

VACANT SPACE

DAVID McCLEES  
STORAGE USE

LOADING DOCK

PARKING LOT

← NORTH

PRESUMPCOT STREET

**HEMESphere  
DESIGN**  
Architecture  
58 Fore Street  
Portland, ME 04101  
207.232.6079  
joe@hemisphere-design.com  
www.hemisphere-design.com

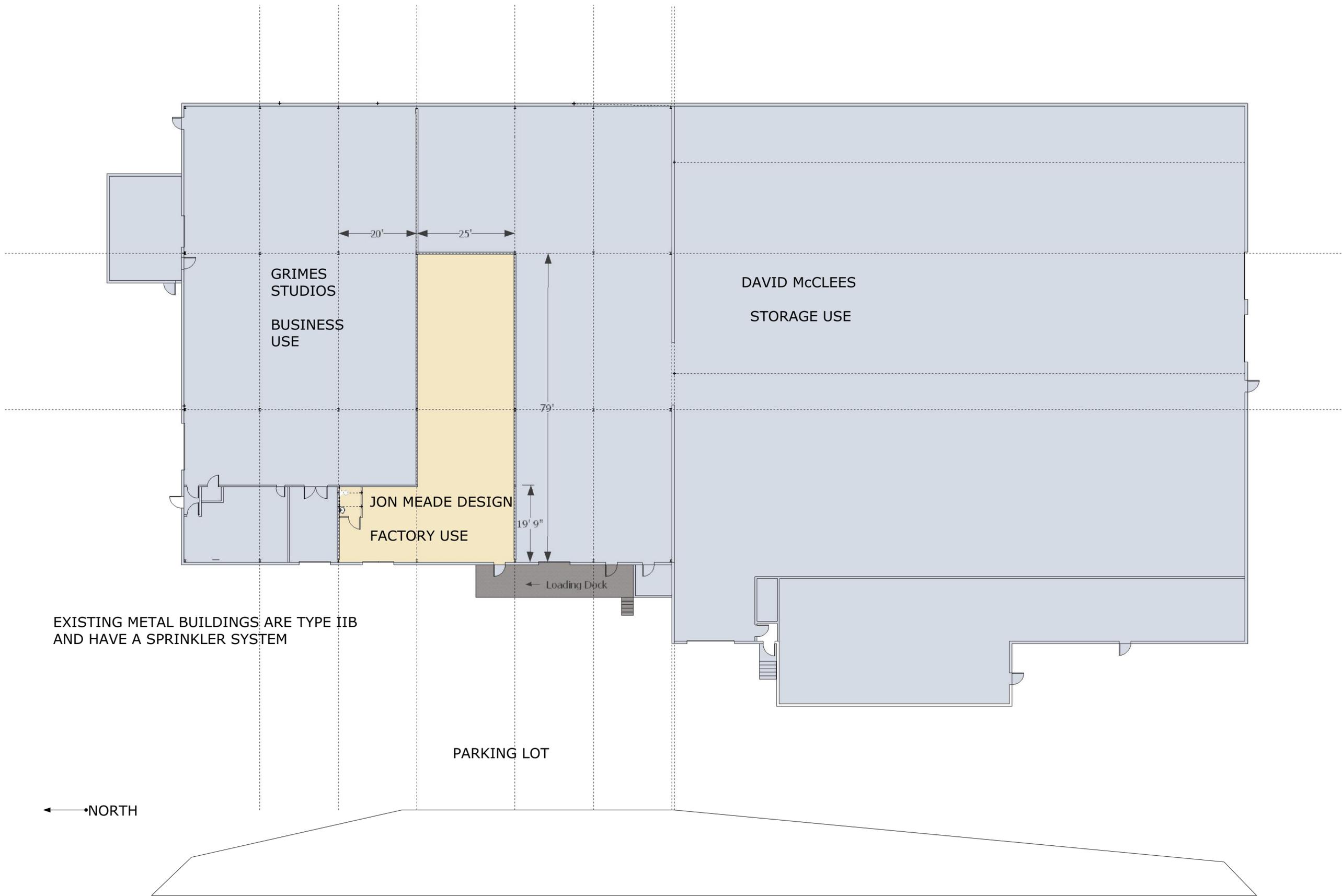
JON MEADE DESIGN, 299 PRESUMPCOT STREET  
SCALE 1/16" = 1'-0"



