

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

BUILDING INSPECTION

PERMIT

Permit Number: 101473

DEC 10 2010

Please Read Application And Notes, If Any, Attached

This is to certify that MKC PROPERTIES INC./M & M Industries has permission to Combine a vacant office w/ front office space to form 1 unit will be used as office and private fitness trainer AT 390 PRESUMPCOT ST CBL 422 B012001

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 lathed for otherwise 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. CAPT. R. Sauter
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name _____

[Signature] 12/10/10
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716 10-1473 422 B012001

Location of Construction: 390 PRESUMPCOT ST	Owner Name: MKC PROPERTIES INC	Owner Address: PO BOX 10841	Phone:
Business Name:	Contractor Name: M & M Industries	Contractor Address: 33 Chapel Street #1 South Portland	Phone: 2073294875
Lessee/Buyer's Name	Phone:	Permit Type: <u>Change of use</u> <u>Alterations - Commercial</u>	Zone: <u>I-L</u>
Past Use: Commercial - Office	Proposed Use: Commercial - Office - Combine a vacant office w/ front office space to form 1 unit will be used as office and private fitness trainer	Permit Fee: \$290.00	Cost of Work: \$27,000.00
Proposed Project Description: Combine a vacant office w/ front office space to form 1 unit will be used as office and private fitness trainer		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <u>* See Conditions</u>	INSPECTION: Use Group: <u>B/S/F-1</u> Type <u>3B</u> <u>IBC-2003</u> Signature: <u>[Signature]</u> 12/10/10
Permit Taken By: Idobson		Date Applied For: 11/29/2010	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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 checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <u>5/11/30/10</u>	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: <u>[Signature]</u>
	PERMIT ISSUED DEC 10 2010 City of Portland		

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



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Dec. 10 2010

Received from M² M Industries

Location of Work 390 Presumpscott

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: 75.00

Total: 75.00

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other C of O Per #10-1473

CBL: 422-B-12

Check #: 3949 Total Collected \$ 75.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: APM

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

11-29 20 10

Received from

M. S. M. J. L.

Location of Work

390 Portland Street

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 290

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 100-B-12

Check #: 3932 Total Collected \$ 290

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-1473	Issue Date:	CBL: 422 B012001
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Location of Construction: 390 PRESUMPCOT ST	Owner Name: MKC PROPERTIES INC	Owner Address: PO BOX 10841	Phone:
Business Name:	Contractor Name: M & M Industries	Contractor Address: 33 Chapel Street #1 South Portland	Phone 2073294875
Lessee/Buyer's Name	Phone:	Permit Type: <i>Change of use</i> Alterations - Commercial	Zone: I-L

Past Use: Commercial - Office	Proposed Use: Commercial - Office - Combine a vacant office w/ front office space to form 1 unit will be used as office and private fitness trainer	Permit Fee: \$290.00	Cost of Work: \$27,000.00	CEO District: 4
Proposed Project Description: Combine a vacant office w/ front office space to form 1 unit will be used as office and private fitness trainer		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>B/S/F-1</i> Type: <i>3B</i> <i>IBC-2003</i>	
		Signature: <i>KG</i>	Signature: <i>JMB 12/10/10</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: Idobson	Date Applied For: 11/29/2010	Zoning Approval		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>11/30/10</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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PERMIT ISSUED

DEC 10 2010

City of Portland

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

2-22-11

minor elec issues

sent to #8 before

issuance

NLA

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1473	Date Applied For: 11/29/2010	CBL: 422 B012001
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Location of Construction: 390 PRESUMSCOT ST	Owner Name: MKC PROPERTIES INC	Owner Address: PO BOX 10841	Phone:
Business Name:	Contractor Name: M & M Industries	Contractor Address: 33 Chapel Street #1 South Portland	Phone (207) 329-4875
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Office - Combine a vacant office w/ front office space to form 1 unit will be used as office and private fitness trainer	Proposed Project Description: Combine a vacant office w/ front office space to form 1 unit will be used as office and private fitness trainer
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 11/30/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) This area of the building is considered by zoning to be an indoor recreation center with accessory offices. Any change of use shall require a separate permit application for review and approval. 2) Separate permits shall be required for any new signage. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			

Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 12/10/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712. 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans. 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 4) 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 with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 12/06/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) Fire extinguishers required. Installation per NFPA 10 2) All construction shall comply with City Code Chapter 10. 3) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval. 			

Comments:
11/30/2010-mes: this is a change of use - needs to be charged a fee for a certificate of occupancy
12/9/2010-jmb: Spoke with Mark M. He confirmed details on the 17,668 sf building including 5 tenant spaces of mixed use including storage, auto repair and storage, the proposed fire partition will not be continuous to the roof deck at the 8'x9' office wall jog as there is a decked catwalk above, the type of construction is mixed steel, cmu, wood and metal partition walls, the building is not sprinklered. He is not going to construct the wood ramp as accessibility is not required.

Location of Construction: 390 PRESUMPCOT ST	Owner Name: MKC PROPERTIES INC	Owner Address: PO BOX 10841	Phone:
Business Name:	Contractor Name: M & M Industries	Contractor Address: 33 Chapel Street #1 South Portland	Phone (207) 329-4875
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

12/10/2010-jmb: Upon further review in microfiche, a permit issued in 1971 for an addition to this building was approved with condition that the cmu wall was built to essentially create separate buildings in lieu of sprinklers. That allows the business area under this permit to have one exit and classify as 3B as this section of building is only 4800sf., wood frame partitions are allowed.

BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@portlandmaine.gov**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating, drywalling or covering.**

 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.**

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



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: <u>390 PRESUMPSCOT STREET</u>		
Total Square Footage of Proposed Structure/Area <u>BUILDING: 16,644 RENOVATIONS: 1,700</u>		Square Footage of Lot <u>87,049</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>A22 B30 2001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer Name <u>MKC PROPERTIES, INC</u> Address <u>P.O. BOX 108A1</u> City, State & Zip <u>PORTLAND, ME 04104</u>	Telephone: <u>781-5030</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>27,000.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>MANUFACTURING / CONSTRUCTION OFFICES IL ZONE</u> If vacant, what was the previous use? <u>OFFICE</u> Proposed Specific use: <u>PERSONAL FITNESS TRAINING SALON</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>COMBINE A VACANT OFFICE SPACE w/ FRONT OFFICE SPACE TO FORM ONE UNIT. UNIT WILL BE USED AS OFFICE & SPACE FOR PRIVATE FITNESS TRAINER</u>		
Contractor's name: <u>M&M INDUSTRIES</u>		
Address: <u>1A KIRKLAND AVE</u>		
City, State & Zip <u>S. PORTLAND, ME 04106</u>		Telephone: <u>329-4875</u>
Who should we contact when the permit is ready: <u>MARK</u>		Telephone: <u>SAME</u>
Mailing address: <u>SAME</u>		

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.

RECEIVED
NOV 19 2010
Dept. of Building Inspection
City of Portland, Maine

Signature: [Signature] Date: 11 / 12 / 10

This is not a permit, you may not commence ANY work until the permit is issue

340
395 Presumpscot Street

April 20, 1971

Philip L. Gadbois
165 Granite Street
Biddeford

cc to: Fels Company, Inc.
42 Union Street

Dear Mr. Gadbois:

Permit is issued herewith to construct a 1-story metal addition to building at the above location as follows; as per plans:

- A- 39' x 80' on front of building
- B- 39' x 80' on rear of building
- C- 40' x 118' on right side of building
- D- 25' x 80' on rear of building

This permit is being issued on the basis of a new floor plan showing a 12" concrete block wall with one pair of double Class "A" fire doors, which was necessary to cut down the required areas, which otherwise would have had to be sprinklered.

Very truly yours,

Earle S. Smith
Plan Examiner

1-2 INDUSTRIAL ZONE



APPLICATION FOR PERMIT

Class of Building or Type of Structure Metal Bldg.
Portland, Maine, April 12, 1971

PERMIT ISSUED

APR 20 1971

CITY OF PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location: resumpscot st. Within Fire Limits? Dist. No.
Owner's name and address: Fels Company Inc, 42 Union St. Telephone
Lessee's name and address Telephone
Contractor's name and address: Phillip L. Gadbois, 165 Granite St. Biddeford Telephone
Architect Specifications Yes Plans Yes No. of sheets 3
Proposed use of building Plumbing & Heating No. families
Last use " " No. families
Material metal No. stories Heat Style of roof Roofing
Other buildings on same lot
Estimated cost \$ 50,000 Fee \$ 150.00

General Description of New Work

To construct 1-story metal addition.
Building "A"-39' x 80'-front of bldg.
" "E"-39' x 80'-rear " "
" "C"-40' x 118'-right side "
" "D"-25' x 80'-rear of Bldg."B" all as per plans.

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. PERMIT TO BE ISSUED TO contractor

Details of New Work

Is any plumbing involved in this work? Is any electrical work involved in this work?
Is connection to be made to public sewer? If not, what is proposed for sewage?
Has septic tank notice been sent? Form notice sent?
Height average grade to top of plate Height average grade to highest point of roof
Size, front depth at least 4 below solid or filled land? earth or rock?
Material of foundation concrete Thickness, top 10" bottom 10" cellar
Kind of roof Rise per foot Roof covering
No. of chimneys Material of chimneys of lining Kind of heat fuel
Framing Lumber-Kind Dressed or full size? Corner posts Sills
Size Girder Columns under girders Size Max. on centers
Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.
Joists and rafters: 1st floor, 2nd, 3rd, roof
On centers: 1st floor, 2nd, 3rd, roof
Maximum span: 1st floor, 2nd, 3rd, roof
If one story building with masonry walls, thickness of walls? height?

