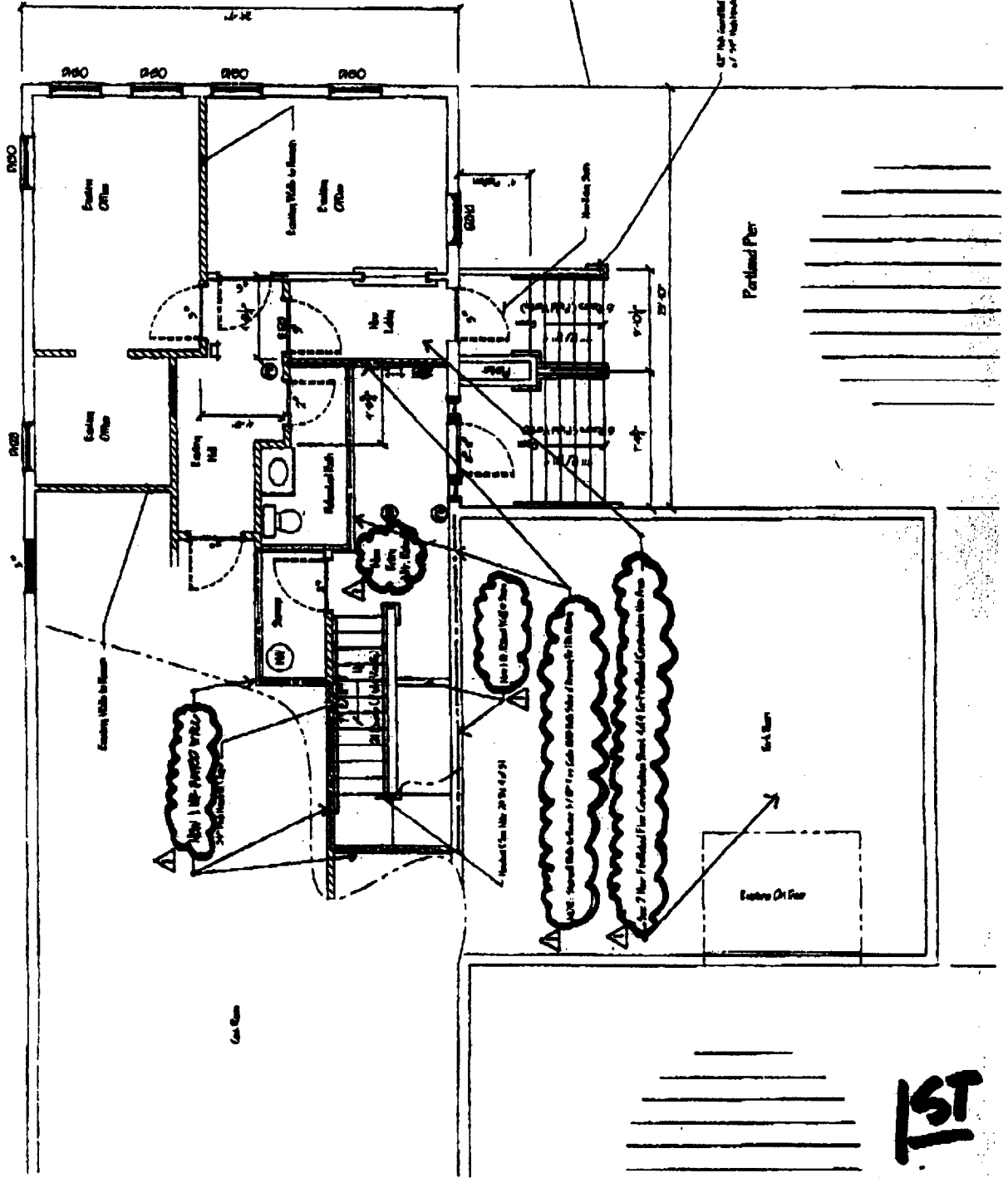
Finish Flooring-Floor Topping Mixture\* — 10-13 gal. of water to 170 lbs. of floor topping mixture to 595 lbs. of sand. Compressive strength 900 psi minimum. Thickness to be 3/4 in. minimum when used with 5/8 in. thick plywood subflooring and 1 in. minimum when used with 1/2 in. thick plywood subflooring.

ORTECRETE CORP — Type II

Subflooring — 15/32 or 19/32 in. thick wood structural panels, min. grade "C-D" or "Sheathing". Face grain of plywood or strength axis of panels to be perpendicular to joists with joints staggered.

Carica Bay

- NFPA Legend
- ☒ Cell Septic
  - ☒ Environmental
  - ☒ Sinks Shower
  - ☒ Fuel Storage