Date: 01/16/15

EXISTING PLAN  
DATE NOVEMBER 17, 2014

**A1.0**



EXISTING METAL BUILDINGS ARE TYPE IIB  
AND HAVE A SPRINKLER SYSTEM

PARKING LOT

← NORTH

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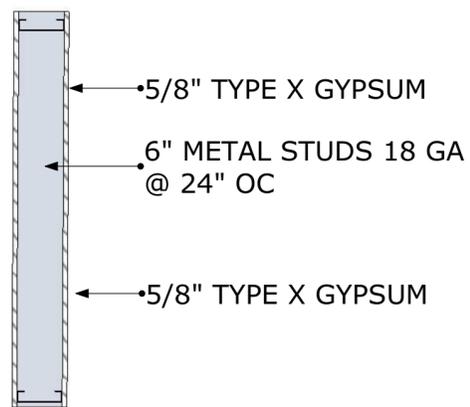


Reviewed for Code Compliance  
Inspectors Division  
Approved with Conditions

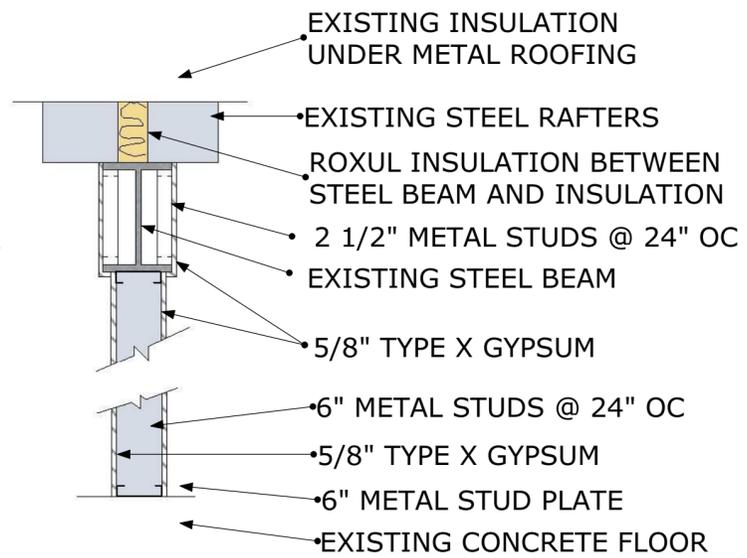
Date: 01/16/15

DATE NOVEMBER 17, 2014

**A1.1**



1 HOUR WALL PARTITION  
UL DESIGN U465



WALL SECTION AT FLOOR AND CEILING

Commercial Interior and Change of Use Permit Application

Applicant: **Jon Meade Design, 299 Presumpscot Street, Portland -773-3323** e-mail [jonmeade@me.com](mailto:jonmeade@me.com)

EXTERIOR EXISTING ELEVATION 299 PRESUMPCOT STREET



Note: no exterior work is being done to existing exterior



DOOR SCHEDULE: BATHROOM DOOR, 3



HANDLE

**A1.4**



# Accessibility Building Code Certificate

**Designer:** HEMESphere Design LLC

**Address of Project:** 299 Presumpscot Street

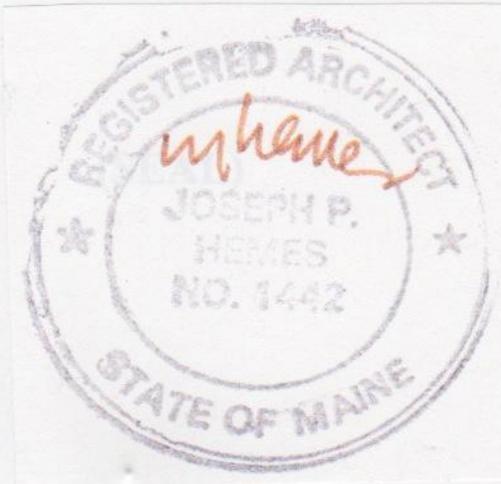
**Nature of Project:** Interior walls for a concrete manufacturing business, inside an existing metal building