If a Garage

No. cars now accommodated on same lot, to be accommodated, number commercial cars to be accommodated
Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building?

APPROVED

4/16/71 - O.K. - Zoning. Allen
ESS 4/16/71, w/letter.

Miscellaneous

Will work require disturbing of any tree on a public street? no
Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are



1-2 INDUSTRIAL ZONE

APPLICATION FOR PERMIT

Class of Building or Type of Structure Second Class

Portland, Maine, July 6, 1968

PERMIT ISSUED
JUL 18 1968
CITY of PORTLAND

To the INSPECTOR OF BUILDINGS, PORTLAND, MAINE

The undersigned hereby applies for a permit to erect alter repair demolish install the following building structure equipment in accordance with the Laws of the State of Maine, the Building Code and Zoning Ordinance of the City of Portland, plans and specifications, if any, submitted herewith and the following specifications:

Location 378-400 Prunus Street Within Fire Limits? _____ Dist. No. _____

Owner's name and address Fels Company, 42 Union Street Telephone 574-1939

Lessee's name and address Fairfield Telephone _____

Contractor's name and address Anchor / Sales Corp., P.O. Box 160, Dover, N.H. Telephone _____

Architect _____ Specifications YES Plans YES No. of sheets 5

Proposed use of building storage No. families _____

Last use _____ No. families _____

Material metal No. stories 1 Heat _____ Style of roof pitch Roofing metal

Other buildings on same lot _____

Estimated cost \$ 12,500. Fee \$ 26.00

General Description of New Work

To construct 1-story metal storage building, 40' x 80', as per plan

It is understood that this permit does not include installation of heating apparatus which is to be taken out separately by and in the name of the heating contractor. **PERMIT TO BE ISSUED TO**

Details of New Work

Is any plumbing involved in this work? yes Is any electrical work involved in this work? YES

Is connection to be made to public sewer? no If not, what is proposed for sewage? _____

Has septic tank notice been sent? _____ Form notice sent? _____

Height average grade to top of plate _____ Height average grade to highest point of roof _____

Size, front _____ depth _____ No. stories _____ solid or filled land? _____ earth or rock? _____

Material of foundation _____ Thickness, top _____ bottom _____ cellar _____

Kind of roof _____ Rise per foot _____ Roof covering _____

No. of chimneys _____ Material of chimneys _____ of lining _____ Kind of heat _____ fuel _____

Framing Lumber—Kind _____ Dressed or full size? _____ Corner posts _____ Sills _____

Size Girder _____ Columns under girders _____ Size _____ Max. on centers _____

Studs (outside walls and carrying partitions) 2x4-16" O. C. Bridging in every floor and flat roof span over 8 feet.

Joists and rafters: 1st floor _____, 2nd _____, 3rd _____, roof _____

On centers: 1st floor _____, 2nd _____, 3rd _____, roof _____

Maximum span: 1st floor _____, 2nd _____, 3rd _____, roof _____

If one story building with masonry walls, thickness of walls? _____ height? _____

If a Garage

No. cars now accommodated on same lot _____, to be accommodated _____ number commercial cars to be accommodated _____

Will automobile repairing be done other than minor repairs to cars habitually stored in the proposed building? _____

APPROVED:

vic 7/15/68 RLB

Miscellaneous

Will work require disturbing of any tree on a public street? no

Will there be in charge of the above work a person competent to see that the State and City requirements pertaining thereto are

(COPY)



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION **#378-400 Presumpscot St.**

Issued to **Fels Company**
42 Union St.

Date of Issue **December 4 1968**

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. **68/673**, 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

Entire

APPROVED OCCUPANCY

Storage Building

Limiting Conditions:

This certificate supersedes
certificate issued

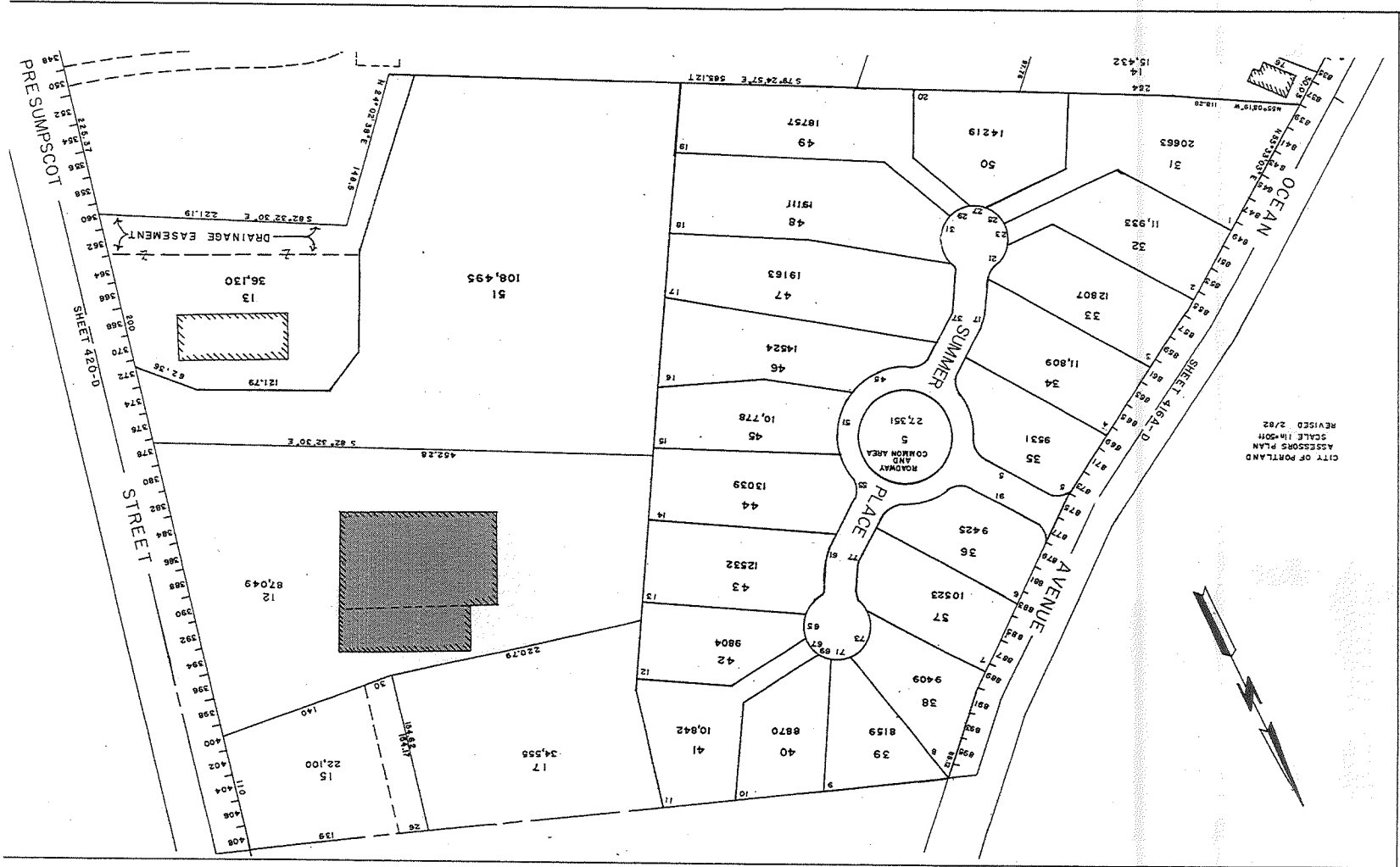
Approved:

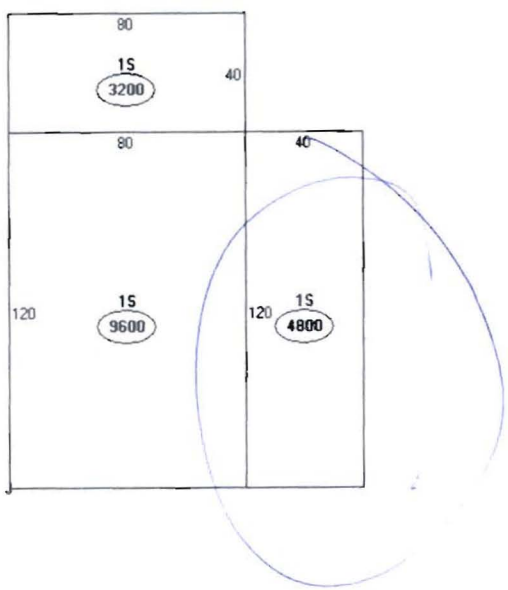
(Date)

Inspector

Inspector of Buildings

Notice: 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.





