

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

SECTION

PERMIT

Permit Number: 031177

Abandoned & Expired permit 1/14/08

This is to certify that Immucell Corporation/S.F. F...n-Z Co.

has permission to Interior renovations, including removing non structural walls and building new walls.

AT 54 Evergreen Dr

329 A003001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 procured before this building or part thereof is lated or closed-in. 24 HOUR 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

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1177	Date Applied For: 09/24/2003	CBL: 329 A003001
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Location of Construction: 54 Evergreen Dr	Owner Name: Immucell Corporation	Owner Address: 56 Evergreen Dr	Phone: 207-878-2770
Business Name: n/a	Contractor Name: S.F. Flynn-Z Co. Inc.	Contractor Address: P.O. Box 2353 W. Scarborough	Phone: (207) 883-0306
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Alterations - Commercial	

Proposed Use: Production Facility / Interior renovations, including removing non structural walls and building new walls.	Proposed Project Description: Interior renovations, including removing non structural walls and building new walls.
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 09/30/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Pending	Reviewer: Mike Nugent	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
Dept: Fire	Status: Approved with Conditions	Reviewer: Lt. MacDougal	Approval Date: 10/01/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) stairs shall be built to commercial standards			
2) the sprinkler system shall be maintained to NFPA 13 standards			

Comments: 10/03/2003-mjn: Left message for Mr. Flynn, need use defined, better details
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City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-1177	Issue Date:	CBL: 329 A003001
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Location of Construction: 54 Evergreen Dr	Owner Name: Immucell Corporation	Owner Address: 56 Evergreen Dr	Phone: 207-878-2770
Business Name: n/a	Contractor Name: S.F. Flynn-Z Co. Inc.	Contractor Address: P.O. Box 2353 W. Scarborough	Phone: 2078830306
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: <i>IM</i>

Past Use: Commercial / Production Facility	Proposed Use: Production Facility / Interior renovations, including removing non structural walls and building new walls.	Permit Fee: \$363.00	Cost of Work: \$37,131.00	CEO District: 1
Proposed Project Description: Interior renovations, including removing non structural walls and building new walls. <i>ABANDONED + EXPIRED PERMIT</i>		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature: <i>[Signature]</i>	Signature: <i>Expired 11/4/08</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: gg	Date Applied For: 09/24/2003	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"/>	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	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: <i>9/30/03</i>	Date:	Date:

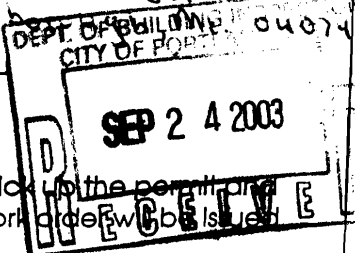
CERTIFICATION

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

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: 56 Evergreen Dr. Portland, Me. 04103		
Total Square Footage of Proposed Structure 1,140 sq. total involved area	Square Footage of Lot _____	
Tax Assessor's Chart, Block & Lot Chart# 329 Block# A Lot# 003	Owner: ImmuCell	Telephone: 878-2770
Lessee/Buyer's Name (If Applicable) _____	Applicant name, address & telephone: Stephen Flynn 91 Broadturn Rd. Scarborough, Me. 04074	Cost Of Work: \$ 37,131.88 Fee: \$ 354.00
Current use: <u>Production facility</u>		# 363.00
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Production facility</u>		
Project description: <u>Remove three refrigerated boxes + mezzanine above, remove two adjoining non structural partitions, relocate stairway, build new walls around affected area and to bottom of mezzanine. (metal stud gyp. board, FRP)</u>		
Contractor's name, address & telephone: S. F. Flynn - 2 Co. Inc. Scarborough, Me. 04074		
Who should we contact when the permit is ready: Stephen Flynn		
Mailing address: 91 Broadturn Rd. w. Scarborough, Me. 04074		
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: <u>883-0306</u>		

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 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: <u>Stephen Flynn</u>	Date: <u>9-24-03</u>
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This is NOT a permit, you may not commence ANY work until the permit is 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

NEW 45° X 7 X 1/4
TO UNDERSIDE OF
RAKE BEAM

ACCESS
158

PREPARE NEW 8'-HIGH
OPNG. IN FON. & SIDING
(SEE STR. DWGS.)

DEMO SLAB IN THIS AREA
TO FACILITATE INSTALLATION
OF NEW CONC. PIERS

EXIST. FACTORY USE
5545.32 SQ. FT.