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

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:** *J. P. Hemes*

**Title:** Owner

**Firm:** HEMESphere Design LLC

**Address:** 58 Fore Street

**Phone:** 232-6079

For more information or to download  
or

Building Inspections Division • 389 Congress S



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Inspections Division  
Approved with Conditions

Date: 01/16/15

Applications visit the Inspections Division  
ine.gov

3 • FACSIMILE (207) 874-8716 • TTY (207) 874-8936



# Certificate of Design Application

From Designer: HEMESphere Design  
 Date: 11.19.14  
 Job Name: Jon Meade Design  
 Address of Construction: 299 Presumpscot Street

## 2009 International Building Code

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

Building Code & Year IBC 2009 Use Group Classification (s) F-2  
 Type of Construction Type II-b  
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2009 IRC existing  
 Is the Structure mixed use? yes If yes, separated or non separated or non separated (section 302.3) separated  
 Supervisory alarm System? N/A Geotechnical/Soils report required? (See Section 1802.2) N/A

### Structural Design Calculations

N/A 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>N/A</u>	

### Wind loads (1603.1.4, 1609)

N/A Design option utilized (1609.1.1, 1609.6)  
 Basic wind speed (1809.3)  
 Building category and wind importance Factor,  $I_w$  (table 1604.5, 1609.5)  
 Wind exposure category (1609.4)  
 Internal pressure coefficient (ASCE 7)  
 Component and cladding pressures (1609.1.1, 1609.6.2.2)  
 Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

N/A Design option utilized (1614.1)  
 Seismic use group ("Category")  
 Spectral response coefficients,  $S_D$  &  $S_1$   
 Site class (1615.1.5)

                     Live load reduction  
                     Roof *live* loads (1603.1.2, 1607.11)  
                     Roof snow loads (1603.7.3, 1608)  
                     Ground snow load,  $P_g$  (1608.2)  
                     If  $P_g > 10$  psf, flat-roof snow load  $P_f$   
                     If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
                     If  $P_g > 10$  psf, snow load importance factor,  $I_s$   
                     Roof thermal factor,  $C_t$  (1608.4)  
                     Sloped roof snowload,  $P_s$  (1608.4)  
                     Seismic design category (1616.3)  
                     Basic seismic force resisting system (1617.6.2)  
                     Response modification coefficient,  $R$ , and  
                     deflection amplification factor  $C_d$  (1617.6.2)  
                     Analysis procedure (1616.6, 1617.5)  
                     Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

N/A Flood Hazard area (1612.3)  
                     Elevation of structure

### Other loads

N/A Concentrated loads (1607.4)  
                     Partition loads (1607.5)  
                     Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)





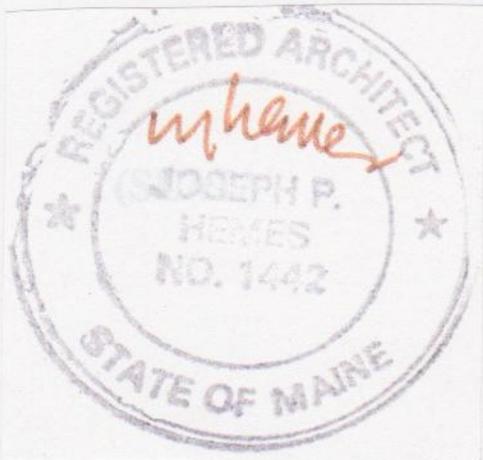
# Certificate of Design

Date: 11.20.14

From: HEMESphere Design LLC

These plans and / or specifications covering construction work on:  
299 Presumpscot Street, Portland

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 International Building Code** and local amendments.



Signature: *J. Hemes*

Title: Owner

Firm: HEMESphere Design LLC

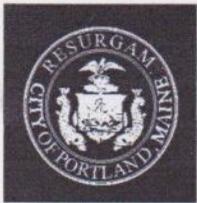
Address: 58 Fore Street

Portland, ME 04103

Phone: 232-6079

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.norlandmaine.gov](http://www.norlandmaine.gov)





# PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Jeff Levine, AICP, Director  
Director of Planning and Urban Development

Tammy Munson  
Director, Inspections Division

### Electronic Signature and Fee Payment Confirmation

Notice: Your electronic signature is considered a legal signature per state law.

By digitally signing the attached document(s), you are signifying your understanding this is a legal document and your electronic signature is considered a **legal signature** per Maine state law. You are also signifying your intent on paying your fees by the opportunities below.