- Descriptor/Area
- A: 044
9600 sqft
 - B: 045
3200 sqft
 - C: 082
4800 sqft
 - D: OVERHEAD DR-WOOD/MTL
120 sqft
 - E: OVERHEAD DR-WOOD/MTL
192 sqft
 - F: LOADING DOCK, WOOD
180 sqft
 - G: CANOPY ONLY
180 sqft
 - H: UTILITY BLDG-FRAME
96 sqft
 - I: OVERHEAD DR-WOOD/MTL
144 sqft
 - J: OVERHEAD DR-WOOD/MTL
100 sqft
 - K: 15
9600 sqft

M & M Industries
14 Kirkland Avenue
South Portland, Me 04106
207-329-4875

November 26, 2010

City Of Portland
389 Congress Street
Portland, Maine 04102

Attention: Zoning and Inspections

Re: 390 Presumpscot Street

Conversion of two office spaces into one office space and facilities for personnel training. Separate sex bathrooms to be installed and made handicap accessible.

Construction will consist of the following:

Fire separation of the unit from the interior hallway as per the fire department with 2 x 4 construction, insulation, and 5/8 firecode sheetrock. Built on existing walls *- To underside of Roof Sheathing or Girders*

Installation of all necessary exit and emergency lighting within the unit and the exit hallway.

Demolition of one wall between two offices.

Construction of interior walls with 2 x 4's, sound batts, and 5/8 sheet rock. *- bathrooms*

Insulation of the exterior walls to R-30

Plumbing and installation of two bathrooms. ADA Handicap

Installation of new overhead lighting and outlets in bathrooms and on exterior bathroom walls

Reconfiguration of some overhead lighting.

Installation of replacement windows in existing openings.

Installation of new interior doors.

Installation of new flooring.

Patching of all interior walls

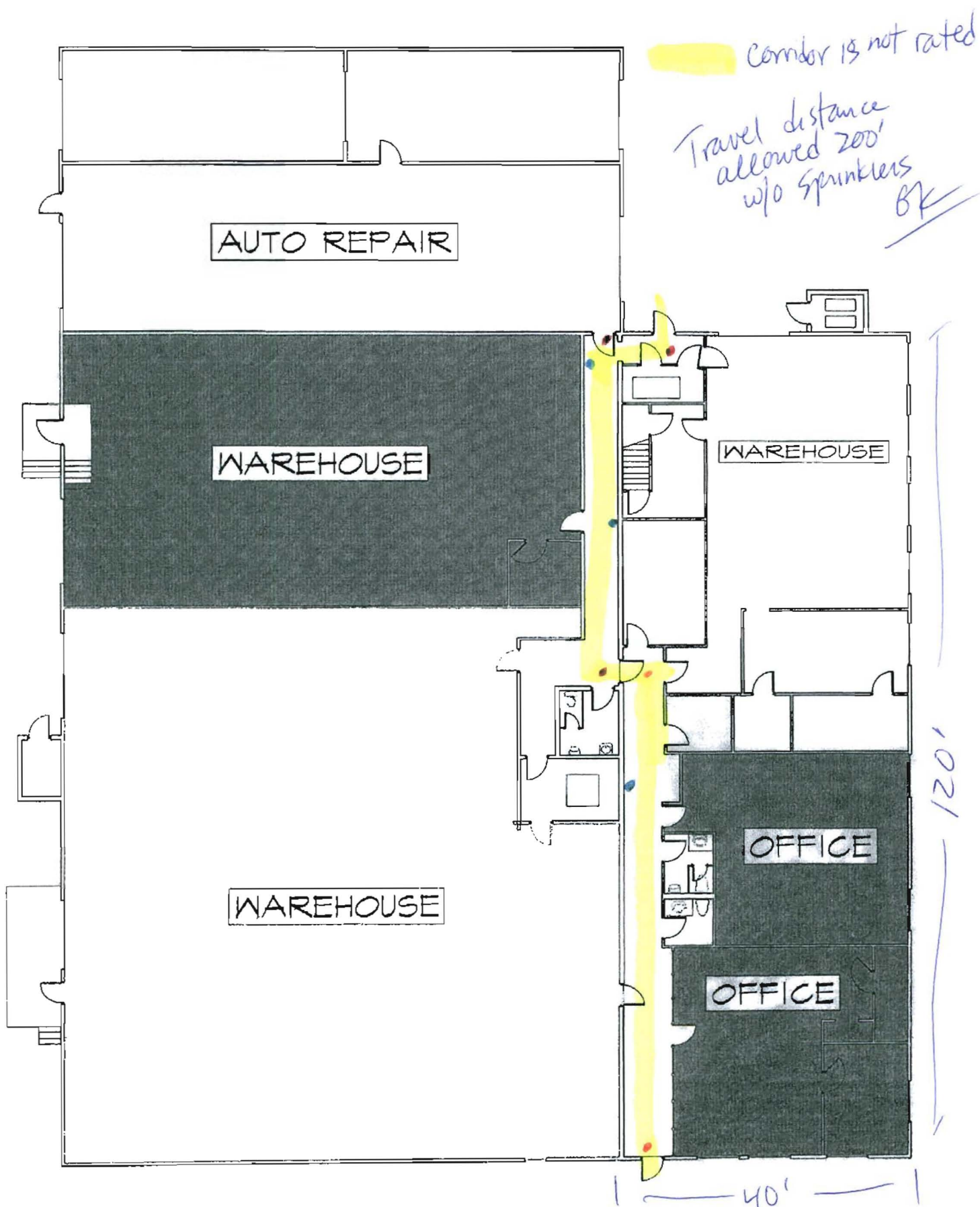
Paint throughout.

~~Installation of handicap ramp for 6" grade at front entrance. Ramp will be constructed of pressure treated lumber with metal handrails~~

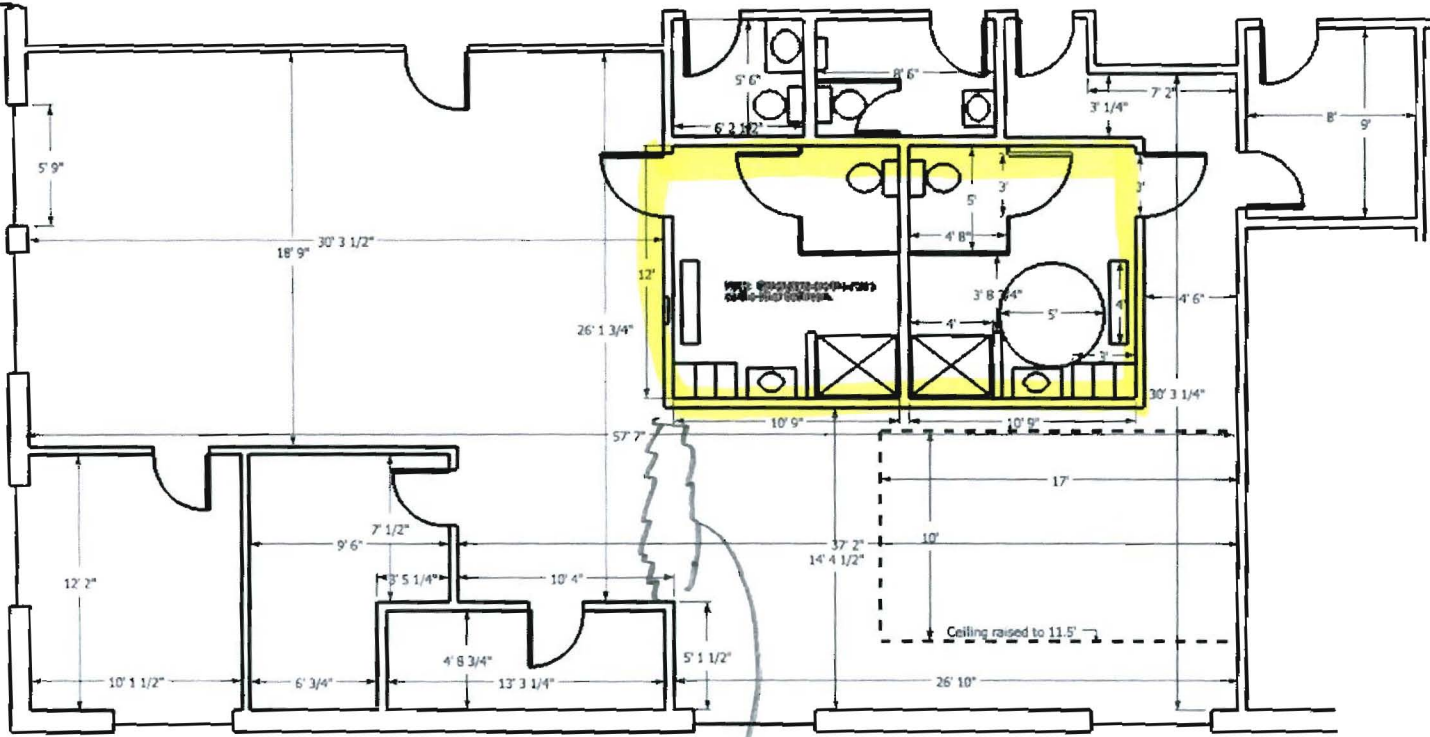
*12/9/10
Per Mark M.
Not Constructing Ramp
No ADA requirement*

