

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BU TION

PERMIT

Permit Number 090088
PERMIT ISSUED
JUN 10 2009
NO CONSTRUCTION
CITY OF PORTLAND

This is to certify that 100 INDUSTRIAL WAY LLC property

has permission to Change of use from Warehouse Offices Commercial Kitchen to Warehouse & Offices

AT 100 INDUSTRIAL WAY City 326 B010001

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 lath or other used-in. 2 HO 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. CAPT. R. Santora

Health Dept.

Appeal Board

Other Department Name

James Burke 6/10/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

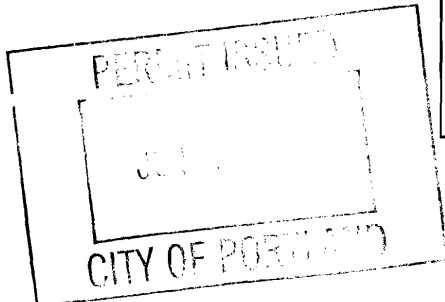
City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 09-0488	Issue Date:	CBL: 326 B010001
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Location of Construction: 100 INDUSTRIAL WAY	Owner Name: 100 INDUSTRIAL WAY LLC	Owner Address: PO BOX 1922	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: I-12

Past Use: Commercial - Warehouse, Offices Commercial Kitchen	Proposed Use: Commercial - Warehouse, Offices - Change of use from Warehouse, Offices Commercial Kitchen to Warehouse & Offices NO CONSTRUCTION - removal of minor Reno kitchen & facilities	Permit Fee: \$30.00	Cost of Work: \$105.00	CEO District: 5 <i>nonseparated</i>
Proposed Project Description: Change of use from Warehouse, Offices Commercial Kitchen to Warehouse & Offices NO CONSTRUCTION minor renovation 2009		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>S-1/B</i> Type: <i>3B</i> <i>IBC - 2003</i>	
		Signature: <i>(KG)</i>	Signature: <i>JMB 6/3/09</i>	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Ldobson	Date Applied For: 05/21/2009	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>5/21/09</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____



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

06/25/09 Final survey. ~~MEM~~

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

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

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

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

A Pre-construction Meeting will take place upon receipt of your building permit.

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

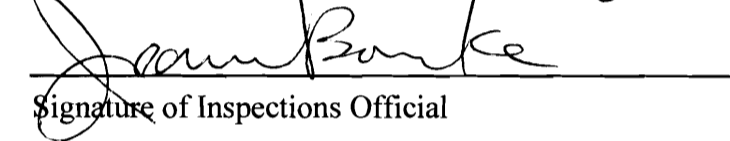
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



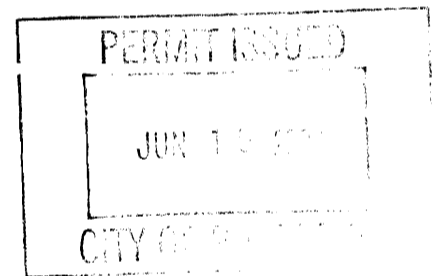
Signature of Applicant/Designee



Signature of Inspections Official

 6/11/09
Date

 6/10/09
Date





CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION

100 INDUSTRIAL WAY

CBL 326 B010001

Issued to 100 Industrial Way Llc /Property Owner

Date of Issue 06/25/2009

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 09-0488, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Right Rear

APPROVED OCCUPANCY

Warehouse and Offices
Use Group S-1, 2 / B
IBC 2003

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

(Date)

Inspector

Inspector of Buildings

Note: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0488	Date Applied For: 05/21/2009	CBL: 326 B010001
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Location of Construction: 100 INDUSTRIAL WAY	Owner Name: 100 INDUSTRIAL WAY LLC	Owner Address: PO BOX 1922	Phone:
Business Name:	Contractor Name: Property Owner	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Warehouse, Offices - Change of use from Warehouse, Offices Commercial Kitchen to Warehouse & Offices NO CONSTRUCTION	Proposed Project Description: Change of use from Warehouse, Offices Commercial Kitchen to Warehouse & Offices NO CONSTRUCTION
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 05/21/2009	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) Separate permits shall be required for any new signage.				
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. It is understood that the commercial kitchen will be removed and a warehouse and offices will take its place.				
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 06/10/2009	Ok to Issue: <input checked="" type="checkbox"/>
Note:				
1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.				
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.				
Dept: Fire	Status: Approved	Reviewer: Capt Keith Gautreau	Approval Date: 05/27/2009	Ok to Issue: <input checked="" type="checkbox"/>
Note:				