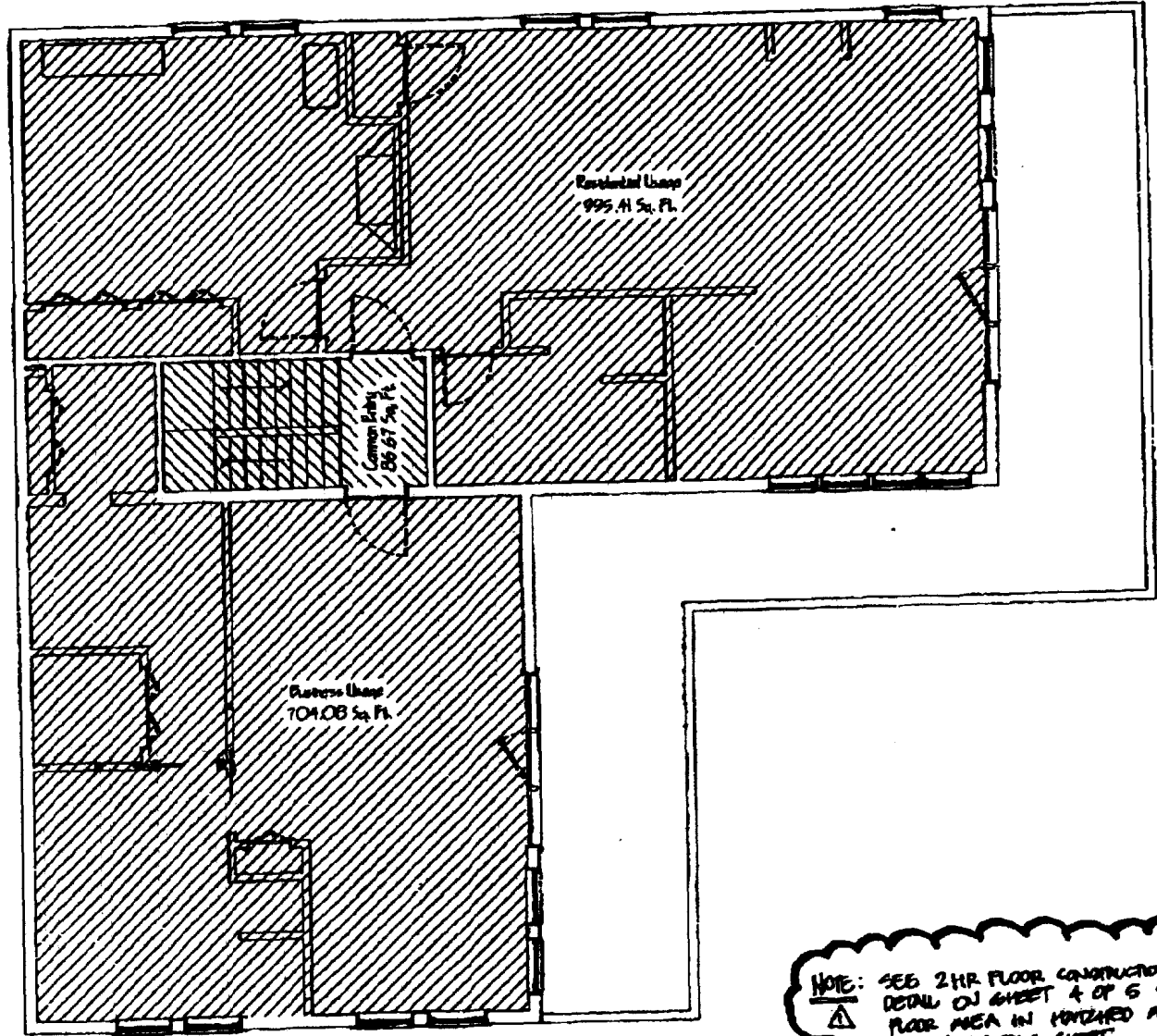
4. All drawings and specifications shall be prepared by the Architect or his duly Licensed Professional Engineer or Surveyor. The Architect shall be responsible for the design and construction of the building and shall be liable for any and all damages to the building and its contents caused by the design and construction of the building and its contents. The Architect shall not be responsible for any and all damages to the building and its contents caused by the design and construction of the building and its contents.

1ST

FROM : NEUMEADOUS LOBSTER  
06 10 02 SAT 12:59 PM 207751612

PHONE NO. : 2077751612  
Michael E. Hays

Aug. 12 2002 12:52PM PB  
0006



NOTE: SEE 2 HR FLOOR CONSTRUCTION (UL L570)  
DETAIL ON SHEET 4 OF 6 FOR  
FLOOR AREA IN HATCHED AREA  
SHOWN ON THIS SHEET



2001 FIRE RESISTANCE DIRECTORY

FIRE RESISTANCE DIRECTORY (BXRH)

Fire Resistance Ratings - ANSI/UL 263 (BXUV)-Continued

support of studs, support may be provided by means of steel channels or other similar means as specified in the design of a wallboard and steel stud wall system.

**Batts and Blankets\*** — (Optional) — When used 1, 1-1/2, 2 or 3 in. mineral wool batts supplied in 24 in. widths, placed to fill interior cavity.

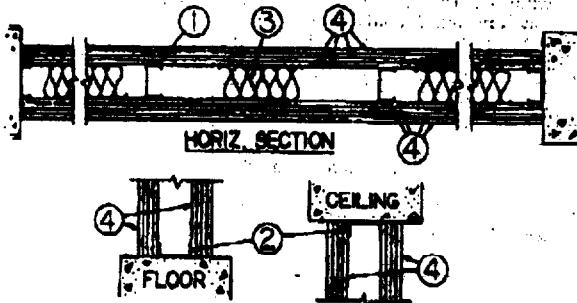
**Batts and Blankets (BZXX)** category for names of manufacturers.

**Gypsum Board** — 1/2 in. thick, 4 ft. wide. Four layers of wallboard to be applied vertically with joints centered over studs. Inner layers to be applied vertically with joints centered over studs. Outer layer may be applied vertically or horizontally. First layer fastened to each stud with 1 in. long Type S, self-tapping steel screw. Second layer fastened to each stud through the first layer with 1-5/8 in. long Type S, self-tapping steel screws. Third layer fastened to each stud through the first and second layers with 2-1/4 in. long Type S, self-tapping steel screws. Fourth layer fastened to each stud through the first, second and third layers with 2-5/8 in. long Type S, self-tapping steel screws. First, second and third layer screws shall be installed with a maximum spacing of 48 in. O.C. vertically. Fourth layer horizontally installed wallboard attached with screws spaced 12 in. O.C. vertically. Fourth layer horizontal board end shall be centered over and secured to the stud with screws spaced 1/2 in. from end joint and 12 in. O.C. vertically. Board end joints shall be staggered. At board side joints all screws shall be located 1/2 in. from the longitudinal joints. Horizontal applied fourth layer also secured to the second and third layers with 1-1/2 in. long Type G, self-tapping steel screws located midway between studs and 1 in. from the longitudinal joint. Joints in each layer of wallboard to be staggered from the joints in the adjacent layer and on opposite sides of studs.

**BFB AMERICA INC**  
**BFB CELOTEX** — Type FRP

Bearing the UL Classification Mark

Design No. U463  
 Nonbearing Wall Rating — 3 or 4 HR  
 (See Item 4)



**Studs** — Channel-shaped, 1-5/8 in. wide by 1 1/4 in. deep, with 1/4 in. folded back return flange legs. Fabricated from No. 25 MSG galv steel. Stud spacing 16 or 24 in. OC. Studs to be cut 1 in. less than assembly height.

**Floor and Ceiling Runners** — Channel-shaped runners, 1-5/8 in. wide by 1-1/4 in. deep, fabricated from No. 25 MSG galv steel. Attached to floor and ceiling with fasteners spaced 24 in. OC. max.