Sincerely yours,

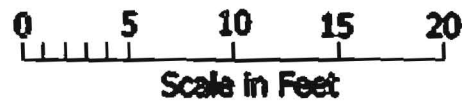
Mark A. Mawhinney



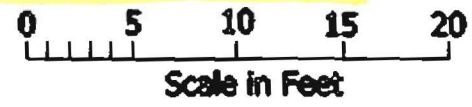
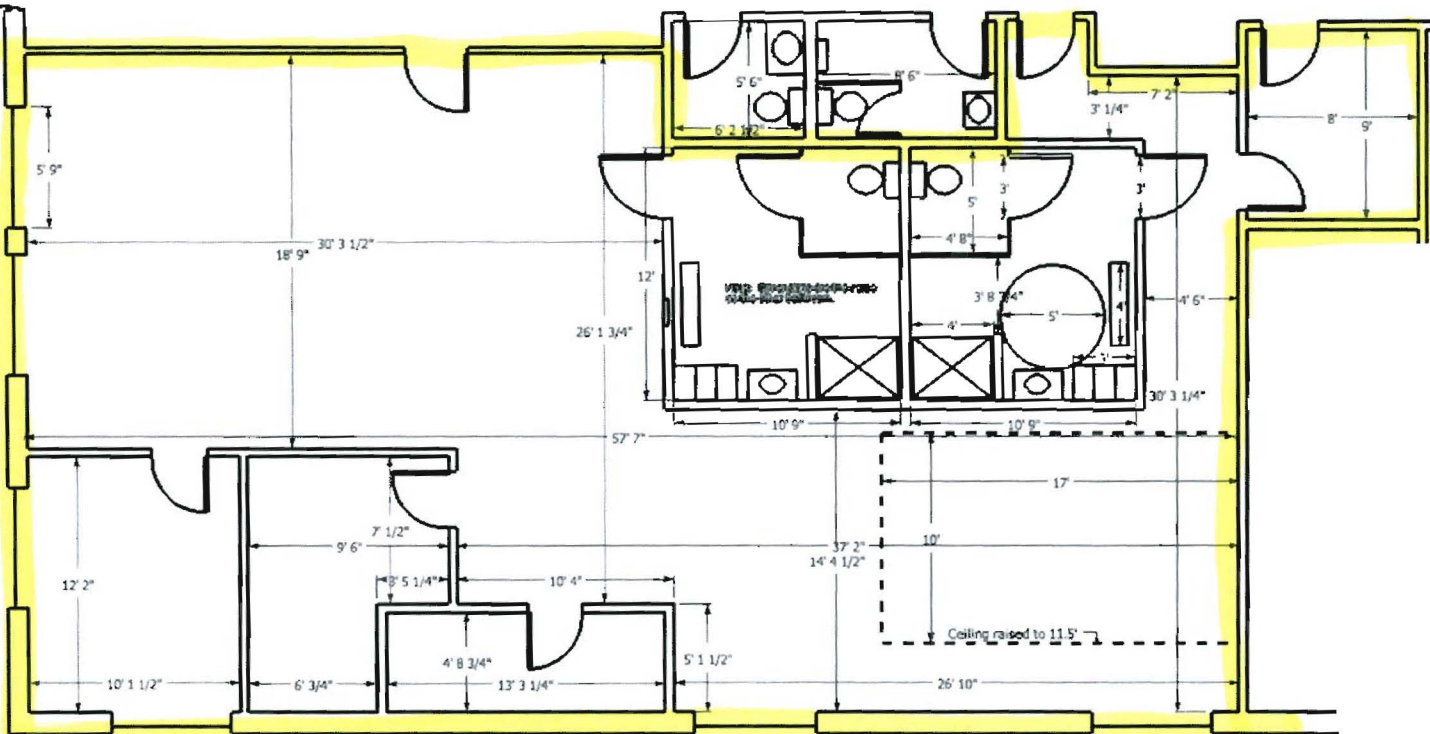
- EXIT LIGHTS
- EMERGENCY LIGHTS
- ALL UNITS HAVE EGRESS PLANS