Comments:
6/10/2009-jmb: Peter C. Submitted minor renovation plans and fees for the warehouse and mezzanine. Oke to issue
6/3/2009-jmb: Spoke with Peter C. About the space which was formerly Ricettas kitchen/storage. Now will be occupied by Allagash Brewing for F-1 warehouse and office. No construction.
6/4/2009-jmb: Peter C. Called to ask that the permit be put on hold as there will be minor fit up renovation and he would like to include the plans with this application.
6/5/2009-jmb: Peter C. Dropped off some sketches and photos and I called him to discuss the details and codes. The building is a type 3B, and the uses are S1 & S2 with business offices. With this type of construction and height and area, this use can be viewed as mixed use nonseparated. He will submit detailed plans for review.



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: 100 Industrial Way		
Total Square Footage of Proposed Existing Structure/Area 9,760 sq'	Square Footage of Lot 58,800 sq'	Number of Stories 1
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 326 B 10	Applicant * <u>must</u> be owner, Lessee or Buyer* Name Owner + Lessee - see info. below Address City, State & Zip	Telephone: Owner 831-0735 (Peter Colerworthy) Lessee 878-5385 (Rob Toal)
Lessee/DBA (If Applicable) Allagash Brewing Co. 50 Industrial Way Portland, ME 04103	Owner (if different from Applicant) Name 100 Industrial Way, LLC Address P.O. Box 1922 City, State & Zip Portland, ME 04104	Cost Of Work: \$ -0- C of O Fee: \$ 75.00 Total Fee: \$ 105.00
Current legal use (i.e. single family) Warehouse, offices, commercial kitchen. Number of Residential Units N/A If vacant, what was the previous use? N/A Proposed Specific use: Warehouse + offices. Is property part of a subdivision? Yes If yes, please name Turnpike Industrial Park Project description: Change of use - no construction. Former commercial kitchen area (approx. 800 sq') will be used as warehouse.		
Contractor's name: N/A		
Address: _____		
City, State & Zip: _____		Telephone: _____
Who should we contact when the permit is ready: Peter Colerworthy		Telephone: 831-0735
Mailing address: P.O. Box 1922, Portland, ME 04104		

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.