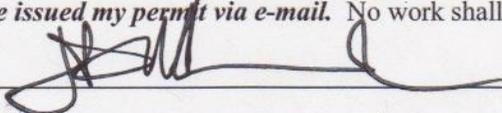
I, the undersigned, intend and acknowledge that no permit application can be reviewed until payment of appropriate permit fees are **paid in full** to the Inspections Office, City of Portland Maine by method noted below:

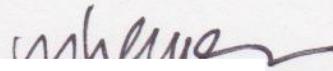
Within 24-48 hours, upon receipt of an e-mailed invoice from Building Inspections, which signifies that my electronic permit application and corresponding paperwork have been received, determined complete, entered by an administrative representative, and assigned a permit number, I then have the following four (4) payment options:

- to provide an on-line electronic check or credit/debit card (we now accept American Express, Discover, VISA, and MasterCard) payment (along with applicable fees beginning July 1, 2014),
- call the Inspections Office at (207) 874-8703 and speak to an administrative representative to provide a credit/debit card payment over the phone,
- hand-deliver a payment method to the Inspections Office, Room 315, Portland City Hall,
- or deliver a payment method through the U.S. Postal Service, at the following address:

City of Portland  
Inspections Division  
389 Congress Street, Room 315  
Portland, Maine 04101

Once my payment has been received, this then starts the review process of my permit. **After all approvals have been met and completed, I will then be issued my permit via e-mail.** No work shall be started until I have received my permit.

Applicant Signature:  Date: 11.24.14

I have provided digital copies and sent t  Date: 11.24.14

NOTE: All electronic paperwork must be delivered by thumb drive or CD to the office.

Room 315 - 389 Congress Street- Po

[portlandmaine.gov](http://www.portlandmaine.gov) or by physical means ie; a

03 - Fax: 874-8716 - TTY: 874-8936



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 01/16/15



# 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.

Address/Location of Construction: 299 Presumpscot Street		
Total Square Footage of Proposed Structure:		2,400 sf
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# 420 A003	Applicant Name: Jon Meade Address 299 Presumpscot Street City, State & Zip Portland, Maine 04103	Telephone: 773-3323 Email: jonmeade@me.com
Lessee/Owner Name : David McClees (if different than applicant) Address: 299 Presumpscot Street City, State & Zip: Portland, Maine 04103 Telephone & E-mail: 207-871-9230 david@talusproducts.com	Contractor Name: (if different from Applicant) Address:  City, State & Zip:  Telephone & E-mail:	Cost Of Work: \$ 7,800  C of O Fee: \$ _____ Historic Rev \$ _____ Total Fees : \$ _____
Current use (i.e. single family) <u>vacant warehouse</u>		
If vacant, what was the previous use? <u>Industrial/Factory</u>		
Proposed Specific use: <u>Factory -manufacture of concrete counters, stairs, sinks, etc.</u>		
Is property part of a subdivision? <u>no</u> If yes, please name _____		
Project description: The installation of walls to contain 2,400 SF inside an existing warehouse. No exterior work.		
Who should we contact when the permit is ready: Jon Meade		
Address: 299 Presumpscot Street		
City, State & Zip: Portland, Maine 04103		
E-mail Address: jonmeade@me.com		
Telephone: 773-3323		

Please submit all of the information outlined on the applicable checklist. Failure to do so causes an automatic permit denial.

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](http://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 time to inspect the work and to enforce the codes applicable to this permit.

Signature: [Handwritten Signature]

This is not a permit; you must wait until the permit is issued.



Reviewed for Code Compliance  
Inspections Division  
Approved with Conditions

Date: 01/16/15

20.14

the permit is issued.