390 Presumpscot Street
Portland, Maine



- REMOVE EXISTING NON LOAD BEARING WALL
- 2 NEW HANDICAP BATHROOMS



390 Presumpscot Street
Portland, Maine

AREA OF WORK

Notes per Mark M. 12/9/10

AUTO REPAIR

WAREHOUSE

Building Not sprinkled

WAREHOUSE

CMU wall to roof deck

steel partition

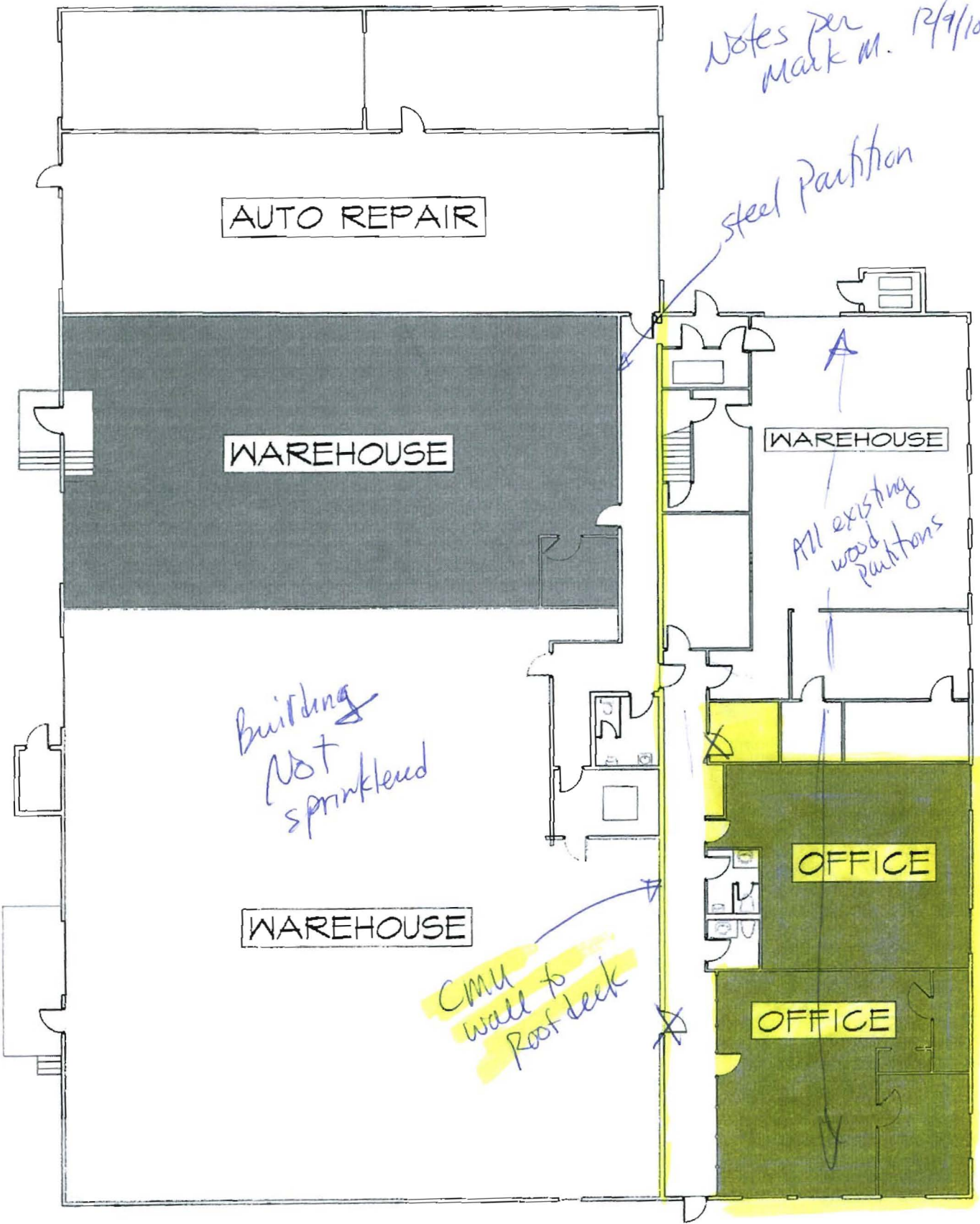
WAREHOUSE

All existing wood partitions

OFFICE

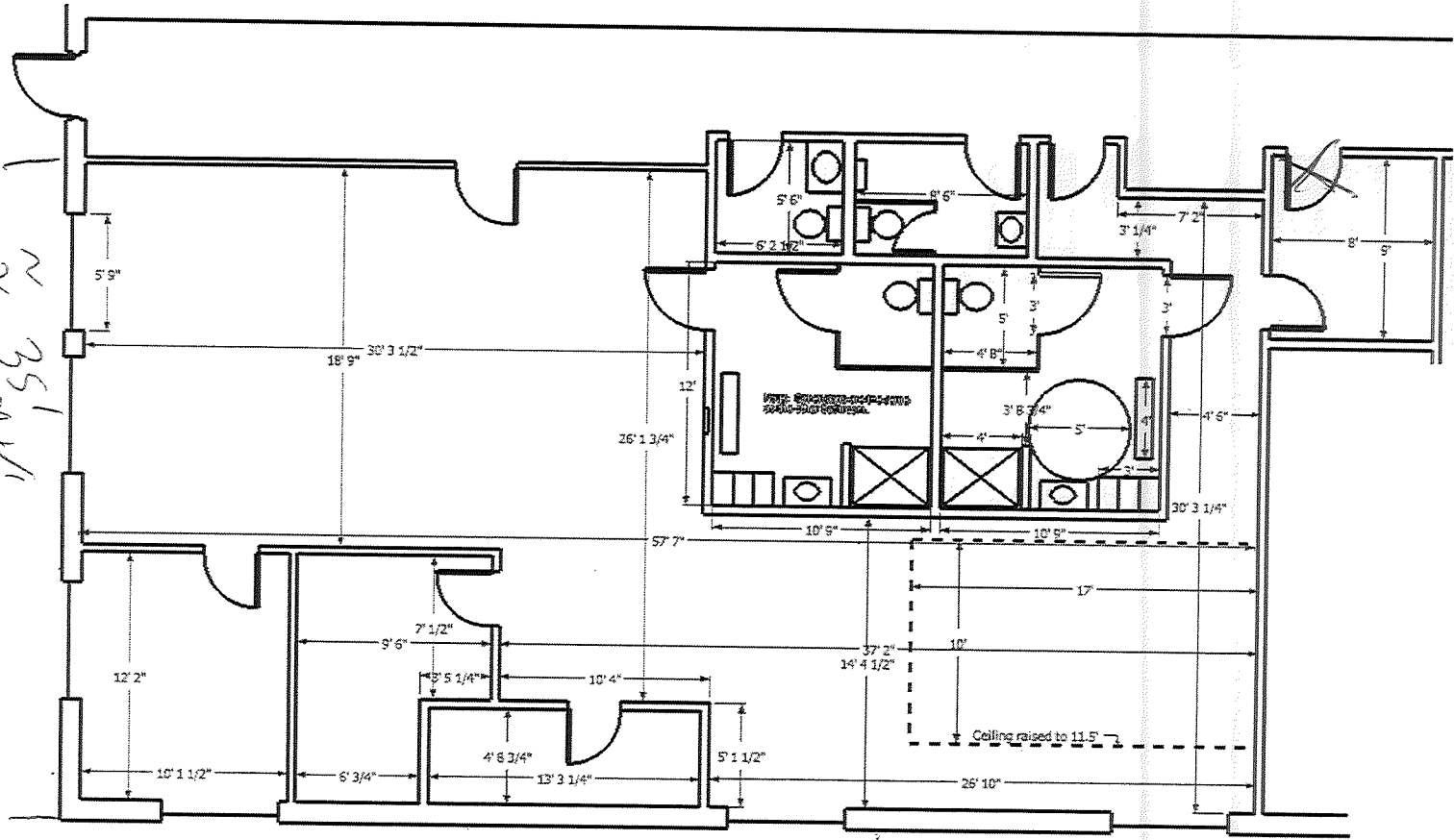
OFFICE

LOCATION OF CONSTRUCTION



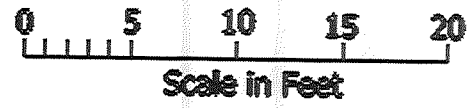
35 + 60 = 2100 ft

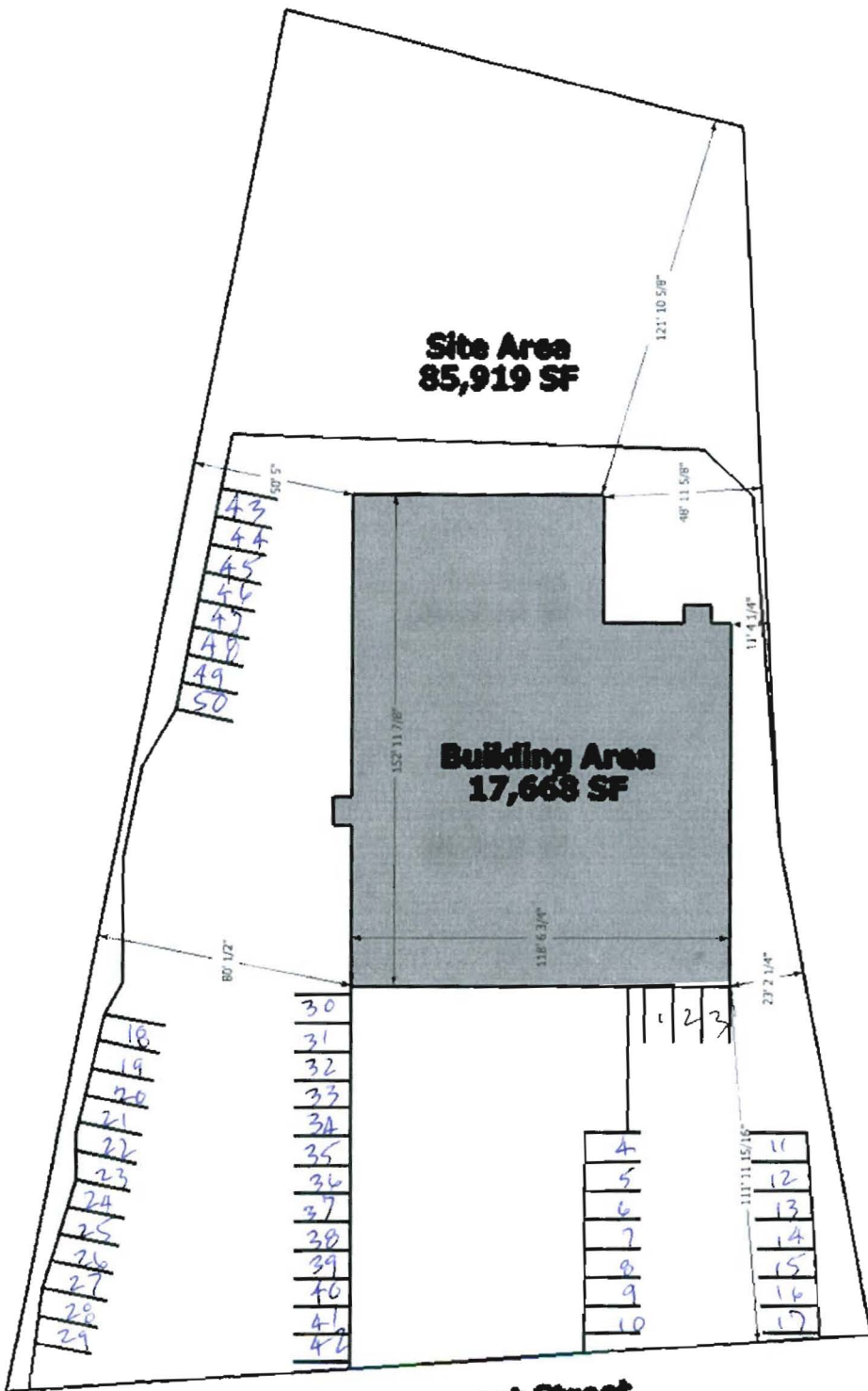
~ 351 ft



390 Presumpscot Street
Portland, Maine

~ 60'

