

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

PERMIT ISSUED  
JAN 24 2006  
Permit Number: 060056  
CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

**BUILDING INSPECTION PERMIT**

This is to certify that PRESUMPCOT STREET PROPERTIES LLC / Hardy Pond has permission to Change of use to commercial office space for New England Graphics/ Tenant Fit up AT 425 PRESUMPCOT ST 425 A002001

provided that the person or persons who accept 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 when permission is procured before this building or part thereof is occupied or service is provided. FOUR NOTICES REQUIRED.

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

**OTHER REQUIRED APPROVALS**

Fire Dept. Craig Cass 1-20-06  
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 ISSUED**

Permit No: 06-0056	Issue Date: JAN 24 2006	CBL: 425 A002001
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Location of Construction: 125 PRESUMPCOT ST	Owner Name: PRESUMPCOT STREET PROPE	Owner Address: PO BOX 403	Phone:
Business Name:	Contractor Name: HardyPond Construction <i>5194</i>	Contractor Address: 1039 Riverside St Suite 11 Portland	Phone: 2077976066
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: <i>I-M</i>

Past Use: Vacant Commercial building	Proposed Use: New England Organics/ Change of use to commercial office space for New England Organics/ Tenant Fit-up <i>(back half of the building)</i>	Permit Fee: \$807.00	Cost of Work: \$78,500.00	CEO District: 4
Proposed Project Description: Change of use to commercial office space for New England Organics/ Tenant Fit-up		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>SB</i> <i>See conditions 1/20/06</i>	

Signature: *Greg Cross*      Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action:  Approved     Approved w/Conditions     Denied

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

Permit Taken By: Idobson	Date Applied For: 01/12/2006	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minof <input type="checkbox"/> MM <input type="checkbox"/> <i>ok w/ conditions</i> Date: <i>1/20/06</i>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: _____
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**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

COPY

# General Building Permit Application

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

Location/Address of Construction: 125 PRESUMPECOT ST. (ROUNDHOUSE BLDG #1)		
Total Square Footage of Proposed Structure OFFICE FIT-UP 5150SF (INTERIOR)		Square Footage of Lot N/A
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 425 A 2	Owner: JERRY ADE ADE PROPERTY MANAGEMENT P.O. BOX 403 PORTLAND, ME 04104	Telephone: 207.774.1009
Lessee/Buyer's Name (If Applicable) NEW ENGLAND ORGANICS 5 FUNDY ROAD FALMOUTH, ME 04105	Applicant name, address & telephone: ADE PROPERTY MANAGEMENT P.O. BOX 403 PORTLAND, ME 04104	Cost Of Work: \$ 78,500. <sup>00</sup> Fee: \$ 1,697. <sup>50</sup> C of O Fee: \$ 75. <sup>00</sup>
Current Specific use: NEW BUILDING, VACANT SPACE		
If vacant, what was the previous use? NEW CONSTRUCTION		
Proposed Specific use: COMMERCIAL OFFICE SPACE		
Project description: INTERIOR OFFICE FIT-UP OF APPROXIMATELY 5150SF OF BUILDING AREA WITHIN THE NEW BUILDING #1 SHELL (PREVIOUSLY PERMITTED WITH THE CITY) INCLUDES WALL FRAMING (NON-LOAD BEARING), SHEETROCK, PAINTING, ACOUSTICAL CEILING, FLOORING, DOORS, HVAC, & ELECTRICAL		
Contractor's name, address & telephone: HARDY POND CONSTRUCTION 1039 RIVERSIDE ST. SUITE 11, PORTLAND, ME 04103		
Who should we contact when the permit is ready: ERIC MORA (HARDY POND)		
Mailing address: 1039 RIVERSIDE ST. SUITE 11 PORTLAND, ME 04103 Phone: 207.797.6066		

\$807.50

Please submit all of the information outlined in the Commercial Application 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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections office, room 315 City Itall 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 of applicant:

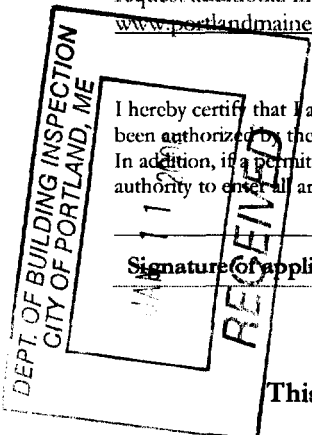
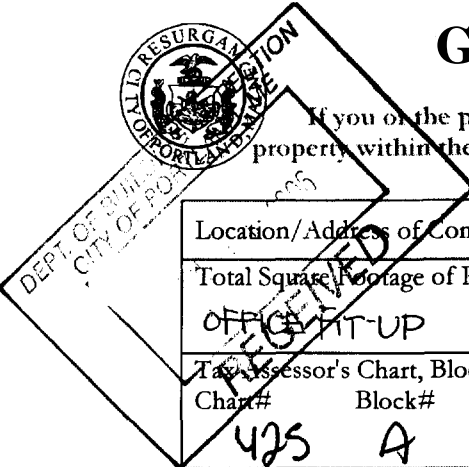
*Jerry Ade*  
JERRY ADE, PRESIDENT

Date:

1/3/06

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

✓ # 24965



**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 06-0056	<b>Date Applied For:</b> 01/12/2006	<b>CBL:</b> 425 A002001
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<b>Location of Construction:</b> 125 PRESUMPSCOT ST	<b>Owner Name:</b> PRESUMPSCOT STREET PROPE	<b>Owner Address:</b> PO BOX 403	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> HardyPond Construction	<b>Contractor Address:</b> 1039 Riverside St Suite 11 Portland	<b>Phone:</b> (207) 797-6066
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> New England Organics/ Change of use to commercial office space for New England Organics/ Tenant Fit-up back half of new building	<b>Proposed Project Description:</b> Change of use to commercial office space for New England Organics/ Tenant Fit-up
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 01/20/2006

**Note:** original bldg permit under #05-1260

**Ok to Issue:**

- 1) This permit is only for the back half of this building. Separate permits are required for tenant fit-ups for the front half of the building PRIOR to construction work.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) Separate permits shall be required for any new signage.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 01/20/2006

**Note:**

**Ok to Issue:**

- 1) LIMITED TO FRAMING ONLY until all related code questions are satisfied.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 01/20/2006

**Note:**

**Ok to Issue:**

- 1) All building construction to comply with NFPA 101.
- 2) Fire Alarm system to comply with NFPA 72.
- 3) Sprinkler system to comply with NFPA 13

**Comments:**

1/20/2006-mjn: have left messages with the architect, the builder and the owner. We need ADA and Building Code Certification forms, it appears that the Restroom may be too narrow for ADA standards. Need more information.



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

TO: Inspector of Buildings City of <sup>Portland, Maine</sup>  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM: Cubell's Associates

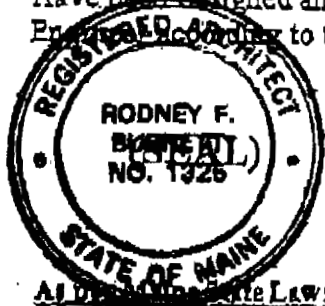
RE: Certificate of Design

DATE: 1/20/06

These plans and/ or specifications covering construction work on:

5,150 S.F. interior fit-up-New England Organic  
Presumpscot St - Portland, Me.

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



As per Maine State Law:

350,000.00 or more in new construction, repair  
expansion, addition, or modification for  
Building or Structures, shall be prepared by a  
registered design Professional

Signature: RK [Signature]

Title: ARCHITECT

Firm: CUBELL'S ASSOCIATES, INC.