FACE OF WALL
2' GRT (DASHED)

PRODUCT STORAGE
163

NEW COOLER

REMOVE EXIST. WALL

EXIST. ENDWALL
& INSTALL NEW
BEAM HEADER &
SEE STR. DWGS.)

REMOVE EXIST.
VCT & INSTALL
NEW SEAMLESS
FLOORING

EXISTING
WET PROCESS
157

ING
R ROOM

SEE CP-31

WASH
156

GLOSE EXIST.
DOOR

EXIST. DR. & VISION
PANEL TO REMAIN

EXIST. EX. VISION
PANEL TO REMAIN

MEZZANINE

WORK STA. 1
141

WORK STA. 2
140

LAB. 4
138

TOILET
147

CHANGE DOOR TO
3880 STEEL DOOR
W/ SAME HARDWARE

FERMENTATION
139

HALL
108

CORRIDOR
107

LAB 3
136

MECH. RM
152

EXIST. BUSINESS USE
TOILET

TIP TEST FILLING
143
(34'-7" X 11'-1")

REAGENT PREP
144
(17'-0" X 8'-8")

EXIST. DOOR
TO REMAIN

MAINTAIN 2 HR.
FIRE BARRIER
EXIST. DOOR
TO REMAIN

DEL WALL & DOOR
8/22/00

LAB 2
132

PATCH ALL WALL & CEILING
OPENINGS IN MECH. ROOM TO
PROVIDE SMOKEPROOF ENCL.

FLOOR
DOOR IN

EXIST. WALLS
REMAIN

EXIST.
DOOR

(17'-0" X 8'-8")

15'

630

42'

20'

28'

14'

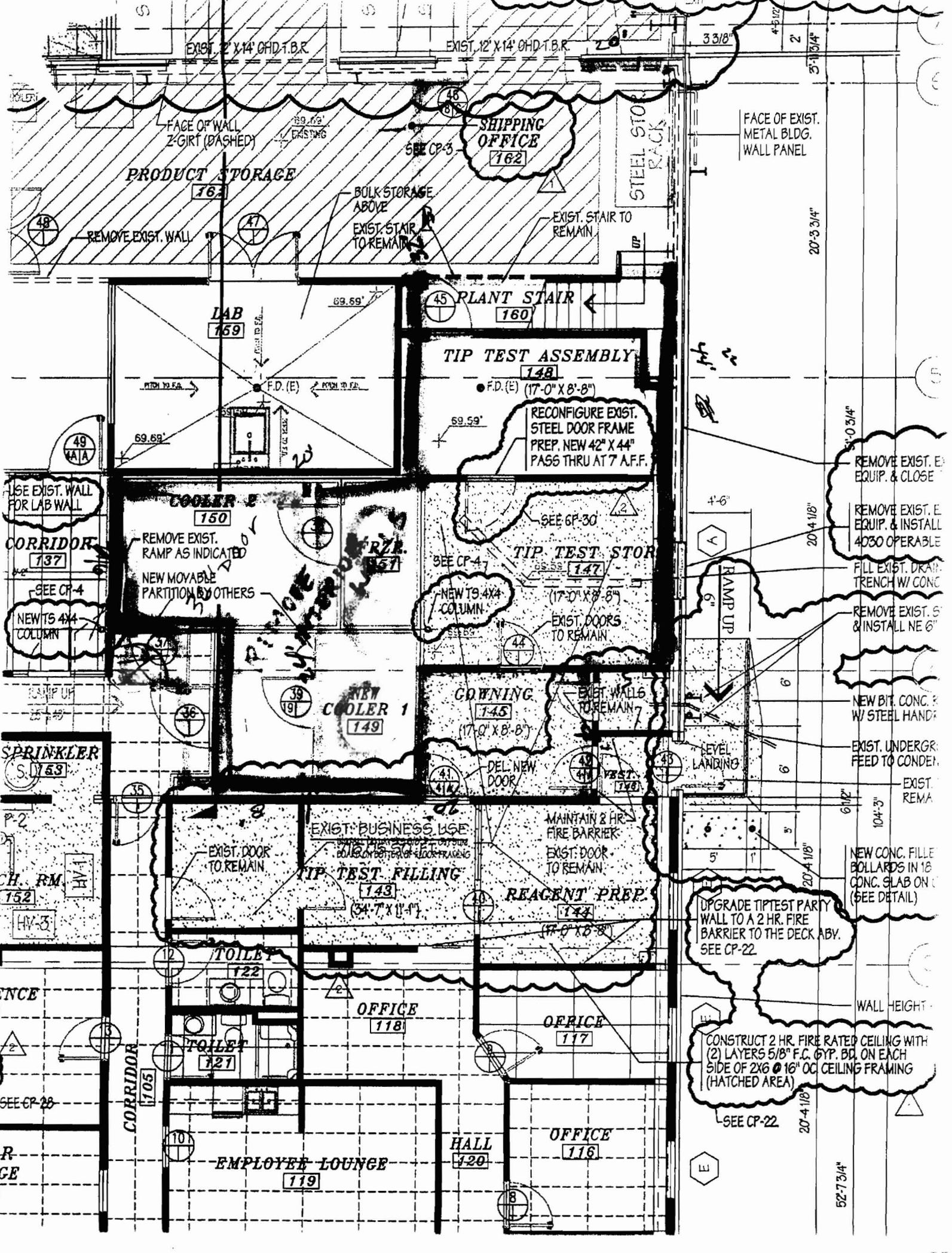
4'6"