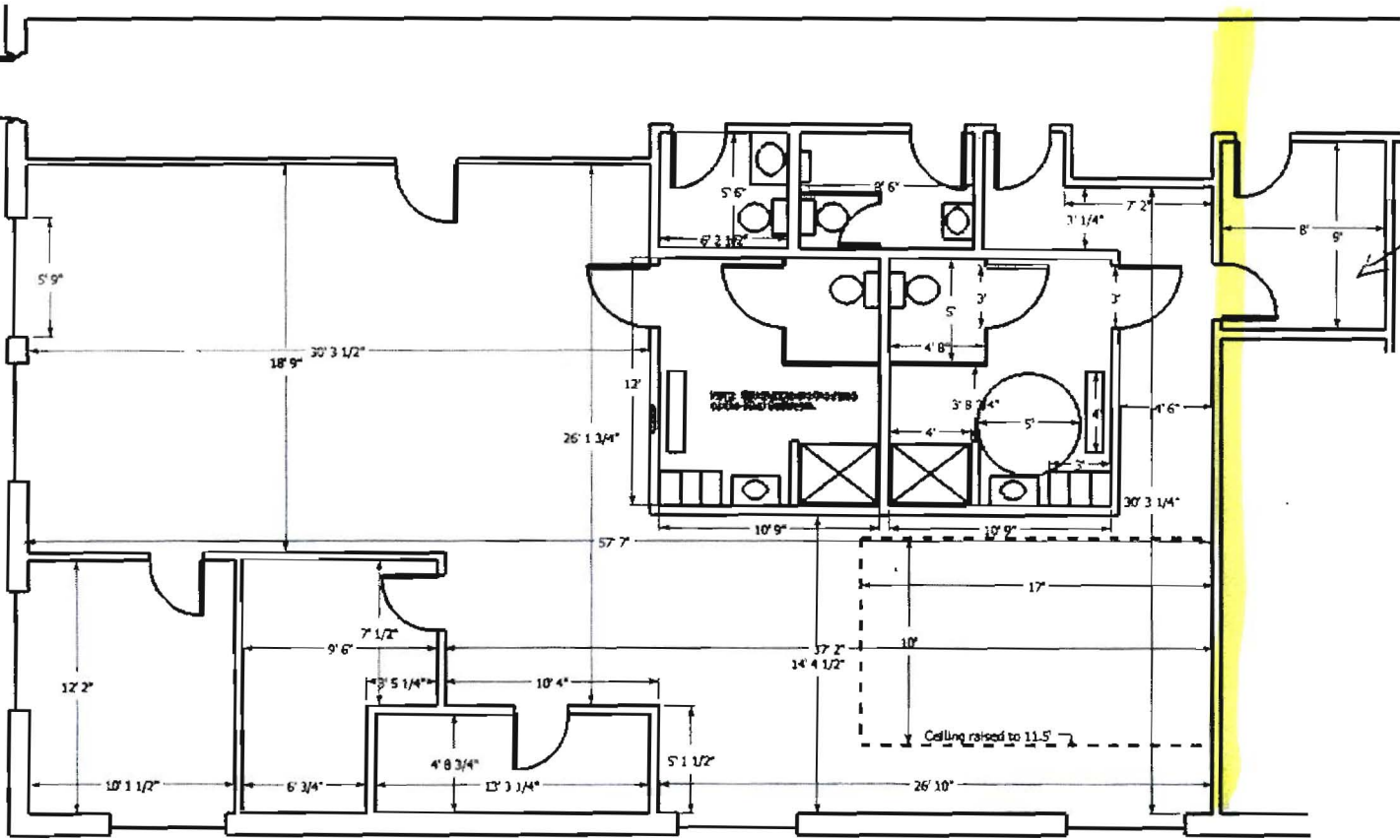




50pkg Spaces provided

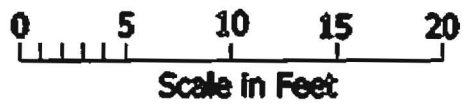


**390 Presumpscot Street
Portland, Maine**

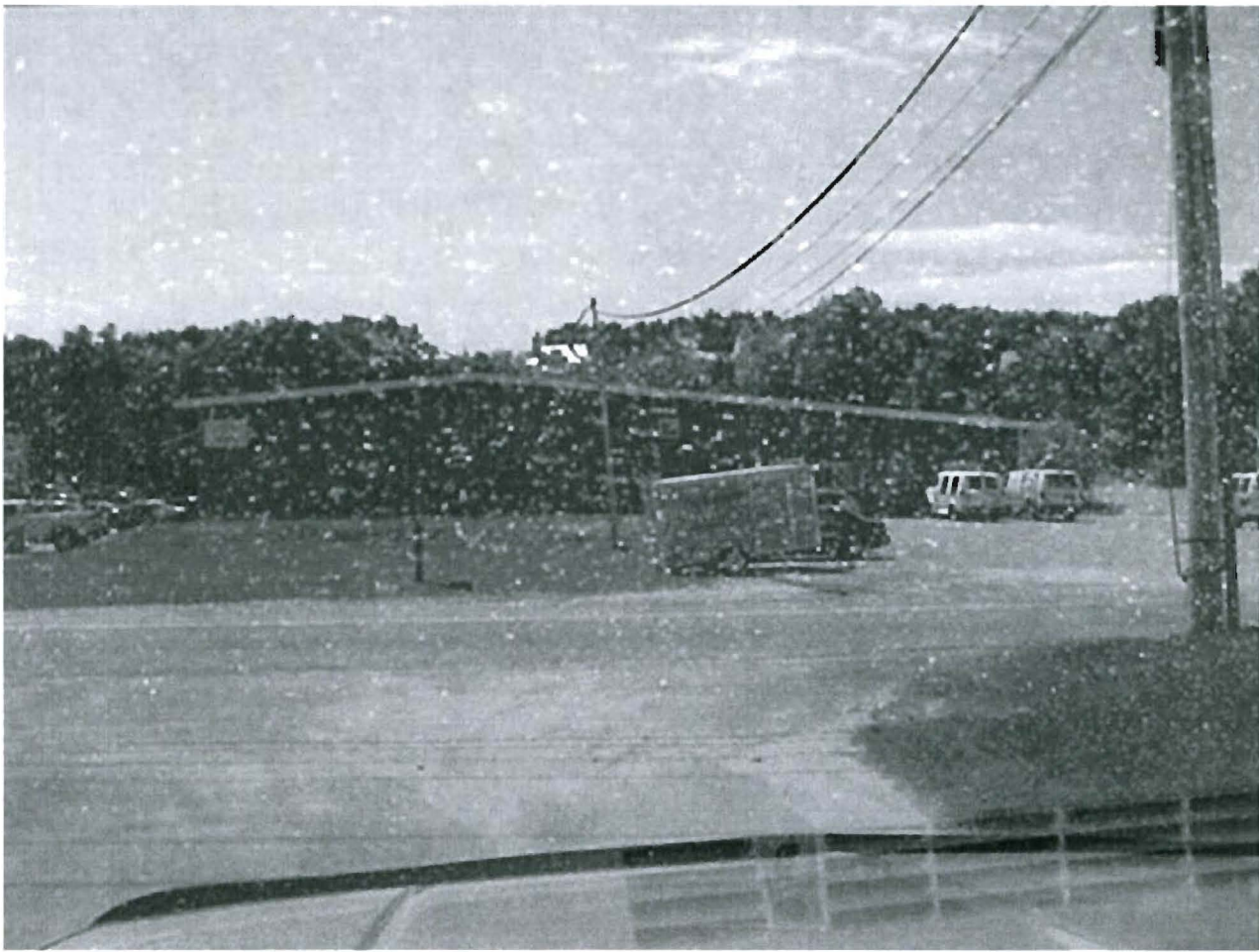


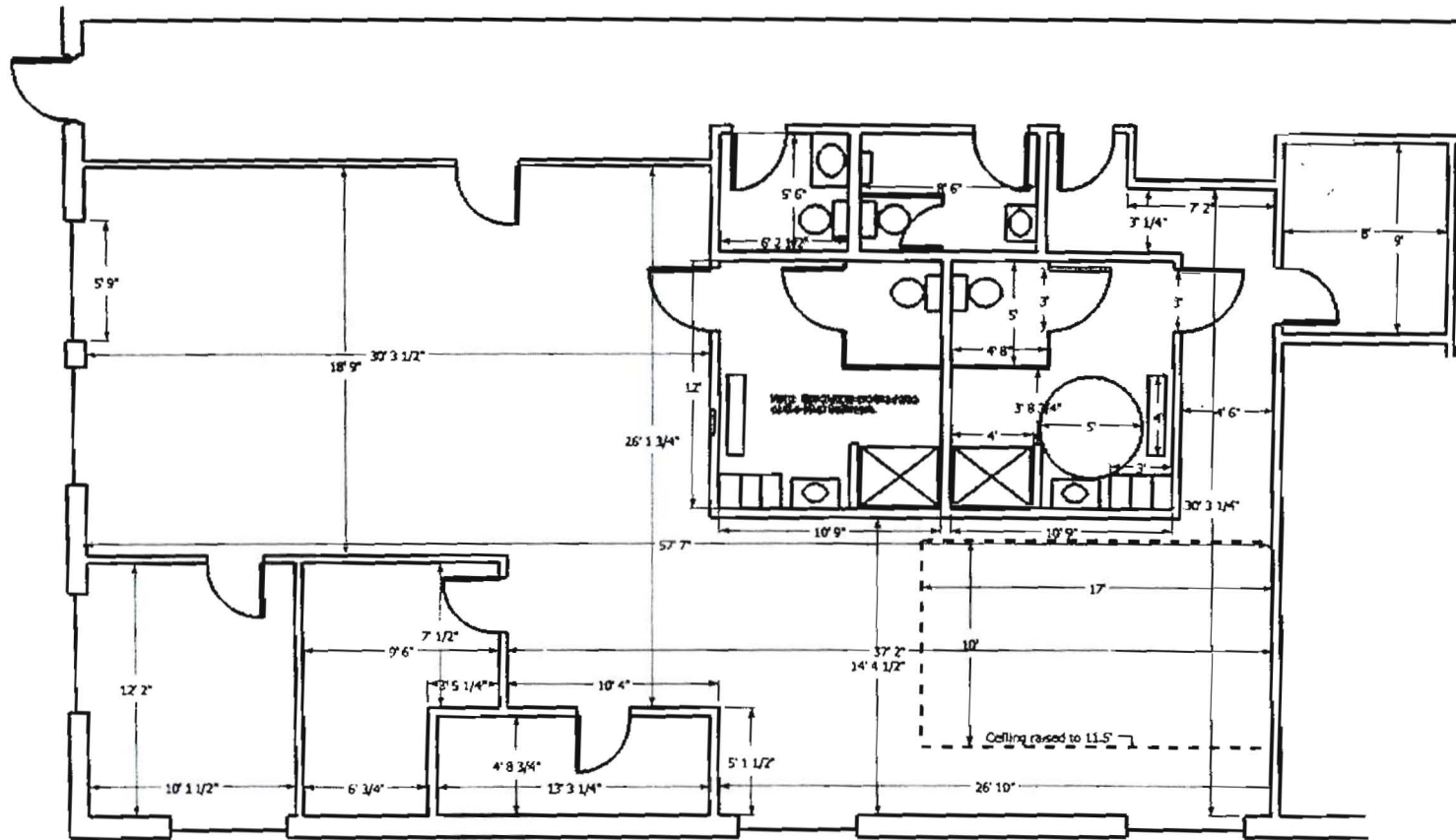
FIRE RATED CEILING GRID & TILES TO BE ADDED

390 Presumpscot Street
Portland, Maine

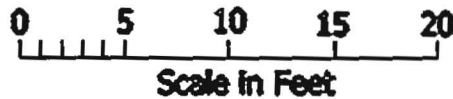


FIRE WALL EXTENSIONS TO ROOF DECK (BUILT ON EXISTING WALLS)