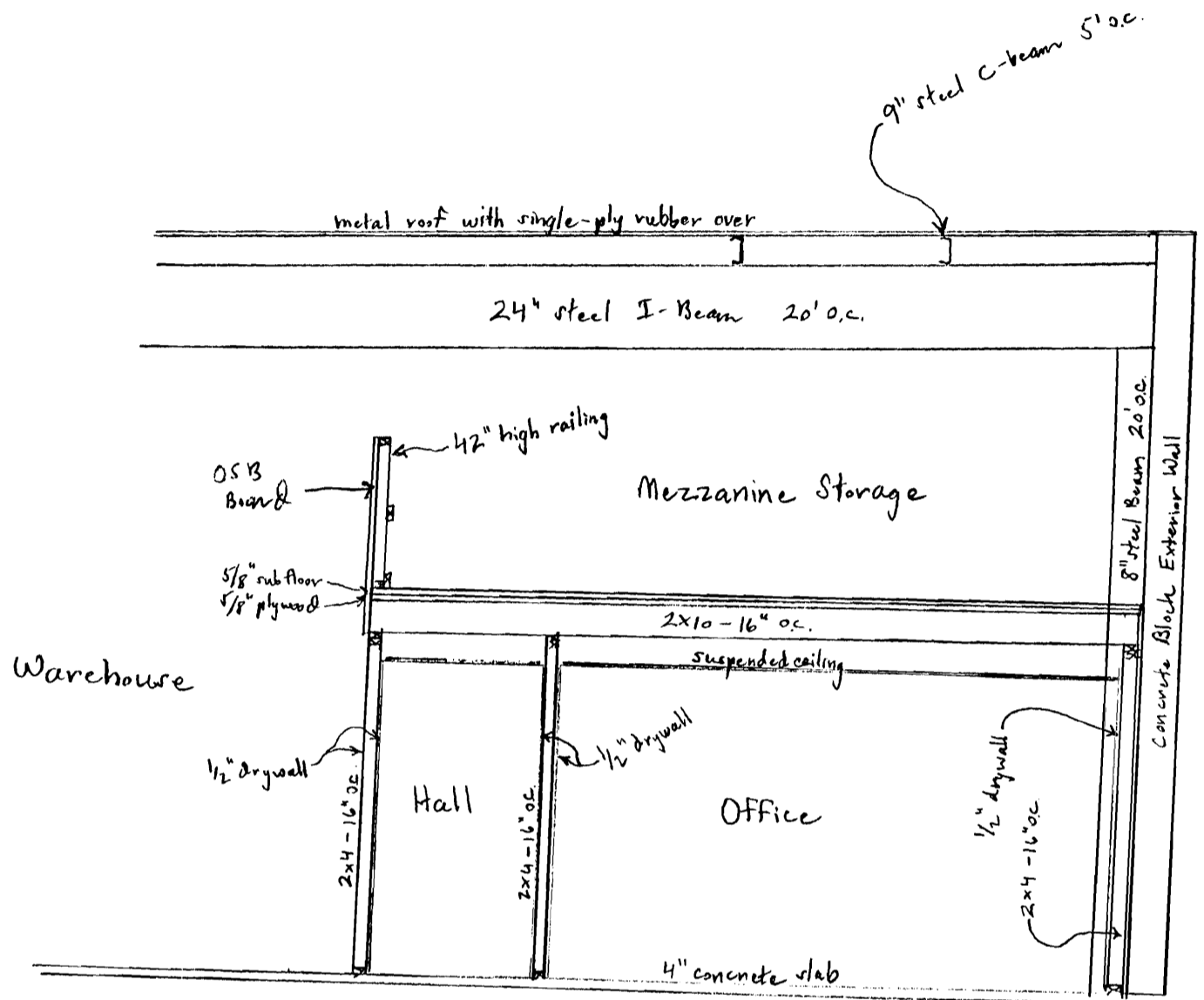
MAY 21 2009

Signature: **Peter Colerworthy, Manager** Date: **5/21/09**