**Portland Fire Department**

**Commercial Interior and Change of Use Permit Application**

Applicant: **Jon Meade Design**  
299 Presumpscot Street, Portland  
Phone 773-3323  
e-mail [jonmeade@me.com](mailto:jonmeade@me.com)

Project Architect: Joe Hemes  
HEMESphere Design LLC  
58 fore Street, Portland  
Phone 232-6079  
e-mail [joe@hemespheredesign.com](mailto:joe@hemespheredesign.com)

Proposed Use of Structure: Concrete counter top, sinks, benches, stair treads and other architectural forms  
NFPA Industrial Use-General Purpose  
IBC Factory F-2

Square footage: 2,400 SF of space enclosed with new partitions within an existing metal building

Existing and Proposed fire protection of structure: Existing sprinkler system to remain

Detection System: As required

Life Safety Plan: See plans in Application



**NFPA LIFE SAFETY 101  
CODE SUMMARY**

Jon Meade Design is proposing to add partitions inside an existing metal building located at 299 Presumpscot Street, to create a 2,400 SF space with an egress door and a garage door. The building is two adjacent metal buildings, with the southerly building a Storage Use by the Owner, David McClees and the northerly building is currently vacant, with Grimes Studio a Business Use planning on starting work soon. Jon Meade Design is a concrete manufacturing company and is a Factory/Industrial Use.

## Chapter 40 Industrial Use

- 40.1.2 Multiple Occupancies see 6.1.14 Separated Occupancies  
Table 6.1.14.4.1 Factory- Business 2 hour- reduced to 1 hour with automatic sprinkler  
Factory- Storage 1 hour
- 40.1.4.1 General Industrial Occupancy
- 40.1.7 Occupant Load – Table 7.3.1.2 general use 100 sf/occupant  
2,400 sf / 100 sf per occupant = 24 occupants
- 40.2.4 Number of Means of Egress  
40.2.4.1.2 A single means of egress shall be permitted provided the exit can be reached within the common path of travel  
Table 40.2.5 General Industrial Occupancy  
Dead End Corridor -50 ft N/A  
Common Path of Travel with sprinkler 100 feet- OK with 85 feet shown.
- 40.2.6 Travel Distance to Exits  
Table 40.2.6 protected with Automatic Sprinkler 250 feet.—OK max is 85 feet shown.
- 40.2.9.2 Emergency Lighting- will be provided
- 40.2.10 Marking Means of Egress- an illuminated exit sign will be provided
- 40.3.3 Interior Finish- Class A, B or C  
Note floors are existing concrete, walls are gypsum board.
- 40.3.4 Fire alarm system to be provided



## Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$25.00 for the first \$1000.00 construction cost, \$11.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**



**Jon Meade Design 299 Presumpscot Street, Portland**

**International Building Code (IBC) 2009**

**CODE SUMMARY**

Jon Meade Design is proposing to add partitions inside an existing metal building located at 299 Presumpscot Street, to create a 2,400 SF space with an egress door and a garage door. Jon Meade Design is a concrete manufacturing company and is a Factory/Industrial Use. There is an existing sprinkler system. The adjacent warehouse area is F

Section 306.3 Factory Industrial F-2

Section 503 General Building Height and Area Restrictions

Type II (B) unprotected Allowable Area 23,000 sf,  
Allowable Height 55 feet, 3 stories

Proposed Existing Building Infill Area  
1<sup>st</sup> floor 2,400 SF concrete factory

Table 508 Required Separation of Occupancies

F-2 to adjacent occupancy B Business (Grimes) requires a 1 hour fire rating

Section 601 Fire Resistance Rating Requirements

For Type 2 (B):

Primary Structural Frame	0 hours
Bearing Walls exterior	0 Hours
Bearing Walls interior	0 Hours
Non-bearing partitions	0 hours
Floor Construction	0 hours
Roof Construction	0 hours

Section 602 Fire Resistance Rating for exterior walls based on separation

Greater than 30 feet 0 hours

Section 1003 General Means of Egress

1003.2 Means of egress shall have



1004.1.1 Maximum Floor Area Allowances Per Occupant

Industrial Areas- 100 SF Gross/per occupant

Proposed Building

1<sup>st</sup> floor      2,400 SF/ 100 = 24 occupants

1005.1 Minimum Egress Width

1<sup>st</sup> floor      24 occupants x .2 inch = 4.8 inches      Entrance door shall be 3 feet wide.

1015.1 Spaces with One Exit or Exit Access Doorway

Occupancy F– maximum occupant load 49.      Proposed occupancy is 24 under this maximum

1016.1 Exit Access Travel Distance

Occupancy F-2 – maximum 400 feet with sprinkler system.      Proposed travel is 85 feet

1018.1 Corridors Fire Resistive Rating

N/A This is one room with less than 30 occupants.