**Batts and Blankets\*** — (optional) - Nominal 1-1/2 in. thick, placed to fill interior of wall cavity.

**Batts and Blankets (BZXX)** category for names of manufacturers.

**Gypsum Board\*** — 1/2 in. thick, 4 ft wide with square or tapered edges.

**3 Hr Rating** - Four layers of wallboard to be used. Inner layers to be applied vertically with joints centered over studs. Outer layer may be applied vertically or horizontally. First layer fastened to each stud with 1 in. long Type S, self-tapping steel screws. Second layer fastened to each stud through the first layer with 1-5/8 in. long Type S, self-tapping steel screws. Third layer fastened to each stud through the first and second layers with 2-1/4 in. long Type S, self-tapping steel screws. Fourth layer fastened to each stud through the first, second and third layers with 2-5/8 in. long Type S, self-tapping steel screws. First layer screws shall be installed 5 in. from top and bottom of wall with a maximum spacing of 48 in. O.C. vertically between top and bottom screws. Second and third layer screws shall be located 4 and 3 in., respectively, from the top and bottom of wall with the same vertical spacing as the first layer screws. Fourth layer screws shall be located 2 in. from top and bottom of wall and spaced 12 in. O.C. vertically. Each fourth layer horizontal board end shall be centered over and secured to the stud with screws spaced 1/2 in. from

FIRE RESISTANCE DIRECTO

Fire Resistance Ratings - ANSI/UL 26



end joint and 12 in. O.C. vertically. Board end board side joints all screws shall be located 1/2 in. also secured to the second and third layer C, self-tapping steel screws located midway bet the horizontal joint. Joints in each layer of wallb the joints in the adjacent layer and on opposite sides of studs.

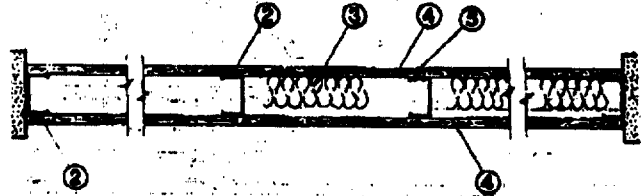
**3 Hr Rating** - Three layers of wallboard to be used. Inner layers to be applied vertically with joints centered over studs. Outer layer may be applied vertically or horizontally. First layer fastened to each stud with 1 in. long, Type S, self-tapping steel screws. Second layer fastened to each stud through the first layer with 1-5/8 in. long, Type S, self-tapping steel screws. Third layer fastened to each stud through the first and second layers with 2-1/4 in. long, Type S, self-tapping steel screws. First and second layer screws shall be located 4 and 3 in. from top and bottom of wall, respectively, with a maximum spacing of 48 in. O.C. vertically. The third layer screws shall be located 2 in. from top and bottom of wall with a maximum spacing of 12 in. O.C. vertically. Each third layer horizontal board end shall be centered over and secured to the stud with Type S, self-tapping steel screws spaced 1/2 in. from end joint and 12 in. O.C. vertically. Third layer, also secured to the first and second layers with 1-1/2 in. long, Type G, self-tapping steel screws located midway between studs and 1 in. from the horizontal joint. Board end joints shall be staggered. Vertical board joints to be staggered from the joints in the adjacent layer and on opposite sides of studs.

**BFB AMERICA INC**  
**BFB CELOTEX** — Type FRP

5. Joint Tape and Compound (Not Shown) — Vinyl or casein, dry or pre-mixed joint compound applied in two coats to joints and screw heads. Paper tape, 2 in. wide, embedded in first layer of compound over all joints.

Bearing the UL Classification Mark

Design No. U465  
 Nonbearing Wall Rating — 1 HR



1. **Floor and Ceiling Runners** — (not shown) — Channel shaped runners, 3-5/8 in. wide (min), 1-1/4 in. legs, formed from min No. 25 MSG (min No. 20 MSG when Item 4C is used) galv steel, attached to floor and ceiling with fasteners spaced 24 in. OC max.

2. **Steel Studs** — Channel shaped, 3-5/8 in. wide (min), 1-1/4 in. legs, 3/8 in. folded back returns, formed from min No. 25 MSG (min No. 20 MSG when Item 4C is used) galv steel spaced 24 in. OC max.

3. **Batts and Blankets\*** — (Optional) — Mineral wool or glass fiber batts partially or completely filling stud cavity. See Batts and Blankets (BZXX) category for names of Classified companies.

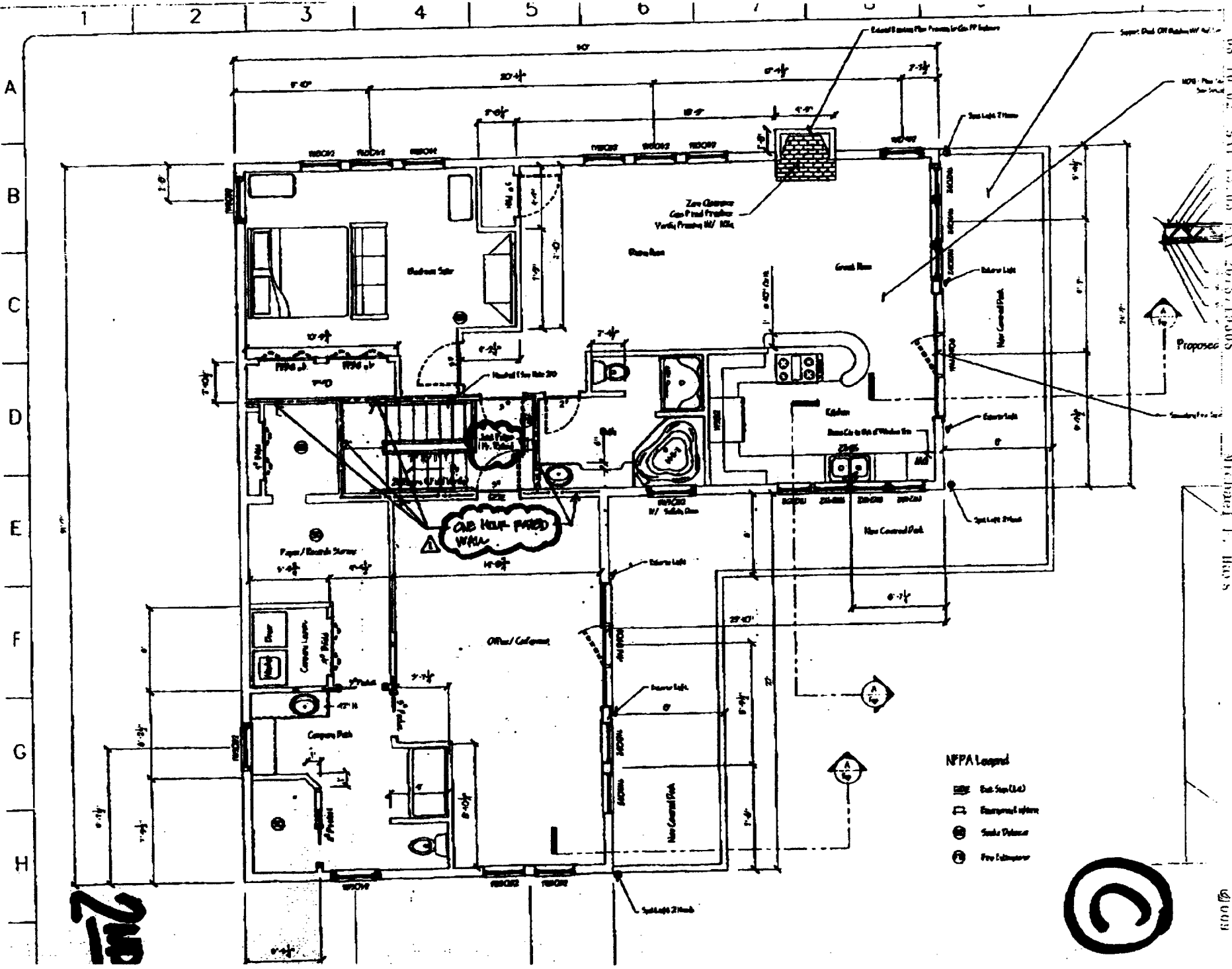
4. **Gypsum Board\*** — 5/8 in. thick, 4 ft wide, attached to steel studs and floor and ceiling track with 1 in. long, Type S steel screws spaced 8 in. OC. along edges of board and 12 in. OC in the field of the board. Joints oriented vertically and staggered on opposite sides of the assembly. When attached to furring channels (not shown), wallboard is screw attached to furring channels with 1 in. long, Type S steel screws spaced 12 in. OC.

