



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND



BUILDING PERMIT

This is to certify that * 50 INDUSTRIAL WAY LLC

Located At 50 INDUSTRIAL

Job ID: 2011-01-247-ALTCOMM

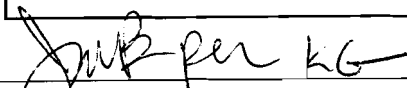
CBL: 326 - - B - 009 - 001 - - - -

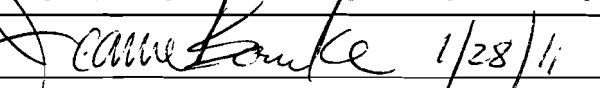
has permission to Complete the Exterior and Interior Finishes of the 5,200 sq ft Addition associated w/ permit#s 10-0867 & 10-1138

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required it must be procured prior to occupancy.


Fire Prevention Officer


Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.
PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

JAN 28 2011

City of Portland

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-01-247-ALTCOMM	Date Applied: 1/11/2011	CBL: 326 - - B - 009 - 001 - - - -	
Location of Construction: 50 INDUSTRIAL	Owner Name: * 50 INDUSTRIAL WAY LLC	Owner Address: 50 INDUSTRIAL WAY PORTLAND, ME - MAINE 04103	Phone:
Business Name:	Contractor Name: LANGFORD, & LOW INC	Contractor Address: PO BOX 662 PORTLANDMAINE04104	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: I-M
Past Use: Allagash Brewers	Proposed Use: Same: Allagash Brewers-see permit #10-1138 for the foundation permit. This permit is for the building structure	Cost of Work:	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: CAPT. N. Gauthier	Inspection: Use Group: P-2/S-2 Type: 2B IBC-2009 Signature: JMB
Proposed Project Description: 5,200 sq ft Addition w/ permit#s 100867 & 101138		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

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.

PERMIT ISSUED

JAN 28 2011

Special Zone or Reviews

- ☐ Shoreland
- ☐ Wetlands
- ☐ Flood Zone
- ☐ Subdivision
- ☐ Site Plan
- ☐ Maj ☐ Min ☐ MM

Date: *OK with*
Conditioy 1/13/11

CERTIFICATION

Zoning Appeal

- ☐ Variance
- ☐ Miscellaneous
- ☐ Conditional Use
- ☐ Interpretation
- ☐ Approved
- ☐ Denied

Date:

Historic Preservation

- ☒ Not in Dist or Landmark
- ☐ Does not Require Review
- ☐ Requires Review
- ☐ Approved
- ☐ Approved w/Conditions
- ☐ Denied

Date:

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

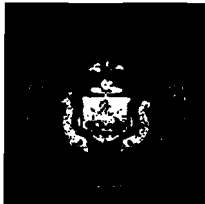
DATE

PHONE

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

DATE

PHON



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis Littell

Job ID: 2011-01-247-ALTCOMM

Located At 50 INDUSTRIAL

CBL326 - - B - 009 - 001 - - - -

Conditions of Approval:

Zoning

PERMIT ISSUED

1. All conditions in the original foundation permit are still in force.
2. This permit is not approving any changes to the original footprint that is shown under permit #10-1138.

JAN 28 2011

City of Portland

Fire

1. All construction shall comply with City Code Chapter 10.
2. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
3. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
4. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
5. Application requires State Fire Marshal approval.
6. The sprinkler system shall be installed in accordance with NFPA 13.
7. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
8. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. All conditions of approval from the previously issued permits are still in effect.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

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

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

1. Close In Elec/Plmb/Framing
2. Final/Certificate of Occupancy Inspection including the Special Inspection Report.

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

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

PERMIT ISSUED

JAN 28 2011

City of Portland



General Building Permit Application

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

Location/Address of Construction: <u>50 INDUSTRIAL WAY</u>		
Total Square Footage of Proposed Structure/Area <u>5200 SF</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>326 B 009</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>50 INDUSTRIAL WAY, LLC</u> Address <u>50 INDUSTRIAL WAY</u> City, State & Zip <u>PORTLAND, ME</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ C of O Fee: \$ SEE PREVIOUS APPLICATIONS Total Fee: \$ <u>0</u> PAID IN FULL
Current legal use (i.e. single family) <u>BREWERY, INDUSTRIAL</u>		
If vacant, what was the previous use? <u>N/A</u>		
Proposed Specific use: <u>BREWERY</u>		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>40'x130' BREWERY ADDITION</u>		
JAN - 6 2011		
Dept. of Building Inspections City of <u>Portland, Maine</u>		
Contractor's name: <u>LANGFORD AND LOW</u>		
Address: <u>PO BOX 662</u>		
City, State & Zip <u>PORTLAND, ME 04104</u>		
Who should we contact when the permit is ready: <u>GARRY RUSSELL</u>		
Mailing address: <u>PO BOX 662, PORTLAND ME 04104</u>		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature: [Signature]