9'

30'

9'

4'



EXIST. 2' X 14' OHD T.B.R.

EXIST. 12' X 14' OHD T.B.R.

33 3/8"
4'-6 1/2"
2'
3'-10 3/4"
20'-3 3/4"

FACE OF WALL
Z-GIRT (DASHED)

89.62'
EXISTING

SHIPPING
OFFICE
162

STEEL STOR
RACK

FACE OF EXIST.
METAL BLDG.
WALL PANEL

PRODUCT STORAGE
161

BULK STORAGE
ABOVE

EXIST. STAIR
TO REMAIN

EXIST. STAIR TO
REMAIN

REMOVE EXIST. WALL

47

SEE CP-3

48

LAB
159

45 PLANT STAIR
160

TIP TEST ASSEMBLY
148

F.D. (E) (17'-0" X 8'-8")

RECONFIGURE EXIST.
STEEL DOOR FRAME
PREP. NEW 42" X 44"
PASS THRU AT 7 A.F.F.

69.59'

F.D. (E)

69.69'

USE EXIST. WALL
FOR LAB WALL

COOLER 2
150

CORRIDOR
137

REMOVE EXIST.
RAMP AS INDICATED

NEW MOVABLE
PARTITION BY OTHERS

TIP TEST STOR
147

NEW 19.4X4
COLUMN

EXIST. DOORS
TO REMAIN

REMOVE EXIST. E.
EQUIP. & CLOSE

REMOVE EXIST. E.
EQUIP. & INSTALL
4030 OPERABLE

FILL EXIST. DRAIN
TRENCH W/ CONC.

REMOVE EXIST. S.
& INSTALL NE 6"

NEW BIT. CONC. W/
STEEL HAND

EXIST. UNDERGR.
FEED TO CONDEN.

EXIST.
REMA

NEW CONC. FILL
BOLLARDS IN 18"
CONC. SLAB ON C
(SEE DETAIL)

UPGRADE TIPTEST PARTY
WALL TO A 2 HR. FIRE
BARRIER TO THE DECK ABY.
SEE CP-22

WALL HEIGHT

CONSTRUCT 2 HR. FIRE RATED CEILING WITH
(2) LAYERS 5/8" F.C. GYP. BD. ON EACH
SIDE OF 2X6 @ 16" OC CEILING FRAMING
(HATCHED AREA)

SEE CP-22

NEW 19.4X4
COLUMN

RAMP UP

SPRINKLER
S. 153

P-2

CH. RM.
152

HV-3

FENCE

SEE CP-28

FRIDGE

NEW COOLER 1
149

DOWNING
145

(17'-0" X 8'-8")

EXIST. WALLS
TO REMAIN

LEVEL
LANDING

HV-1

HV-2

TOILET
122

EXIST. BUSINESS USE
TIP TEST FILLING
143

(34'-7" X 11'-4")

REAGENT PREP.
144

(17'-0" X 8'-8")