390 Presumpscot Street
Portland, Maine

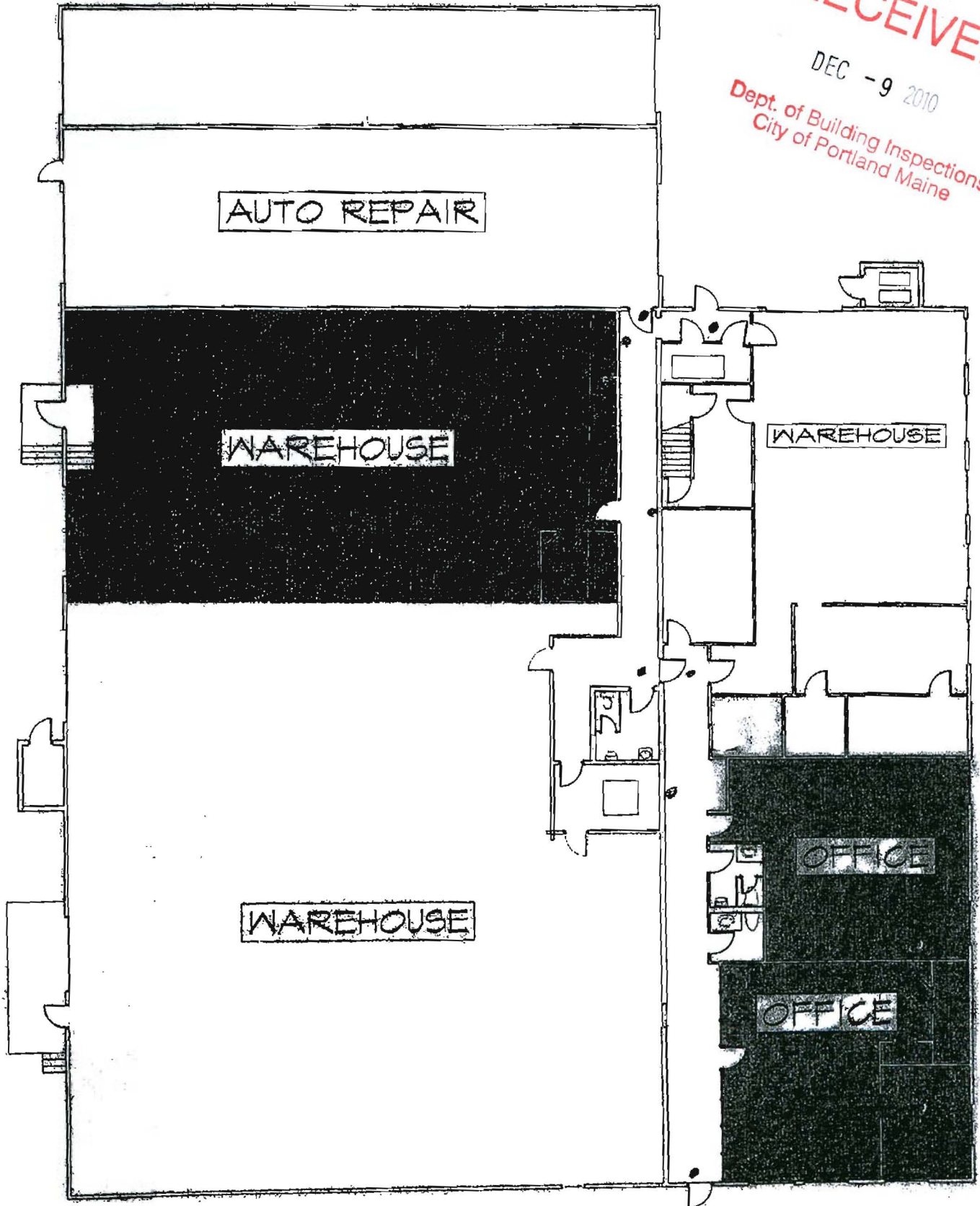


RECEIVED
DEC -9 2010
Dept. of Building Inspections
City of Portland Maine

RECEIVED

DEC -9 2010

Dept. of Building Inspections
City of Portland Maine



• EXIT LIGHTS

• EMERGENCY LIGHTS

ALL UNITS HAVE EGRESS PLANS

M & M Industries
14 Kirkland Avenue
South Portland, Me 04106
207-329-4875

November 26, 2010

City Of Portland
389 Congress Street
Portland, Maine 04102

Attention: Zoning and Inspections

Re: 390 Presumpscot Street

Conversion of two office spaces into one office space and facilities for personnel training.
Separate sex bathrooms to be installed and made handicap accessible.

Construction will consist of the following:

- Fire separation of the unit from the interior hallway as per the fire department with 2 x 4 construction, insulation, and 5/8 fire code sheetrock. Built on existing walls

- Installation of all necessary exit and emergency lighting within the unit and the Exit hallway.

- Demolition of one wall between two offices.

- Construction of inferior walls with 2 x 4's, sound batts, and 5/8 sheet rock.

- Insulation of the exterior walls to R-30

- Plumbing and installation of two bathrooms. ADA Handicap

- Installation of new overhead lighting and outlets in bathrooms and on exterior bathroom walls

- Reconfiguration of some overhead lighting.

- Installation of replacement windows in existing openings.

- Installation of new interior doors.

- Installation of new flooring.

- Patching of all interior walls

- Paint throughout.

Sincerely yours,

Mark A. Mawhinney

RECEIVED
DEC -9 2010
Dept. of Building Inspections
City of Portland Maine



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 390 PRESUMPCOT ST CBL 422 B012001

Issued to Mkc Properties Inc /M & M Industries Date of Issue 03/09/2011

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. 10-1473, 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

Suite A

APPROVED OCCUPANCY

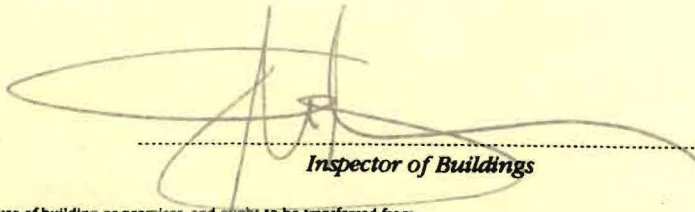
Commercial Office with Private Fitness Training
Use Group B/S/F-1
Type 3B
IBC 2003

Limiting Conditions: None

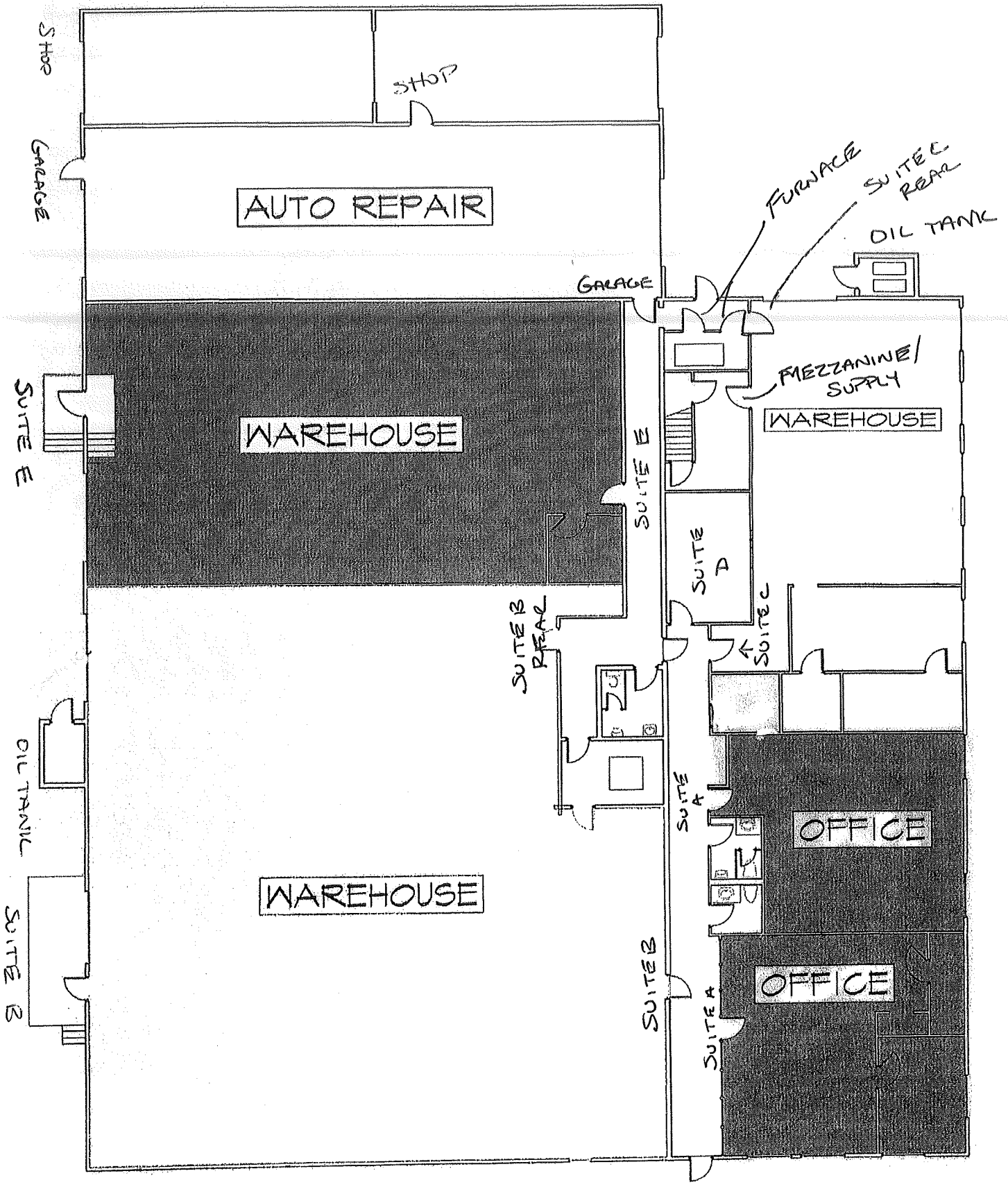
This certificate supersedes
certificate issued

Approved:

(Date) 3/9/10
C.A.P. D. Southern
Inspector


Inspector of Buildings

Notice: 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.