1020.2 Exterior exit door provided.

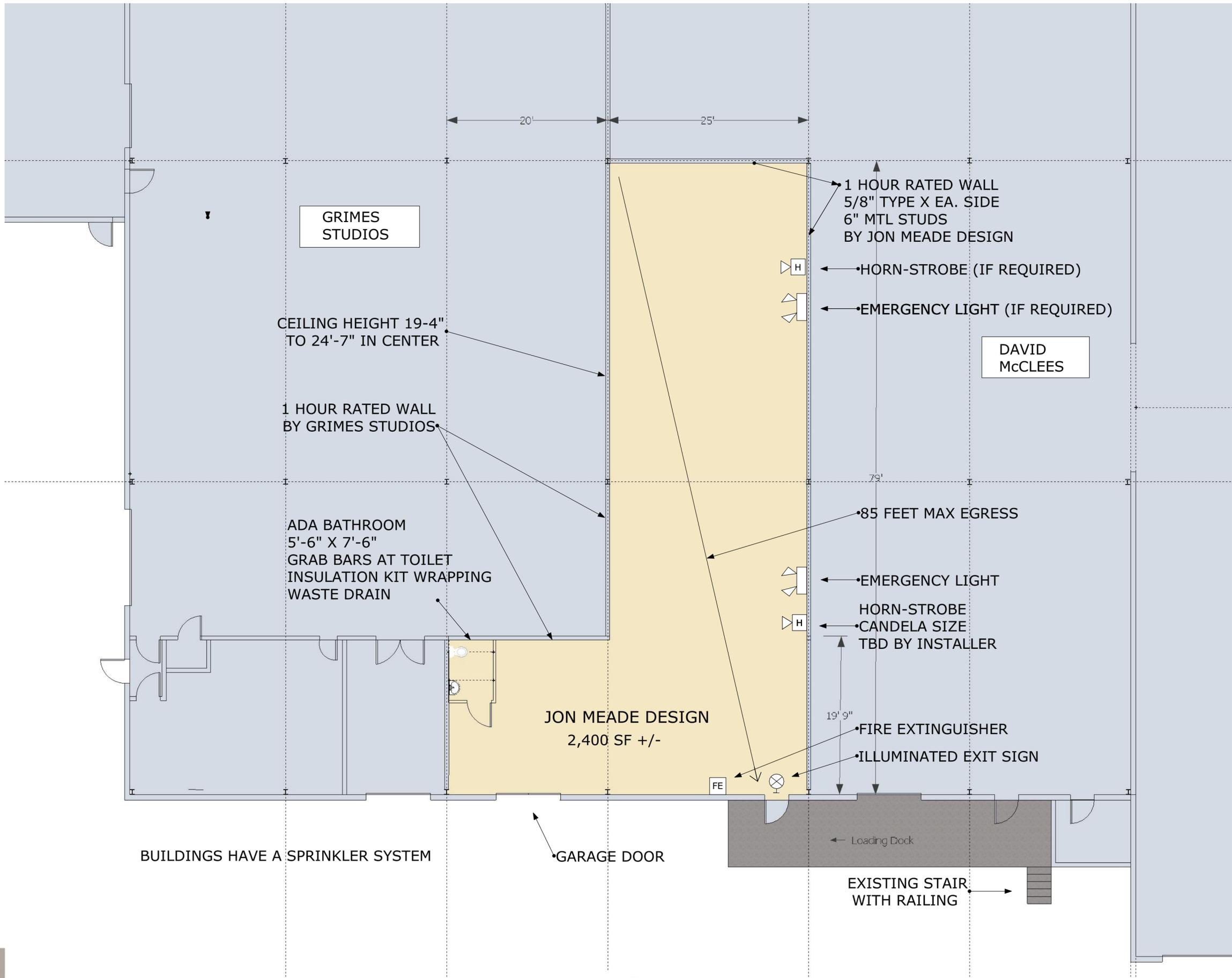
1022 Exit Enclosures

Interior exit stairways shall be enclosed with fire barriers constructed in accordance to Section 707. The Exit Stairway shall be 1 hour rated (less than 4 stories)

1023 Exit Passageways

36" width is acceptable for this occupant load







# Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

## One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls; ceilings, floors & U-factors of windows as per the IECC 2009
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required.
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