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

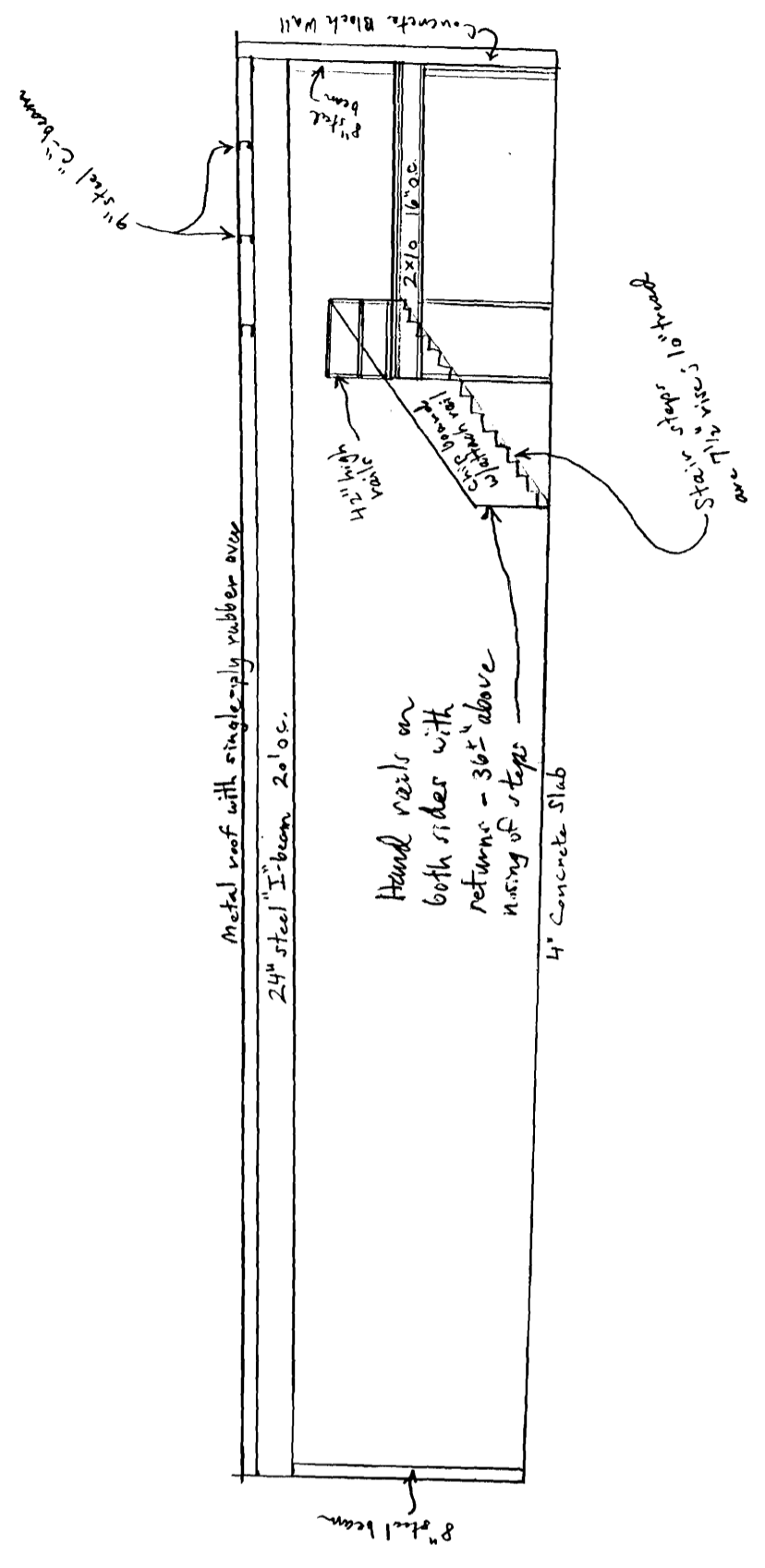
100 Industrial Way
Proposed Mezzanine Detail
Scale: 1/4" = 1'-0"