**AMERICAN GYPSUM CO** — Type AG-C.  
**BEIJING NEW BUILDING MATERIALS CO LTD** — Type DBX-1.

**BFB AMERICA INC**  
**BFB CELOTEX** — Type 1.  
**CANADIAN GYPSUM COMPANY** — Types AR, C, IP-AR, IP-X2, IPC-AR, SCX, SHX, WRC or WRX.  
**CONTINENTAL GYPSUM COMPANY** — Types CG-C, CGS-5, CG6-6, CG9-9, CGTC-C.  
**G-P GYPSUM CORP. SUB OF**  
**GEORGIA-PACIFIC CORP** — Types 5, 9, C, DGG, DS, GPF56.  
**JAMES HARDIE GYPSUM INC** — Type Max "C" or Fire X.  
**LAFARGE GYPSUM, DIV OF**  
**LAFARGE CORP** — Types LGFC2, LGFC2A, LGFC6, LGFC6A, LGFC-C, LGFC-C/A.  
**NATIONAL GYPSUM CO** — Types FSK-C, FSK-G, FSW-C, FSW-G, FSW.

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02/003



- NFPA Legend**
- ☐ Exit Sign (E.S.)
  - ☐ Emergency egress
  - ⊙ Smoke Detector
  - ⊙ Fire Extinguisher

2nd

**Building Live Loads**

**Offices Spaces:**

**Lobbies:**

**Dwelling Units**

**Corridors:**

**Stairs:**

**Storage:**

**Roof**

50 psf

100 psf

40 psf

100 psf at first floor; 80 psf at upper floors/decks

100 psf

125 psf

54 psf + drift



**End of Analysis**



**NEW MEADOWS LOBSTER  
PORTLAND, MAINE**

**CODE ANALYSIS**

**NFPA 101 Life Safety Code - 2000 Edition**

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Separation of Use Rating:	1 hour (non if fully sprinkled)
Janitor, Mech, Stor Rating:	1 hour
Stair Rating:	1 hour
Shafts/Elevators:	2 hours
Area of Refuge:	1 hour rated (none if fully sprinkled)
Minimum Stair width:	36" (less than 50 occupants)
Maximum Riser height:	7" (7-1/2" to 8" if existing)
Minimum Tread width:	11" (9"-10" if existing)
Minimum Headroom:	6'-8" at stairs; 7'-6" at occupied spaces
Maximum ht between landings:	12'-0"
Guardrail Height:	42"
Handrail height:	34"
Handrail top extension:	12" horz.
Handrail bottom extension:	11" angled + 12" horz.
Handrail diameter:	1-1/4" O.D.
Maximum balluster open space:	less than 4"
Max. Allowable Travel Distance:	100' (200' if fully sprinkled) at Apartment
Max. Allowable Common Path:	35' (50' if fully sprinkled) at Apartment 75' at Business
Max. Allowable Dead End Corridor:	20'
Minimum Egress Corridor Width:	44"
Minimum Number of Required Exits	1 at each floor if under 50 occupants and total travel distance is less than 100' within 2 levels.
Minimum Horz Egress Enclosure rating:	1 hr. (none if fully sprinkled)
Separation of exits:	0.5 the distance of the diagonal
Fire Escapes as means of egress:	Allowed (if approved by local authority)
Minimum Egress Door Width:	36"
Exit Lighting:	Required
Emergency Lighting:	Not Required
Smoke Detection System:	Required (sleeping areas & corridors at Apartment)
Fire Sprinkler System:	Not Required
Emergency Annunciation System:	Not Required
Fire Alarm System:	Not Required



Portable Fire Extinguishers: Required  
Finishes at egress: Class A  
Finishes at occupied areas: Class A or B

**1999 BOCA CODE**

Use Group Classification: Business (B) & Residential (R-3)  
Occupant Loads: Residential 200 sf/occ. = 5 Occupants  
Business 100 sf/occ. = 15 Occupants  
Area Use Separation Ratings: 2 hours (None if sprinkled)  
Tenant Separation Party Walls: 1 hour (1/2 hour if sprinkled)  
Janitor, Mech & Storage Rooms: 1 hour

**Building Limitations**

Construction Type: 5b Combustible/Unprotected/ Non-Sprinkled  
Maximum Height: 2 Story/30' at Business  
2 Story/45' at Residential  
Maximum Area / Floor: 7,200 sf at Business  
4,800 sf at Residential  
Height/Area Sprinkler Increases 1 Story/20' and 200%

**Fire Resistance Design Criteria**

Load Bearing Exterior Walls: None  
Load Bearing Interior Walls: None  
Fire Separation Exits (Stairs): 2 hours  
Shafts & Elevator Hoistways: 1 hour  
Other Assemblies/Smoke Barriers: 1 hour  
Exit Corridors: 1 hour (None if fully sprinkled)  
Minimum Number of Exits: 1 per floor (if less than 10 occupants / 75' travel)  
Maximum Dead End Corridor Length: 20'  
Maximum Common Travel Path: 75'  
Maximum Exit Travel Distance: 200' (250' if fully sprinkled)  
Minimum Corridor Width: 36" (if less than 50 occupants)  
Minimum Stair Width: 36" (if less than 50 occupants)  
Maximum Riser Height: 7"  
Minimum Tread Depth: 11"  
Minimum Ramp Width: 36" (if less than 50 occupants)  
Maximum Ramp Pitch: 1:12  
Handrails & Guardrails: Same as NFPA 101  
Minimum Ceiling Height: 7'-6"  
Egress Fire Escapes: Allowed  
Fire Alarm System: Not Required  
Fire Sprinkler System: Not Required  
Smoke Detection System: Required (sleeping areas & corridors at R-3)  
Exit Lighting: Required  
Emergency Lighting: Required  
Portable Fire Extinguishers: Required