Date: 1/3/11

This is not a permit; you may not commence ANY work until the permit is issue



Certificate of Design

Date: 7/16/10

From: ASSOCIATED DESIGN PARTNERS INC

These plans and / or specifications covering construction work on:

WALAGASH BREWERY ADDITION

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



Signature: A S Wilson

Title: ENGINEER

Firm: ASSOCIATED DESIGN PARTNERS INC

Address: 80 LEIGHTON RD

FALMOUTH ME 04105

Phone: 207 878 1751

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design Application

From Designer:

ASSOCIATED DESIGN PARTNERS INC

Date:

7/16/10

Job Name:

KALLAGASH BREWERY ADDITION

Address of Construction:

2003 International Building Code

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

Building Code & Year IBC 2006 Use Group Classification (s) _____

Type of Construction _____

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC _____

Is the Structure mixed use? _____ If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? _____ Geotechnical/Soils report required? (See Section 1802.2) _____

Structural Design Calculations

_____ Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>WAREHOUSE</u>	<u>12.5 PSF</u>
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

<u>ASCE METH 1</u>	Design option utilized (1609.1.1, 1609.6)
<u>98</u>	Basic wind speed (1809.3)
<u>10</u>	Building category and wind importance Factor, I_w (table 1604.5, 1609.5)
<u>B</u>	Wind exposure category (1609.4)
<u>N.A.</u>	Internal pressure coefficient (ASCE 7)
<u>+/- 20</u>	Component and cladding pressures (1609.1.1, 1609.6.2.2)
<u>+/- 20</u>	Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

<u>E.L.F.</u>	Design option utilized (1614.1)
<u>II</u>	Seismic use group ("Category")
<u>0.3/4 / 0.19</u>	Spectral response coefficients, S_D & S_1 (1615.1)
<u>D</u>	Site class (1615.1.5)

<u>NA</u>	Live load reduction
<u>20 PSF</u>	Roof live loads (1603.1.2, 1607.11)
<u>42 PSF</u>	Roof snow loads (1603.7.3, 1608)
<u>60 PSF</u>	Ground snow load, P_g (1608.2)
<u>42 PSF</u>	If $P_g > 10$ psf, flat-roof snow load P_f
<u>1.0</u>	If $P_g > 10$ psf, snow exposure factor, C_e
<u>1.0</u>	If $P_g > 10$ psf, snow load importance factor, I_s
<u>1.0</u>	Roof thermal factor, C_t (1608.4)
<u>NA</u>	Sloped roof snowload, P_s (1608.4)
<u>B</u>	Seismic design category (1616.3)
<u>O.S.M.R.F.</u>	Basic seismic force resisting system (1617.6.2)
<u>3.5</u>	Response modification coefficient, R , and deflection amplification factor, C_d (1617.6.2)
<u>E.L.F.</u>	Analysis procedure (1616.6, 1617.5)
<u>23.5K</u>	Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

<u>NA</u>	Flood Hazard area (1612.3)
<u>83.5 FT</u>	Elevation of structure

Other loads

<u>NA</u>	Concentrated loads (1607.4)
<u>NA</u>	Partition loads (1607.5)
<u>NA</u>	Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Accessibility Building Code Certificate

Designer:

ASSOCIATED DESIGN PARTNERS INC

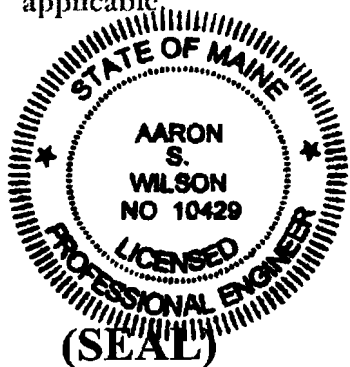
Address of Project:

50 INDUSTRIAL WAY

Nature of Project:

ALLEGASH BREWERY ADDITION

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable



Signature:

A S Wilson

Title:

ENGINEER

Firm:

ASSOCIATED DESIGN PARTNERS INC

Address:

80 LEGGATON RD

FALMOUTH ME 04105

Phone:

207 878 1751

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov

ALLAGASH BREWERY - ADDITION

50 INDUSTRIAL WAY, PORTLAND, MAINE

PROJECT LOCATION MAP:



LIST OF DRAWINGS:

- A 0.0 COVER SHEET
- A 0.1 Abbreviations, Legends, + general notes
- A 1.1 (omitted)
- A 2.1 Foundation & 1st Floor Plans
- A 2.3 Framing & Roof Plans
- A 3.1 Elevations & Sections
- A 3.2 Elevations & Sections
- A 3.3 Elevations & Sections
- A 4.1 (omitted)
- A 5.1 (omitted)
- A 6.1 Details
- S 3.1 Foundation Details
- S 3.2 Framing Details
- S 3.3 Framing Details

PROJECT TEAM:

Design:

Lang

Structural Engineering:

Asso

Construction Management:

Lang

Mechanical Engineer / Consultant

Furniture / Office Systems:

Construction:

Lang

	= WINDOW TAG
	= WALL / PARTITION TYPE
	= CENTER LINE
	= REVISION TAG
	= BREAK LINE
	= NORTH ARROW
	MATCH LINE con't on SHEET # = MATCH LINE
	= DETAIL TAG
	= SECTION TAG
	= ELEVATION TAG
	= NOTE TAG (same page)
	= EQUIPMENT TAG
	= DIMENSION LINE
	= ELEVATION LINE
	= DRAWING TITLE / SCALE
	= COLUMN LINE/GRID TAG
	= HIDDEN, FUTURE, OR EXISTING CONSTRUCTION
	= OVERHEAD (dashed)
	= INDICATES DIRECTION OF PITCH

FINISH SYSTEM	
GWB = GYPSUM WALL BOARD	
OSB = ORIENTED STRAND BOARD	
WWM = WELDED WIRE MESH	
PSI = POUNDS PER SQUARE INCH	
SF = SQUARE FOOT	
SY = SQUARE YARD	
LF = LINEAR FOOT	
WP = WEATHERPROOF	
GFI = GROUND FAULT INTERRUPT	
IS = ISOLATED GROUND	
S = SWITCH	
XP = EXPLOSION PROOF	
H = HUMIDITY	
P = PRESSURE	
T = TEMPERATURE	
PTD = PAINTED	
RH = RIGHT HAND	
LH = LEFT HAND	
RHR = RIGHT HAND REVERSE	
LRH = LEFT HAND REVERSE	

SITEWORK SYMBOLS:

	= PROPERTY LINE
	= TREE (varying sizes)
	= BENCHMARK
	= SOIL BORING TAG
	= NEW (FIN.) ELEVATION TAG
	= EXISTING PROPERTY CORNER TAG
	= NEW PROPERTY CORNER TAG

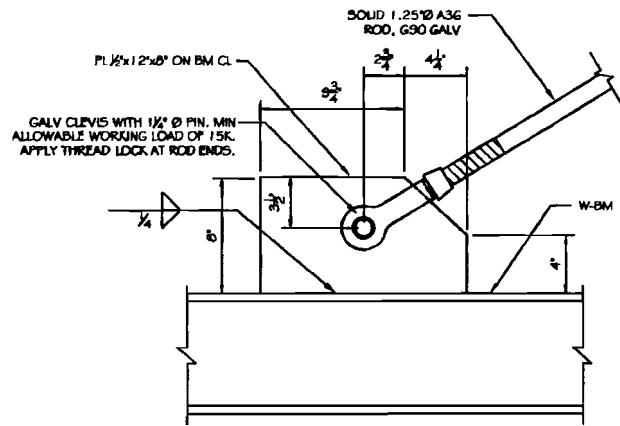
	= VISUAL STROBE UNIT
	= EMERGENCY LIGHT (2 lamp) INTERCONNECTED W/ BATTERY BACK-UP
	= EMERGENCY LIGHT (1 lamp) INTERCONNECTED W/ BATTERY BACK-UP
	= FIRE ALARM PULL STATION
	= FIRE EXTINGUISHER
	= EXIT SIGN (with direction indicator)
	= KNOX BOX
	= MAGNETIC HOLD OPEN (device for rated doors)
	= ELECTRIC DOOR OPENER (mounted to building)
	= INDICATES ROOM SF, SF PER PERSON # OF OCCUPANTS ALLOW