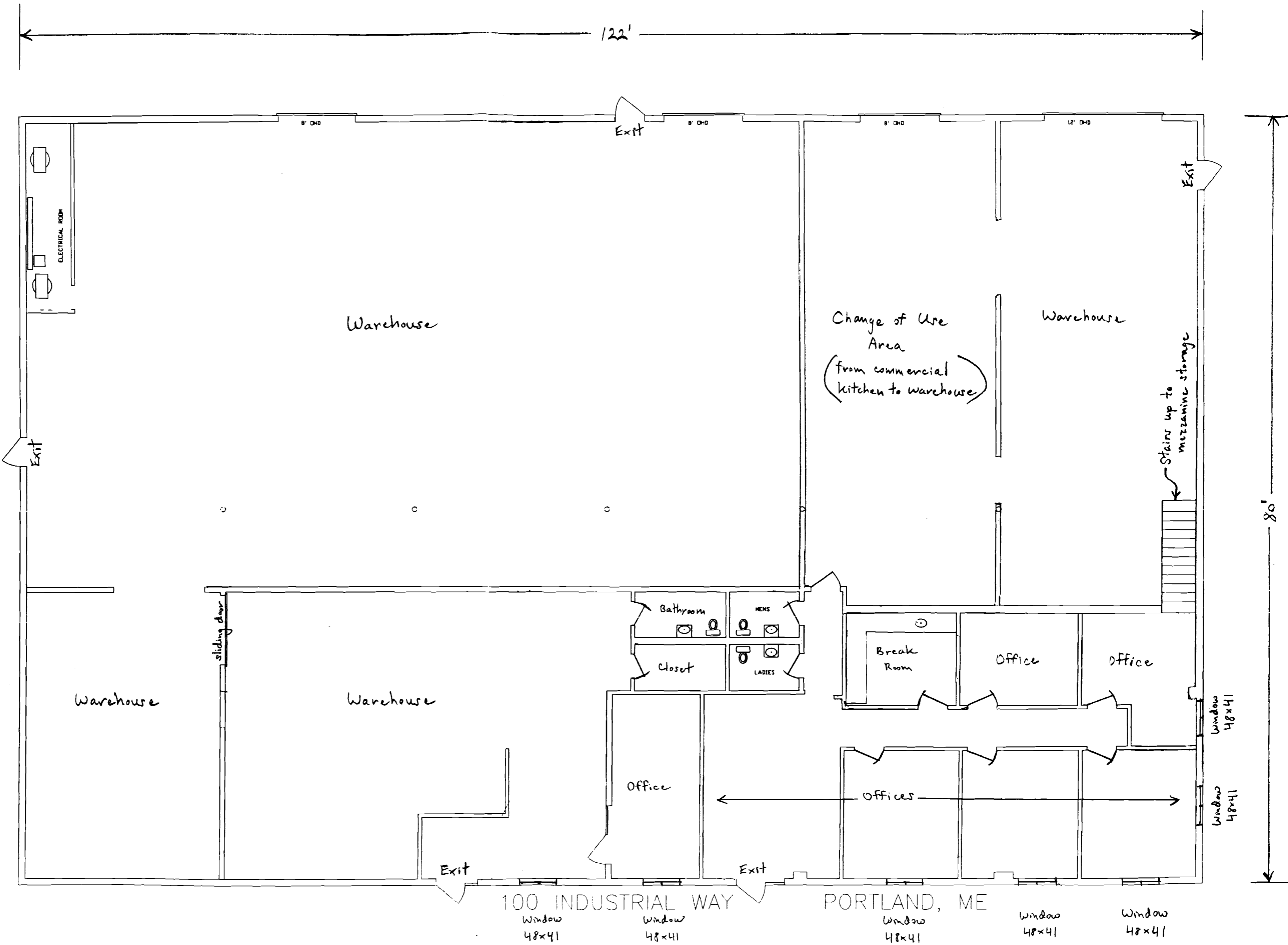
JUN 10 2009



JUN 10 2009

100 Industrial Way
Proposed Cross-Section Elevation
Scale: 1" = 10'





100 INDUSTRIAL WAY

* Main Floor Existing Plan *

Scale: 1" = 10'