FROM : NEWMADOWS LOBSTER

PHONE NO. : 2077751612

Aug. 12 2002 12:47PM P1

PETER McALENEY  
OWNER

HACCP APPROVED FACILITY



## McAleney's New Meadows Lobster

MAINE SEAFOOD DEALER



Wholesale - Retail Sales: Lobster, Lobster Meat, Steamers and other Seafood Products

60 Portland Pier • Portland, Maine 04101

Tel. (207) 775-1612, 1-800-668-1612 • Fax (207) 874-2456

www.newmeadowslobster.com

### FAX

TO: *Mike Nugent*  
*874-8716*

FROM: *Kathleen McAleney*

DATE: *8/12/02*

PAGES:

*11 pages*

NOTES:

*Please call if you need  
further assistance*

*Thank you*  
*Kathleen*

Mailing Address: P.O. Box 10228, Portland, Maine 04104

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING INSPECTION

## PERMIT

Permit Number: 020748

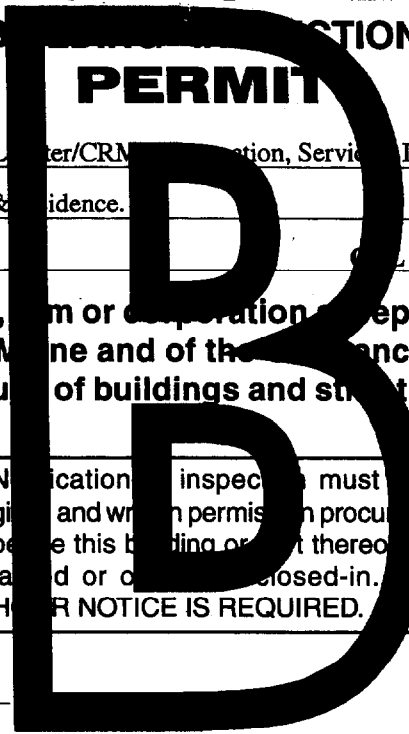
Please Read Application And Notes, If Any, Attached

This is to certify that Mcaleney's New Meadows Limited/CRM Construction, Services, Inc

has permission to Renovate 2nd floor offices & residence.

AT 60 Portland Pier 030 B004001

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 closed-in. **HEAVY 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: <b>02-0117</b>	Issue Date: <i>Denied</i>	CBL: 030 B004001
------------------------------	------------------------------	---------------------

Location of Construction: 60 Portland Pier	Owner Name: Mcaleney's New Meadows Lobster	Owner Address: Po Box 10228	Phone: 207-775-1612
Business Name: n/a	Contractor Name: n/a	Contractor Address: Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: <i>WCZ</i>

Past Use: Commercial / Prior Use Office	Proposed Use: Commercial / Change of Use from Office to Office & Living Space	Permit Fee: \$366.00	Cost of Work: \$49,000.00	CEO District: 1
--	--	-------------------------	------------------------------	--------------------

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:
Signature: <i>WJM</i>	Signature:

**Proposed Project Description:**  
Change of Use to Office & Living Space

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: Date:

Permit Taken By: gg	Date Applied For: 02/08/2002	<b>Zoning Approval</b>	
------------------------	---------------------------------	------------------------	--

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.

<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:	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <i>to PLANNING</i> <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied <i>workshop 2/26/02 - conditions should go back to council to change section</i> 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:
---	--	--

**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

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

Please Read Application And Notes, if Any, Attached

## BUILDING DEPARTMENT PERMIT

Permit Number: 020117

*Permitted*

This is to certify that Mcaleney's New Meadows L...ter/n/a  
has permission to Change of Use to Office & Living Space  
AT 60 Portland Pier L 030 B004001

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 laid or closed-in. **HEAVY 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. *4/11/02*  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

Director - Building & Inspection Services

### PENALTY FOR REMOVING THIS CARD

Great Room:  $15' \times 23' = 345$   
 & Pantry  $2 \times 11.5' = 23$   
 $2.5 \times 8' = 20$   
 $2.75 \times 5.25 = 14.44$   
 sub 402.44

Bedroom Suite:  $24.75' \times 26' = 643.50$   
 & Master Bath  
 & Adjoining room Accessed daily By Bathroom

Adjoining closet:  $6.5 \times 7.25 = 47.125$   
 sub, 690.625

~~proposed new deck  
 Deck 2 decks (4.67 x 10) = sub 533~~

$26'2'' \times 51'7'' = 1349.8$   
 (26.17 x 51.58)

$23'10'' \times 24'7'' = 585.7$   
 (23.83 x 24.58)

$(8 \times 27) = 216$

$(6' \times 23.5') = 141$

$8 \times 24'7'' = 196.1$   
 (8 x 24.58)

2489.2



## CITY OF PORTLAND

February 22, 2002

Peter L. McAleney  
C/o McAleney's New Meadows Lobster  
60 Portland Pier  
Portland, ME 04101

RE: 60 Portland Pier – 030-B-004 – W-C Zone -

Dear Mr. McAleney,

I am in receipt of your permit application to add a living space on the second floor of your building at 60 Portland Pier. As you are aware, this is a conditional use appeal that is reviewed and approved by the Planning Board. By ordinance, there are specific conditions that must be met before the Board can approve your proposal. As the Zoning Administrator, I have been reviewing the square footage restrictions for the Planning Board.

Section 14-315(d) limits the square footage of this business related residential unit to no more than 1,000 square feet of area. My analysis of your proposal shows that there would actually be 1,646 square feet of area devoted to your residential use. This is over the allowance provided within the ordinance. Within my calculations I have included an area that has been labeled "unheated archival storage" and the closet space adjoining it. This space is only accessed first thru the residential "bedroom suite" and then thru the "master bath". As presently designed, I can only consider it as part of the residential area and not part of the office area. I have also included the "new covered deck" within total square footage calculation. This deck is only accessible from the residential unit and not the office area. In determining lot coverage and setbacks for single family dwellings, I have consistently considered decks as part of the use and structure. I am continuing that principal here.

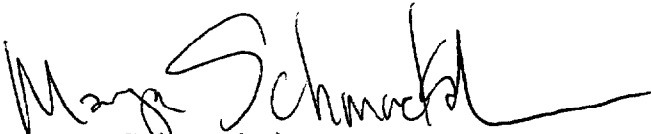
You have the right to appeal my determination concerning the dimensional requirements to the Zoning Board of Appeals. If you wish to exercise your right to appeal, you have 30 days from the date of this letter in which to apply. I have included the necessary paperwork that you would need to apply for such an appeal. Please note that this variance and/or interpretation appeal is separate and distinct from the conditional use appeal that you have presently applied for before the Planning Board.