CONDUIT, WIRING, & OUTLET SYMBOLS:

	= SINGLE RECEPTACLE
	= DUPLEX RECEPTACLE
	= QUAD. RECEPTACLE (indicate Ground Fault Interrupt, Isolated Ground, WeatherProof)
	= CLOCK RECEPTACLE
	= DATA OUTLET (CAT 6)
	= TV CONNECTION
	= TELEPHONE (CAT 3)
	= ELECTRIC THERMOSTAT

	= GRAVEL
	= FINE PC
MASONRY	
	= BRICK
	= GLAZED
	= CMU
	= GLAZED
	= GLASS
	= CUT ST
	= FIRE BR
	= CAST S
CONCRETE	
	= CAST-IN
	= PRECAS
	= CEMENT
	= GROUT
THERMAL & MOISTURE INSULATION	
	= BATT / F
	= FOAM IN
	= RIGID IN
	= LOOSE I
	= EIFS
	= FIBROU
METAL	
	= STEEL
	= ALUMIN
	= ORNAMI
	= WELDIN
GLAZING	
	= GLASS
	= PLASTIC
WOOD	
	= CONTIN
	= WOOD F
	= WOOD E
	= PLYWO
	= PLYWO
	= ARCH. V
	= PARTIC
	= OSB

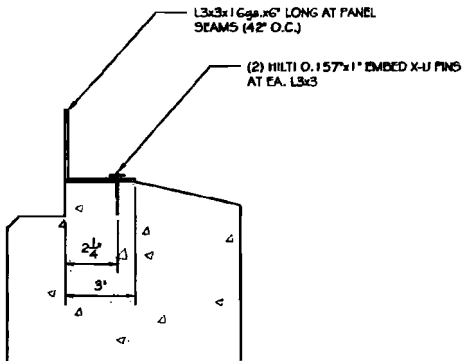
C4



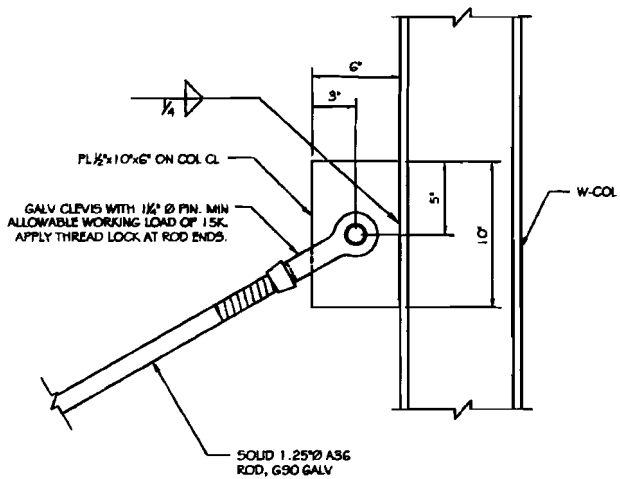
B4

CANOPY SUSPENSION ROD CONECTION

SCALE: NO SCALE



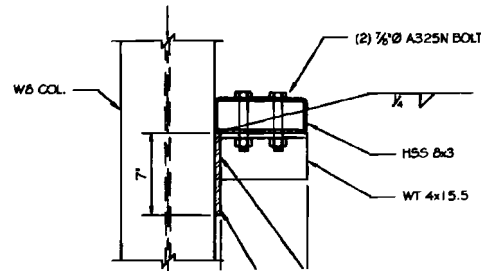
C3



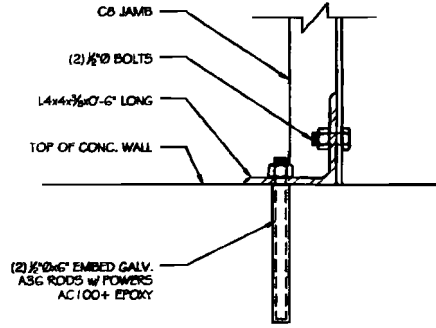
B3

CANOPY SUSPENSION ROD CONECTION

SCALE: NO SCALE



C2



B2

CHANNEL JAMB TO CONCRETE CONNEC

SCALE: 3\"/>