100 INDUSTRIAL WAY
Window 48x41 Window 48x41

PORTLAND, ME
Window 48x41 Window 48x41 Window 48x41

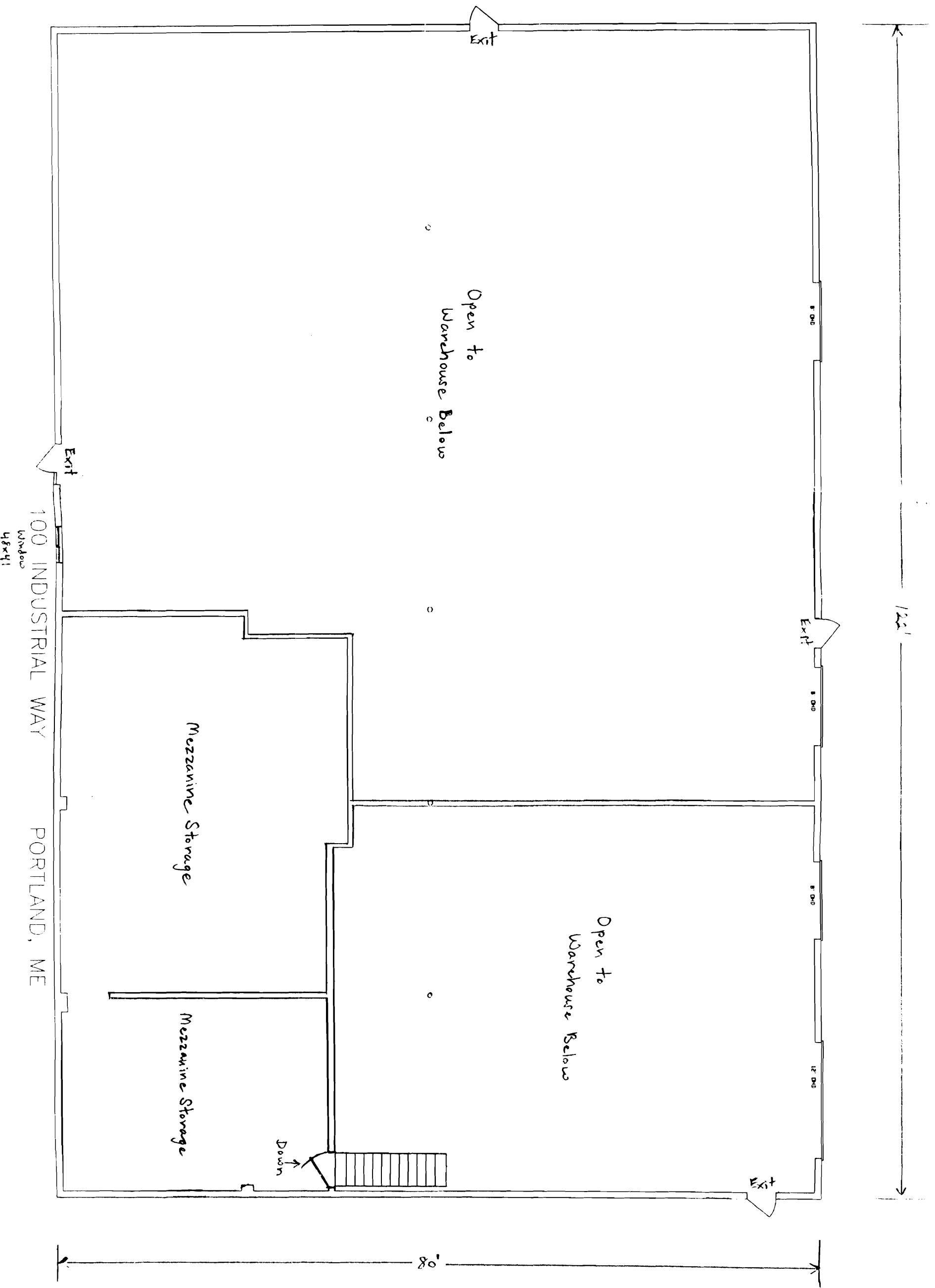
Window 14x84
Window 48x41

JUN 10 2008

100 INDUSTRIAL WAY

* Mezzanine Level
* Existing Plan

Scale: 1" = 10'