During my analysis of your proposal I have notice other discrepancies with the listed conditions for this use. Our records show a building permit for a new addition that was constructed in 1997. This is the addition in which half of your proposed residential unit is located. The ordinance restricts a residential use to the "upper story of a building in existence on January 4, 1993". This section of the building was not in existence at that time.

Your submittal also indicates that you would like to build a new covered deck around most of the outside of the structure. The current wording of this ordinance states that this residential use may only "occupy space within the upper story of a building". This new, covered deck is clearly on the exterior of the existing building.

If you have any questions regarding this matter, please do not hesitate to call

Very truly yours,



Marge Schmuckal  
Zoning Administrator

Cc: Portland City Councilors  
Lee Urban, Economic and Development Dept.  
Mark Adelson, Housing and Neighborhood Services  
Alex Jaegerman, Planning  
Sarah Hopkins, Planning  
William Needleman, Planning  
Penny Littell, Corporation Counsel

**From:** Marge Schmuckal  
**To:** PENNY LITTELL  
**Subject:** 60 Portland Pier

P

my quick calculations for the whole area including the decks is 2,489.23 sq. ft. But I highly suggest that you talk with Mr McAleney to find out exactly what he does want to do. Assumptions in the past are what created the problems now. Let's do it right.

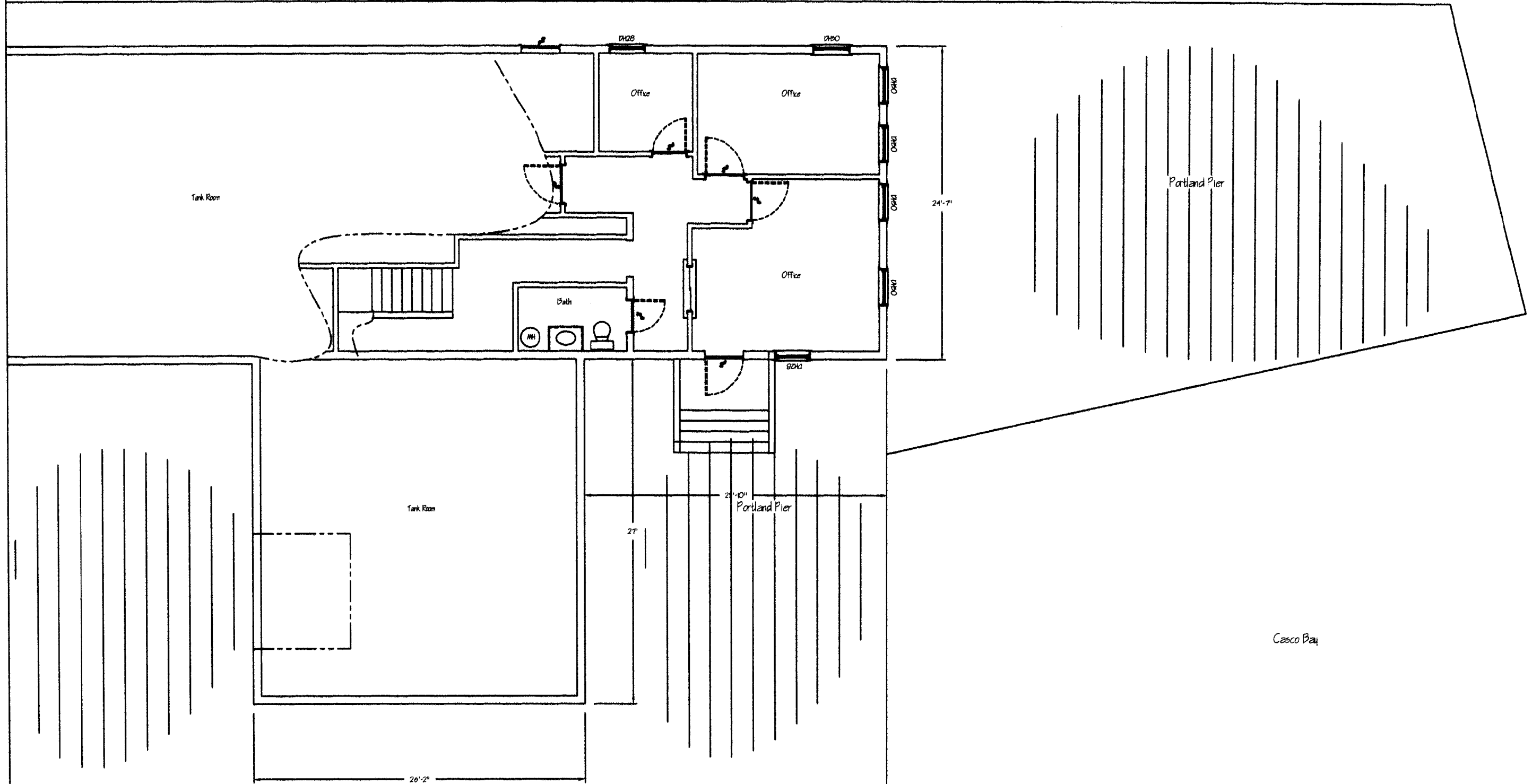
M

3/11/02

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Casco Bay



**NORTHEAST DESIGN DRAFTING**  
 DRAFTING EXCELLENCE BACKED BY DESIGN EXPERIENCE  
 99 Sammie Street Portland, ME 04109 Phone 207.997.7776 Fax 207.876.0069

PROJECT FOR:  
 New Meadows Lobster  
 Pete & Kathleen McAleney  
 60 Portland Pier  
 Portland, ME 04109