Address: 711 ATLANTIC AVE  
BOSTON MA 02111

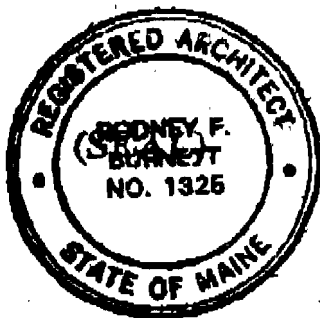


CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

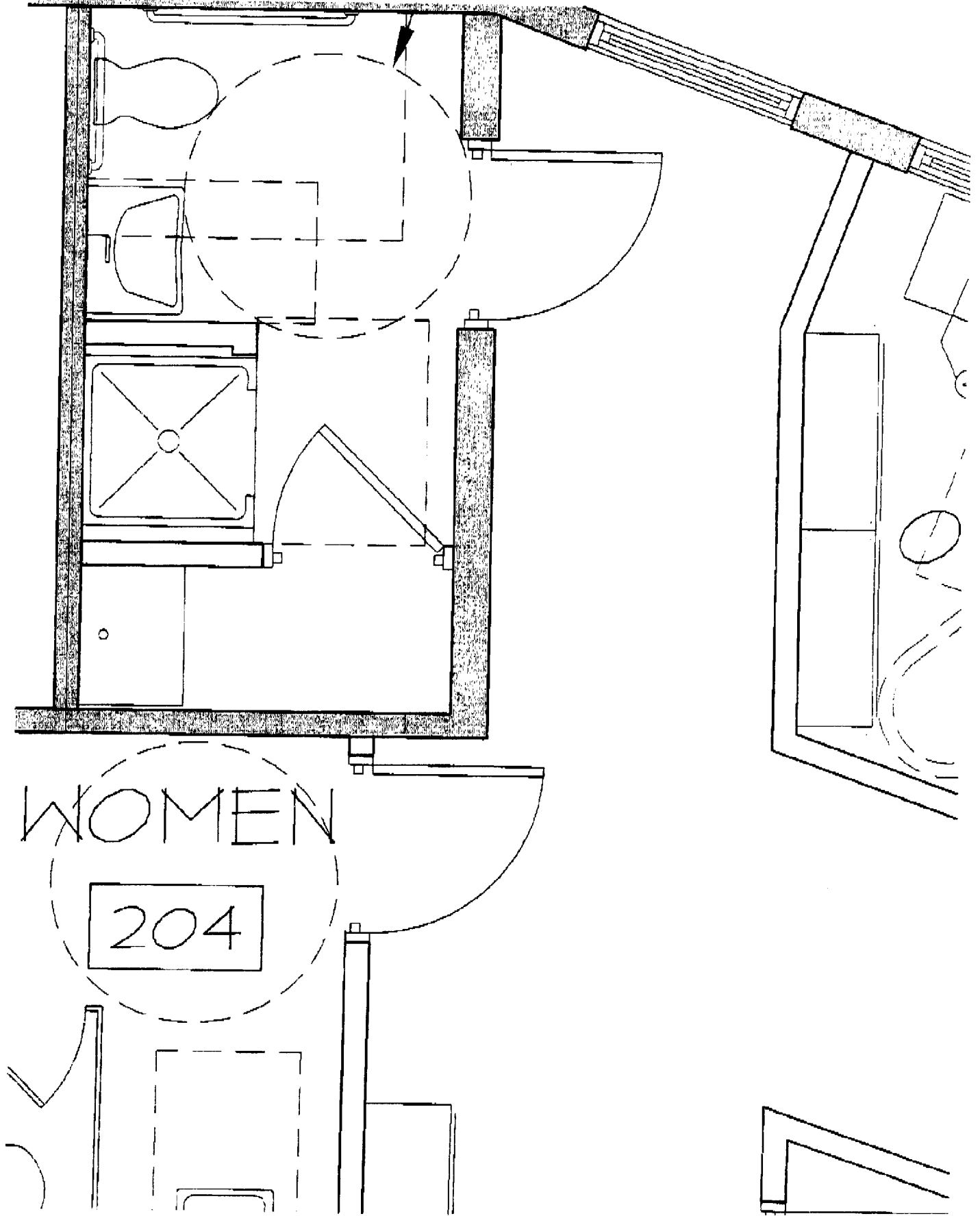
Designer: Julie Tupper  
Address of Project: Presumpscot St.  
Nature of Project: Interior fit-up

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.