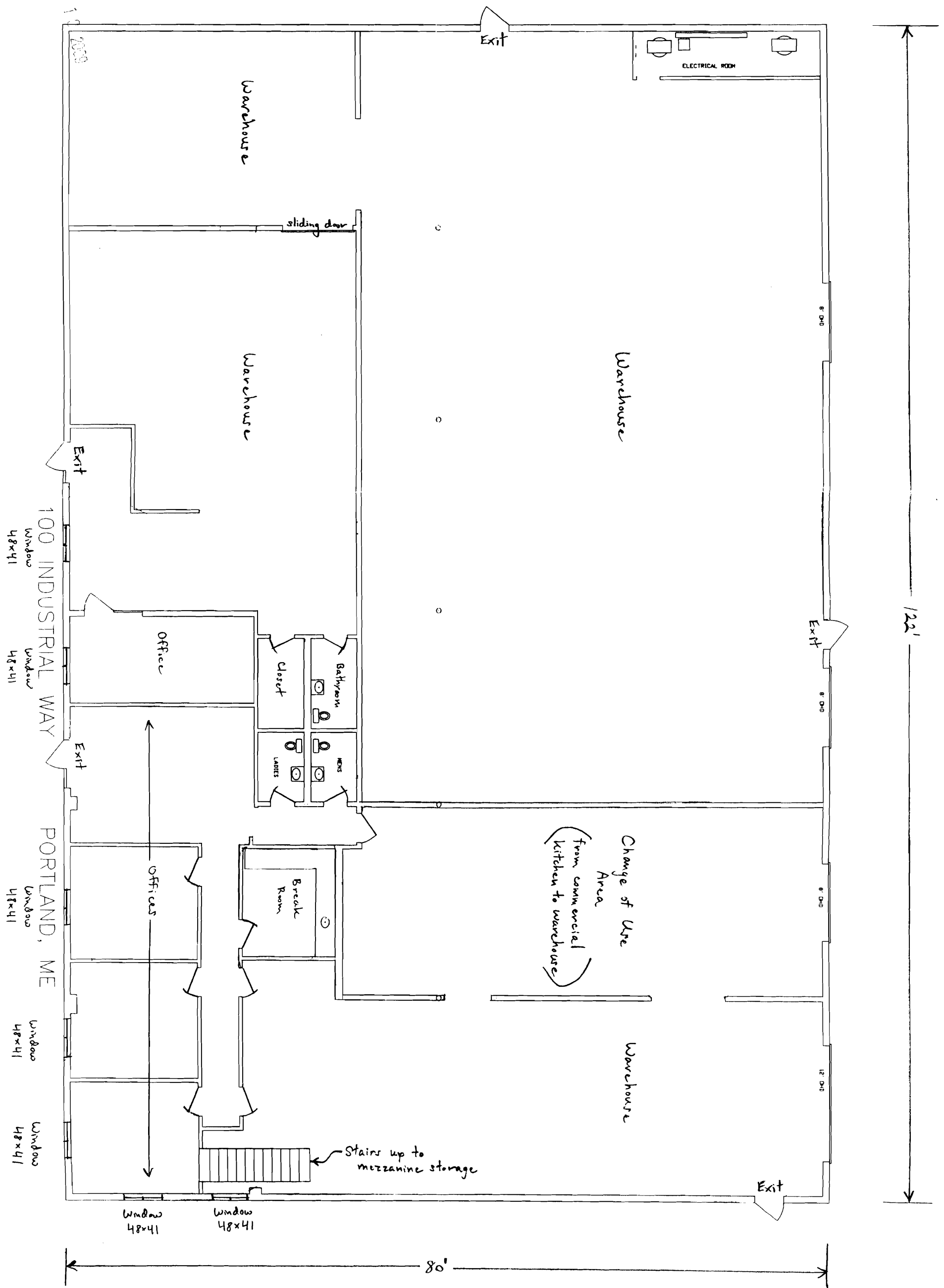


100 INDUSTRIAL WAY

* Main Floor
* Proposed Plan

Scale: 1" = 10'