DWG. TITLE:  
 First Floor—Existing Plan

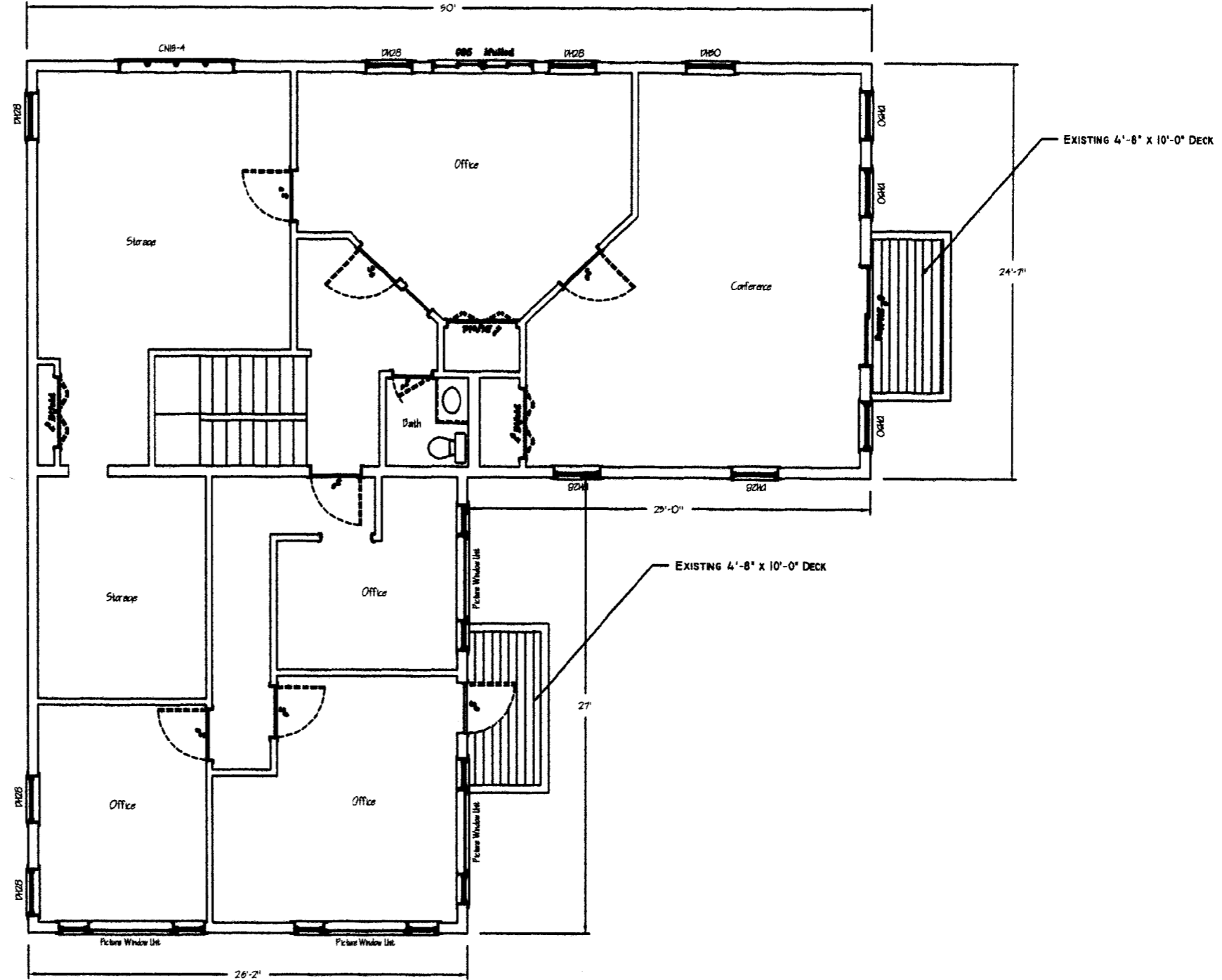
STAMP

DRAWN	M. Lene
DATE	01.28.02
CHECKED	
APPROVED	
SCALE	1/4" =
JOB ORDER	012902
DRAWING NO.	

012902



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 55 Sunc. Street Portland, ME 04105 Phone 207.797.7716 Fax 207.878.0099

PROJECT FOR:  
**New Meadows Lobster**  
**Pete & Kathleen McAleney**  
**60 Portland Pier**  
**Portland, Maine 04104**

DWG. TITLE:	Second Floor--Existing Plan
DATE:	01.29.02
APPROVED:	
SCALE:	1/4" = 1'
JOB ORDER:	012902
DRAWING NO.:	

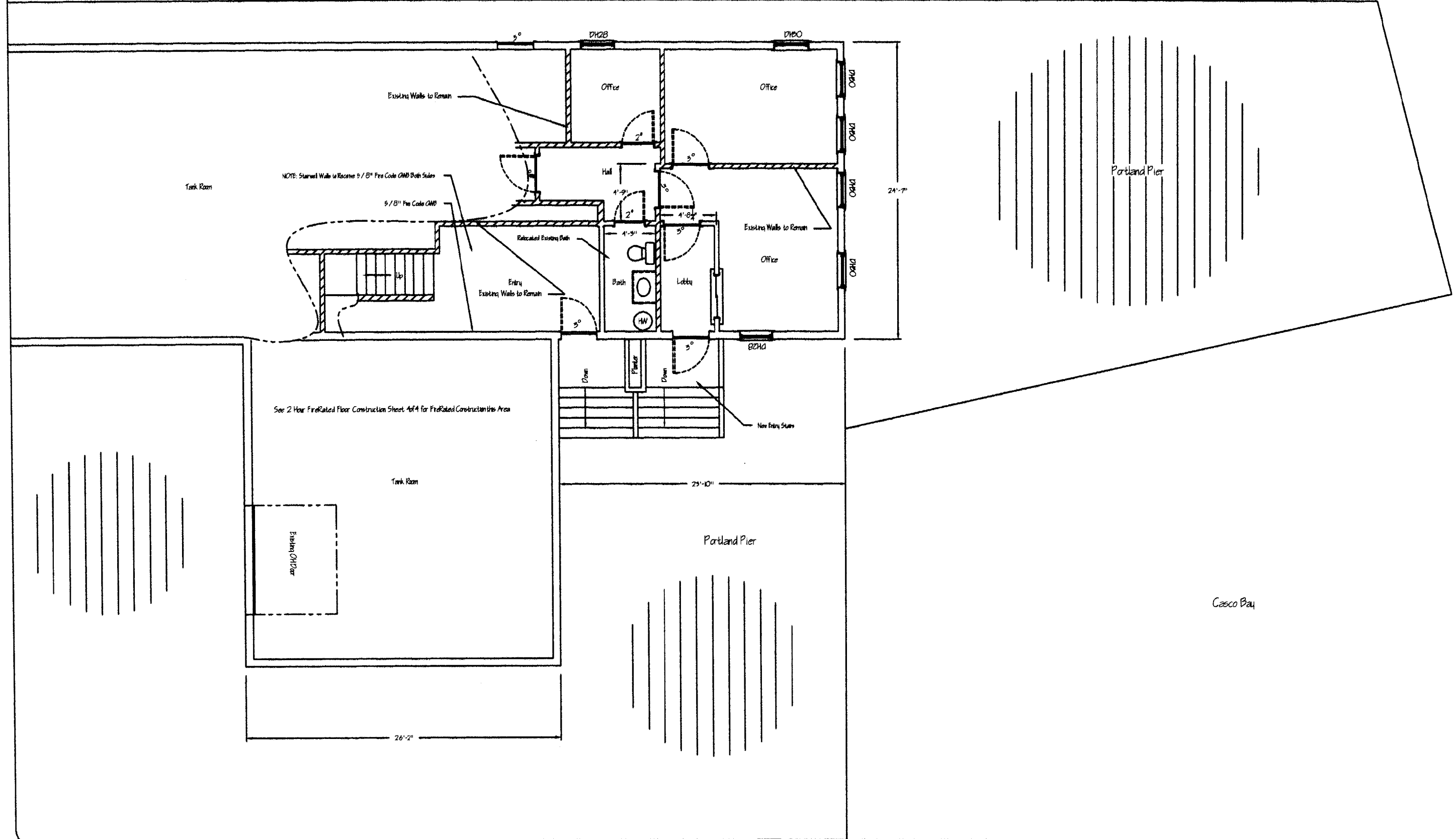
DRAWN: M. Long  
 DATE: 01.29.02  
 CHECKED:  
 APPROVED:  
 SCALE: 1/4" = 1'  
 JOB ORDER: 012902  
 DRAWING NO.:

012902

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Casco Bay



**NORTHEAST DESIGN DRAFTING**  
 DRAFTING EXCELLENCE BACKED BY DESIGN EXPERIENCE  
 55 Sumner Street Portland, ME 04102  
 Phone 207.797.7716 Fax 207.618.0065

PROJECT FOR:  
**New Meadows Lobster  
 Pete & Kathleen McAleney  
 60 Portland Pier**

DWG. TITLE:  
**First Floor Renovations**

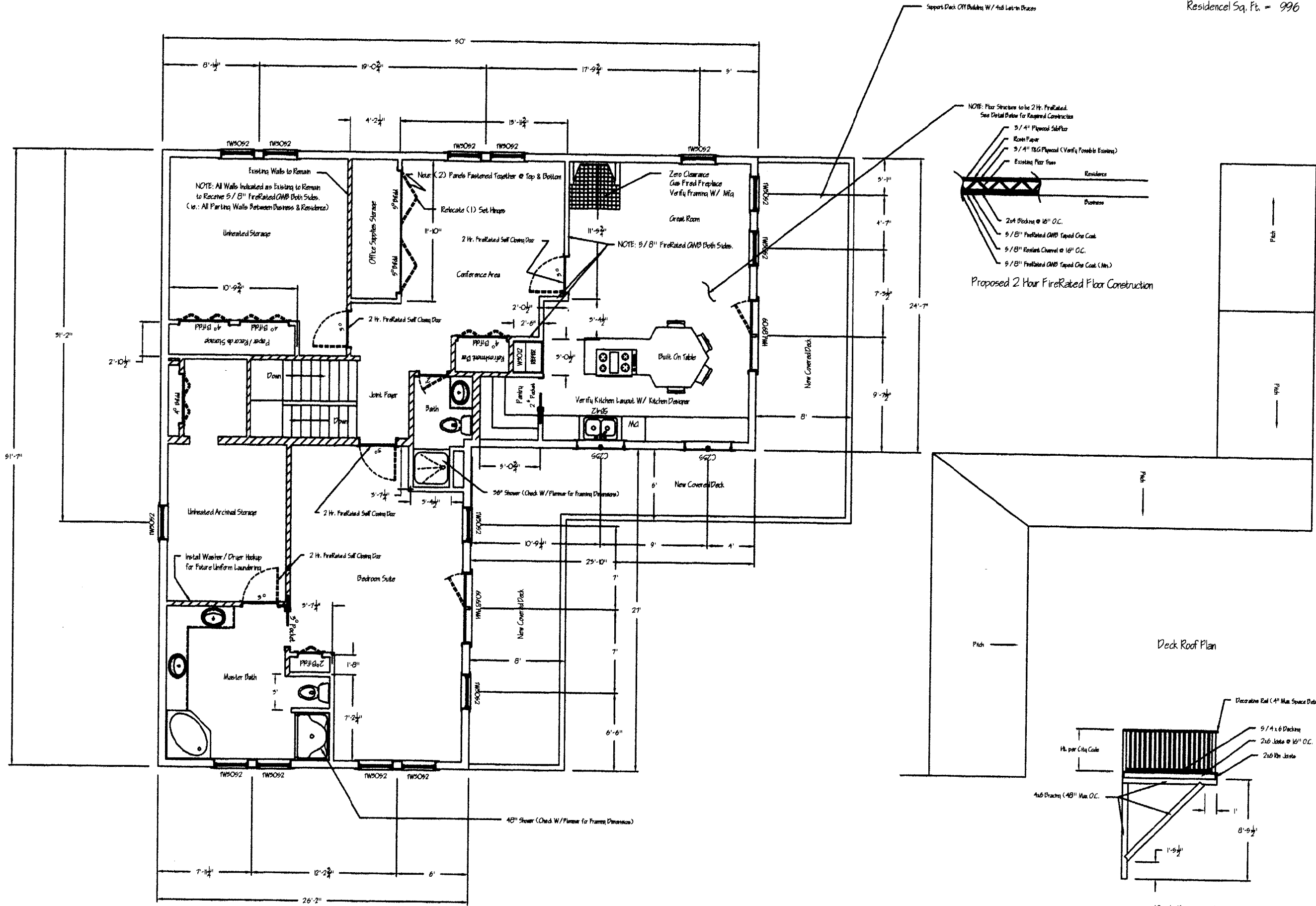
STAMP

DRAWN	M. Lane
DATE	02.01.02
CHECKED	
APPROVED	
SCALE	1/4" =
JOB ORDER	012902
DRAWING NO.	

**012902**  
 SHEET 3 OF

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Total Sq. Ft. = 1,810  
 Less Storage Space = -483  
 Less Shared Entry = -86  
 Less Conference/ Office = -245  
 Residential Sq. Ft. = 996



**NORTHEAST DESIGN DRAFTING**  
 DRAFTING EXCELLENCE BACKED BY DESIGN EXPERIENCE  
 99 Sumner Street, Portland, ME 04103  
 Phone 207.791.7716 Fax 207.818.0065

PROJECT FOR:  
**New Meadows Lobster  
 Pete & Kathleen McAleeny  
 60 Portland Pier  
 Portland, Maine 04101**

DWG. TITLE:  
**2nd Floor-Renovation Plan**

STAMP

DRAWN	M Lora
DATE	01-29-02
CHECKED	
APPROVED	
SCALE	1/4" = 1'-0"
JOB ORDER	012902
DRAWING NO.	

012902--