Signature: R. Burnett  
Title: ARCHITECT  
Firm: CUBELLI ASSOCIATES INC  
Address: 711 ATLANTIC AVE  
BOSTON MA 02111  
Phone: 617 603 2176

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.



WOMEN

204

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Zoning Sheet for the Original Bldg  
Applicant: Hardy Pond Const Date: 9/28/05  
Address: 125 Presumpscott St C-B-L: 425-A-002

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Development #05-1260

Zone Location - I-M

Interior or corner lot -

Proposed Use/Work - mixed use facility - New Bldg # 1

Sevage Disposal - City

Lot Street Frontage - 60' min - 400+ shown

Front Yard - 1' for every 1' of height - 20.5' req  
20.5' high

Rear Yard - 1' for every 1' of height but not more than 25' - 25' shown  
20.5' high

Side Yard - 1' for every 1' of height but not more than 25' - 25' shown  
20.5' high

Projections -

Width of Lot - N/A

Height - 75' MAX - 20.5' scaled

Lot Area - Nom in lot size - 6.85 acres given

Lot Coverage (Impervious Surface) - 75% MAX - 62% given  
By Debra H. H. H. H.

Area per Family - N/A

Off-street Parking -  $10,103 \div 400 = 25.26$  PKG SPACES req - 36 NEPKG SPACES shown

Loading Bays - N/A

Site Plan - 2005-0088

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 7 - Zone X

10' pavement setback to boundary lines - showing 10'

revised plans received on 10/1/05 - V.



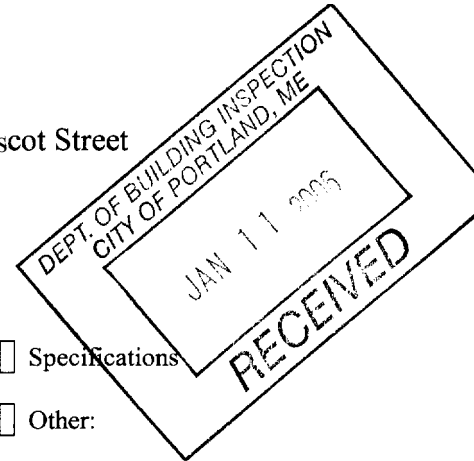
**Hardypond Construction**  
 2039 Riverside Street, Ste. 11  
 Portland, ME 04203

# TRANSMITTAL

To: City of Portland  
 Building Inspections Department

Date: 1.11.2006  
 Job#: 0522  
 RE: 125 Presumpscot Street

Attention: **Mike Nugent**



WE ARE SENDING YOU Attached via hand delivery the following items:

- Shop Drawings       Plans       Letter       Specifications  
 Samples       Prints       Change Order       Other:

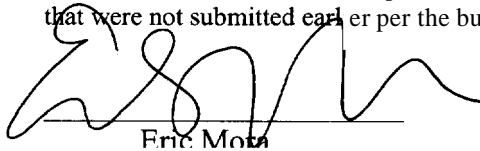
COPIES	DATE	NO.	DESCRIPTION
1			Building 1 and 3 Roof Truss Layout Plan
1			Roof Truss Calculations

THESE ARE TRANSMITTED:

- For Review and Comment       For Approval       For Your Use       As Requested  
 Approved as Submitted       Approved as Noted       Returned After Loan       Resubmitted  
 Returned for Corrections       Submitted       Returned       Install Fee Schedule

Contract

Remarks: Attached are the shop drawings and engineering calculations for the roof truss system for Buildings 1 and 3 that were not submitted earlier per the building permit requirements. Any questions please call me at 797-6066

  
 Eric Moran

\* P.S. MIKE,  
 PETE LINCOLN FROM  
 LINCOLN-HANEY ENG.  
 IS WORKING ON YOUR  
 INFO. FOR THE  
 MEZZANINE ISSUE

Cc: Project File