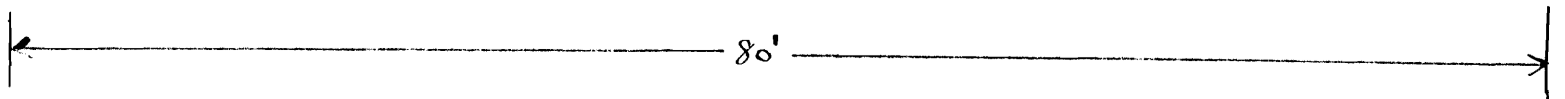
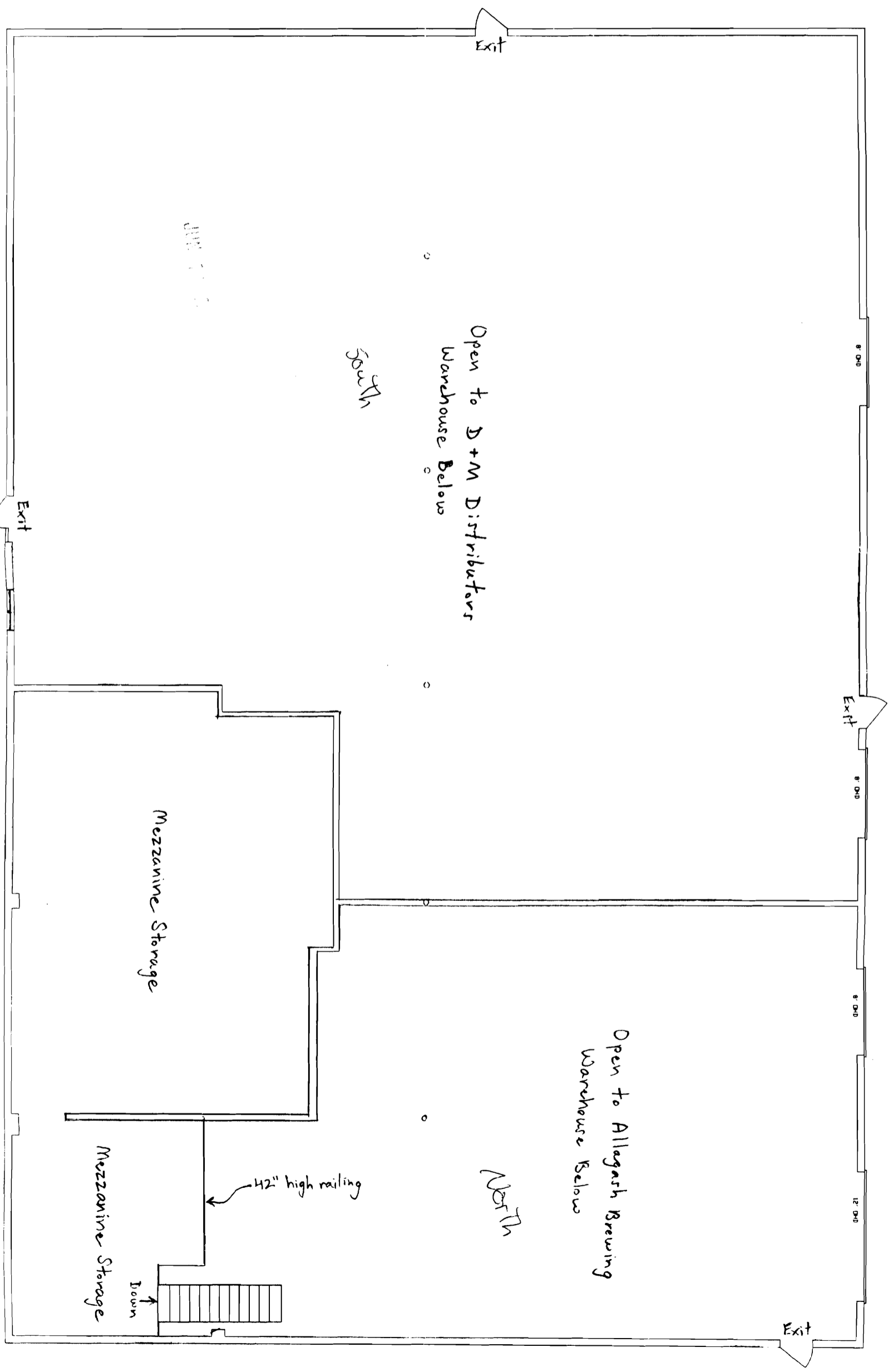
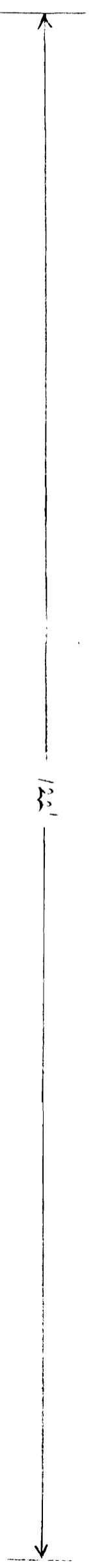
JUN 19 2009



100 INDUSTRIAL WAY

* Mezzanine Level
* Proposed Plan *

Scale: 1" = 10'



100 INDUSTRIAL WAY
9,760^{sq}' Single Floor Building

Scale: 1" = 10'

