
35 Industrial Way

Ryan Senatore <ryan@senatorearchitecture.com>

Wed, Jan 10, 2018 at 9:56 AM

To: Glenn Harmon <gharmon@portlandmaine.gov>

Cc: Josh Roberts <jroberts@definitivebrewing.com>, Michael Rankin <mrarkin@definitivebrewing.com>

Glenn,

Please see the responses below to the review questions.

- 1.) The Fence outdoors will be wood posts with a rope at 36" above the ground
- 2.) There is not a sprinkler system in the building and the project is NOT planning on adding one.
- 3.) The boiler for the brewing is approximately 700,000 BTU, we are proposing to add a sprinkler head above it tied to the domestic plumbing system (there is no sprinkler system in the building)
- 4.) There is Not a fire alarm system in the building and the project is NOT planning on adding one.
- 5.) There is Not a smoke alarm system in the building, the project will add one as required by code
- 6.) The 2 doors indicated on the plan to be provided by landlord will be submitted by the landlord under a separate building permit from this tenant fit-up permit.
- 7.) Retail sales are accessory to the brewery operation and the area is well under 10% of the floor area of the brewery, so we are not classifying it as a specific use.
- 8.) The owner provided the following cost of work description:

The tenant handling demo costs internally and have the following expected costs:

Dumpster fees - \$2,000
Tool rental for floor prep - \$1,000
Floor sealant costs - \$3,000
Treat / paint concrete walls - \$1,000
Misc demo - \$2,000
Total = \$9,000

Other major renovations for electrical and plumbing will be 3rd party contracted and those costs are to be included on other permits, as required.

Please review and let me know if these address your questions.

Thanks,

Ryan

On Jan 8, 2018, at 11:16 AM, Glenn Harmon <gharmon@portlandmaine.gov> wrote:

[Quoted text hidden]

Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the

media if requested.<35 Industrial Way 1772 Code review - IBC and NFPA GLH markup.pdf><35 Industrial Way A1-0 FIRST FLOOR PLAN GLH markup.pdf>

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