MAINTAIN 2 HR.
FIRE BARRIER

EXIST. DOOR
TO REMAIN

TOILET
121

OFFICE
118

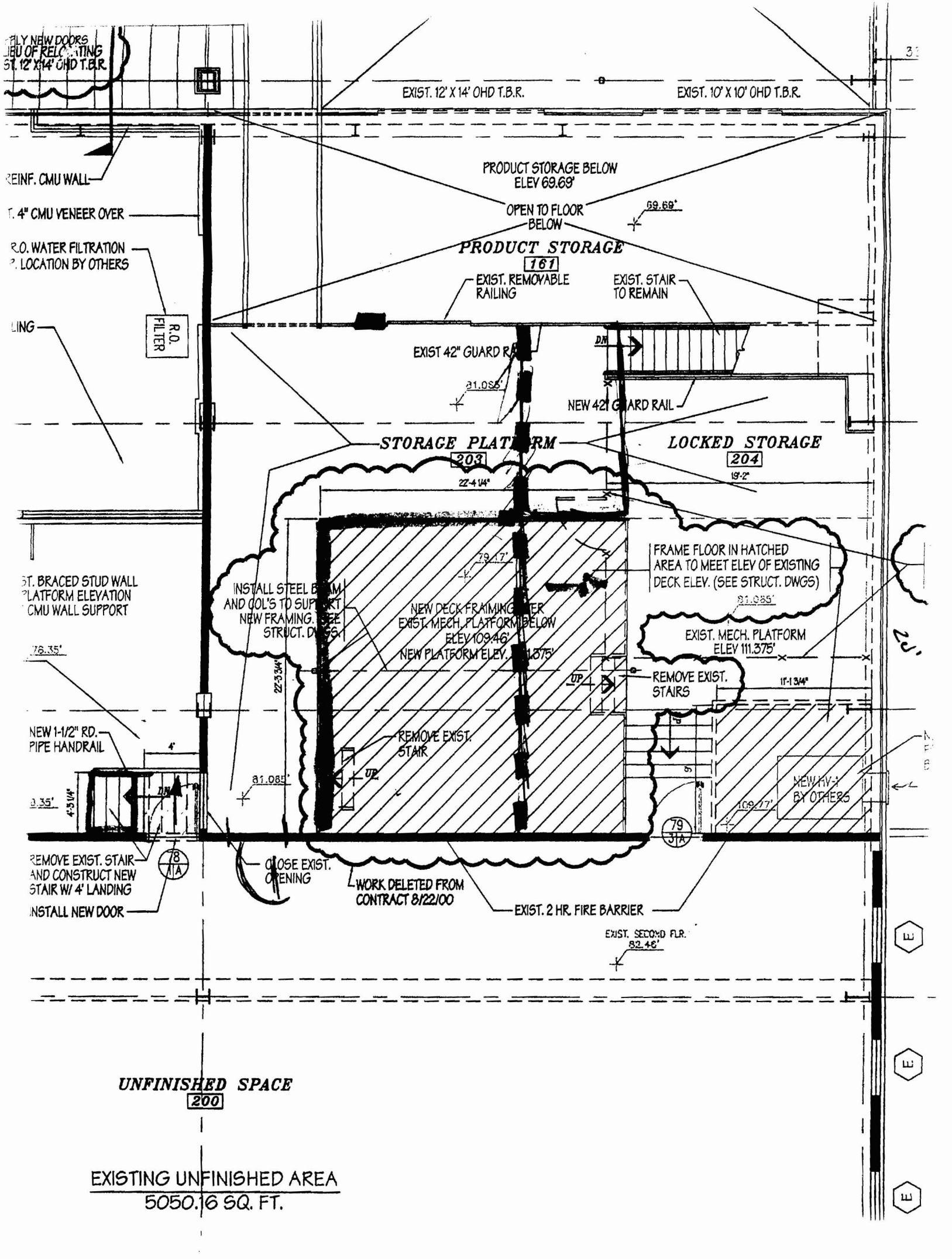
OFFICE
117

EMPLOYEE LOUNGE
119

HALL
120

OFFICE
116

52'-7 3/4"



INSTALL NEW DOORS
 ABOVE OF RELOCATING
 ST. 12' X 14' OHD T.B.R.

EXIST. 12' X 14' OHD T.B.R.

EXIST. 10' X 10' OHD T.B.R.

PRODUCT STORAGE BELOW
 ELEV 69.69'

OPEN TO FLOOR
 BELOW

69.69'

PRODUCT STORAGE
 161

EXIST. REMOVABLE
 RAILING

EXIST. STAIR
 TO REMAIN

REINF. CMU WALL

1/4" CMU VENEER OVER

R.O. WATER FILTRATION
 2. LOCATION BY OTHERS

R.O.
 FILTER

EXIST 42" GUARD RAIL

NEW 42" GUARD RAIL

STORAGE PLATFORM
 203

LOCKED STORAGE
 204

22'-4 1/4"

19'-2"

FRAME FLOOR IN HATCHED
 AREA TO MEET ELEV OF EXISTING
 DECK ELEV. (SEE STRUCT. DWGS)

EXIST. MECH. PLATFORM
 ELEV 111.375'

INSTALL STEEL BEAM
 AND COL'S TO SUPPORT
 NEW FRAMING. SEE
 STRUCT. DWGS

NEW DECK FRAMING OVER
 EXIST. MECH. PLATFORM BELOW
 ELEV 109.46'
 NEW PLATFORM ELEV. 113.75'

REMOVE EXIST.
 STAIRS

REMOVE EXIST.
 STAIR

NEW HV-1
 BY OTHERS

ST. BRACED STUD WALL
 PLATFORM ELEVATION
 CMU WALL SUPPORT

76.35'

NEW 1-1/2" RD.
 PIPE HANDRAIL

REMOVE EXIST. STAIR
 AND CONSTRUCT NEW
 STAIR W/ 4' LANDING
 INSTALL NEW DOOR

REMOVE EXIST. STAIR
 AND CONSTRUCT NEW
 STAIR W/ 4' LANDING
 INSTALL NEW DOOR

CLOSE EXIST.
 OPENING

WORK DELETED FROM
 CONTRACT 8/22/00

EXIST. 2 HR. FIRE BARRIER

EXIST. SECOND FLR.
 82.48'

UNFINISHED SPACE
 200

EXISTING UNFINISHED AREA
 5050.6 SQ. FT.

31

E

E

E



ESTIMATE

Date	Estimate #
9/11/2003	4062

ImmuCell Corporation
56 Evergreen Drive
Portland, Maine 04103

Project
Back Room Remodel

Description	Total
<p>DEMO:</p> <ul style="list-style-type: none"> * Remove all partitions and associated supported structures * Remove all V.C.T. tile and dispose * Remove all doors, light fixtures and small mechanical items . To be used at a later date by other trades. * Remove existing 10x10 OH door. To be reused. * Remove door over mezzanine (in-fill wall) and relocate to above remaining mezzanine. <p>CONSTRUCTION:</p> <ul style="list-style-type: none"> * Build approximately 200 Ln' of interior partitions. 88' to be built from floor to roof deck (approx. 20' H). 112' to be built to underside of mezzanine and around cooler boxes. * All walls to have 4' of Hardy-board installed on 1st 4' course and remaining wall to be of gypsum wallboard * Surface to be scratch-coated to fill voids. * (1) layer of white F.R.P. board to be installed on all new surfaces. * 3 1/2 " aluminum base to be caulked to wall & floor to create a moisture seal. * Install F.R.P. in existing vented closet and reinforce closet top for material storage. * In-fill mezzanine void with new 16' 2 x 10's 16" O.C. and (1) layer of 3/4" T&G Advantech. * Build & install approximately 64 Ln' of 4' railing around perimeter of mezzanine & cooler boxes. Railing will consist of top, bottom toekick and midrail 2 x 4. * Build (1) 10 x 24' support wall with 2 x 4 spaced 16" O.C. below mezzanine. One side to be F.R.P. finish & other side to be gypsum wallboard finish to create office. * Build (3) new walls at hallway location to create exterior walls of new office. (Door location by Owner) <i>Office no longer required</i> * Relocate/Reuse existing stairway to mezzanine wherever possible. * Build (1) landing with handrails above mezzanine with steps down to accommodate (2) exits on mezzanine. * Install relocated door in new opening left of existing 2nd floor door. * In-fill void on 2nd floor wall to match existing surfaces. * Relocate 10 x 10 O.H. door into new opening between cooler box and exterior wall. * Install V.C.T. floor and drop ceiling in new 300 sq' office. <p>Labor 11,520.00 Labor 3,840.00 Material 8,013.88 OH Door 600.00 Acoustical Ceiling ✓ <i>no longer required</i> 720.00 Drywall ✓ 9,726.00 Flooring ✓ 912.00 Waste Removal 2,520.00</p> <p>BID EXCLUSIONS:</p> <ul style="list-style-type: none"> * Building Permit, Electrical, Insulation, Plumbing, HVAC, Sprinkler Installation * Flooring - Backroom and associated concrete berm 	

The actual cost of the project may vary from the above estimate; any deviation from the scope of work will require change orders signed by both parties along with payment before the commencement of work. Our terms are 40% down with periodic invoicing due 10 days from invoice date.

Total \$37,851.88

Acceptance Signature: _____ Date: _____

37,851.88