M & M Industries
14 Kirkland Avenue
South Portland, Maine 04106

March 8, 2011

Nick Adams
Code Enforcement Officer
389 Congress Street
City of Portland
Portland, Maine 04101

Re: 390 Presumpscot Street

Final Inspection

At the meeting of 2/31/11 the following issues were discussed:

#1 Arc Fault label on the electrical panel (picture #1).

#2 Hook/latch on electrical panel (picture #1).

#3 New circuit directory (picture #2).

#4 Magnets to hold panel close (picture #2).

#5 Wiremold box (picture #3).

#6 Phone system ground (picture #4).

#6 wire

#7 Fans in bathrooms interrupted by GFI (picture #5).

#8 Suite signs (pictures # 7, 8, and 9).

Attached diagram.

Nick

Dept. of Building Inspections
City of Portland Maine
MAR - 8 2011

RECEIVED

Sincerely yours,

Mark A. Mawhinney

ALL
FAULT
BASEL

XXXXXXXXXX

XXXXXXXXXX

- Hook / LATCH

#1

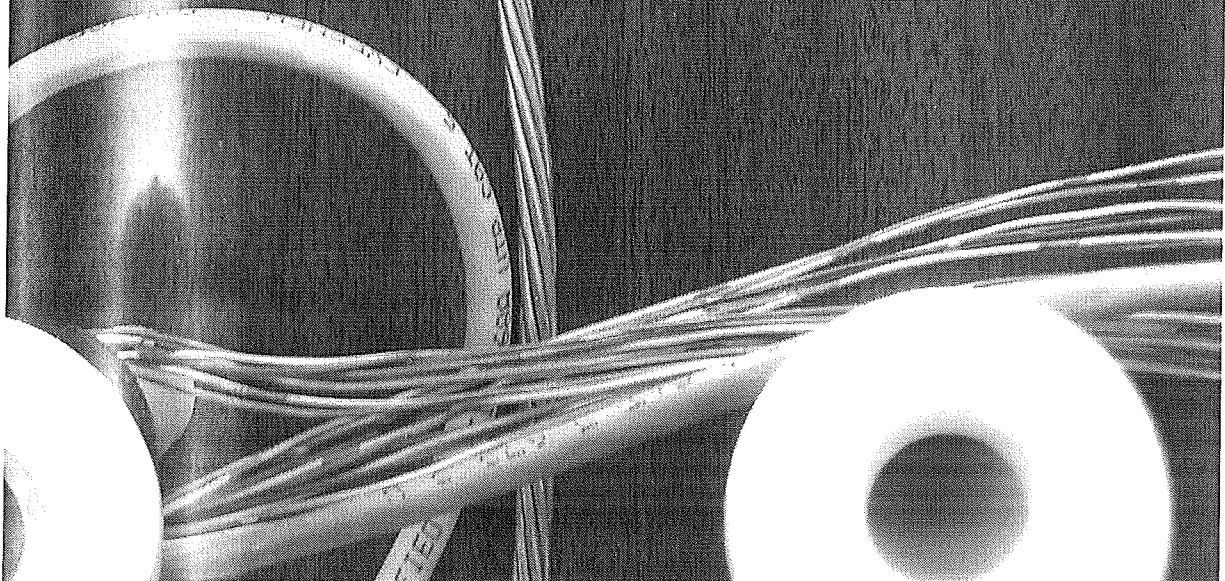
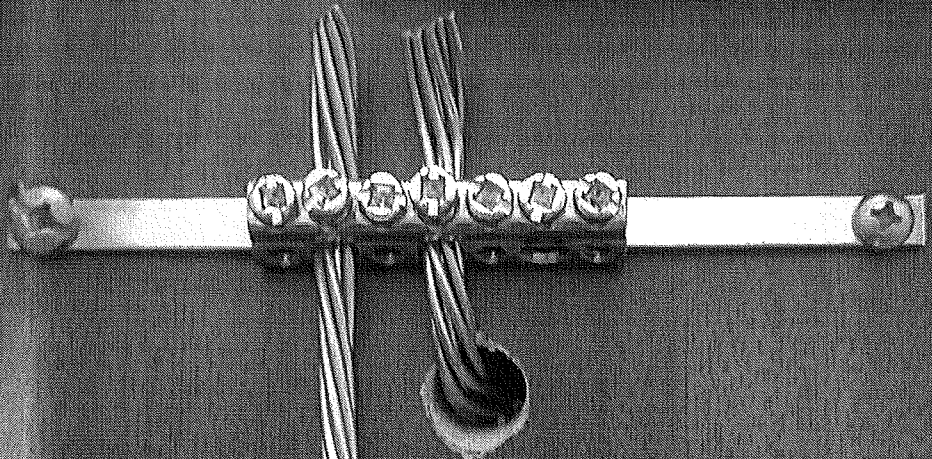
Handwritten text on a lined page, possibly a list or notes, but the content is illegible due to blurriness.

→
MAGNET

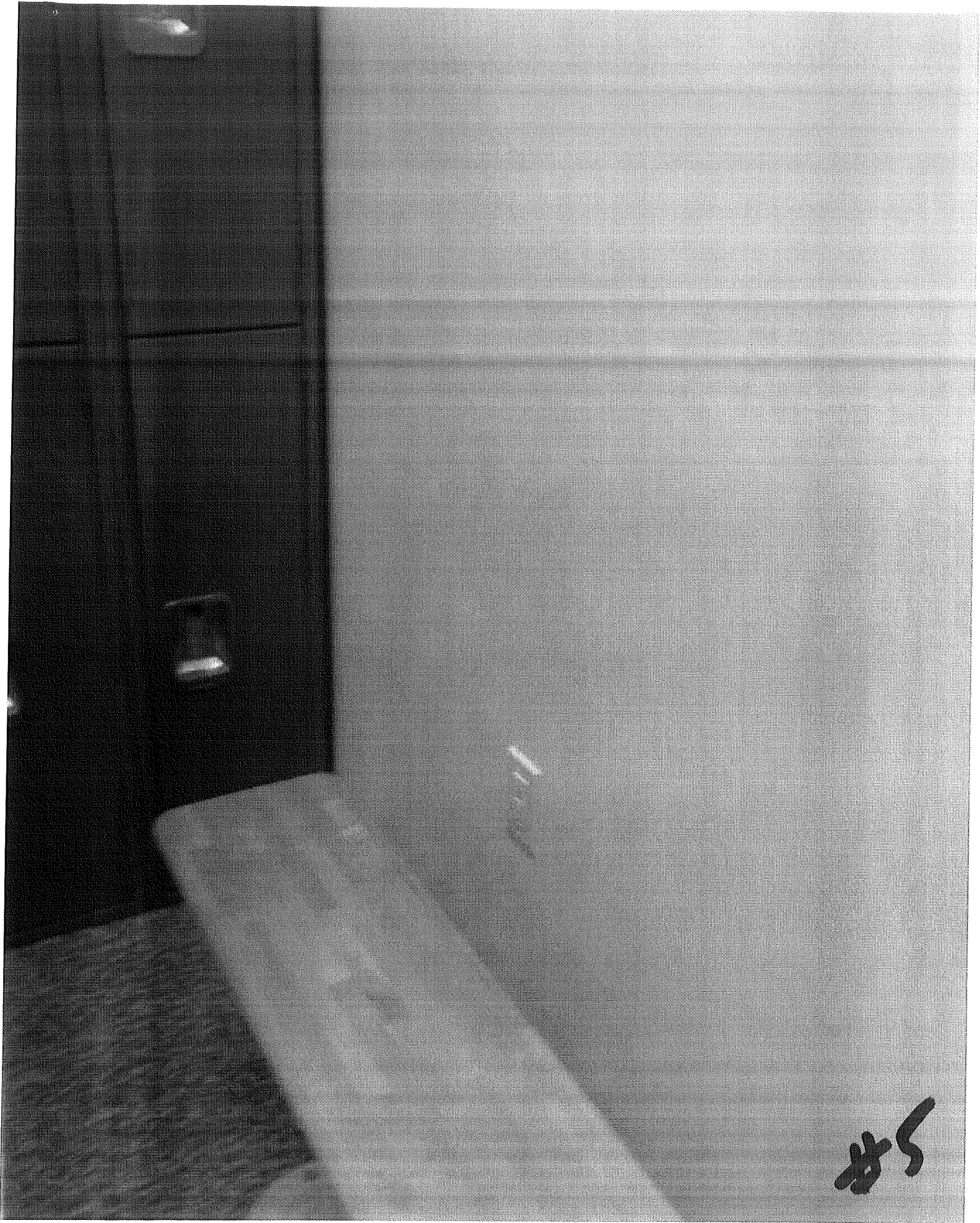
#2



TIME WARNER CABLE



#4



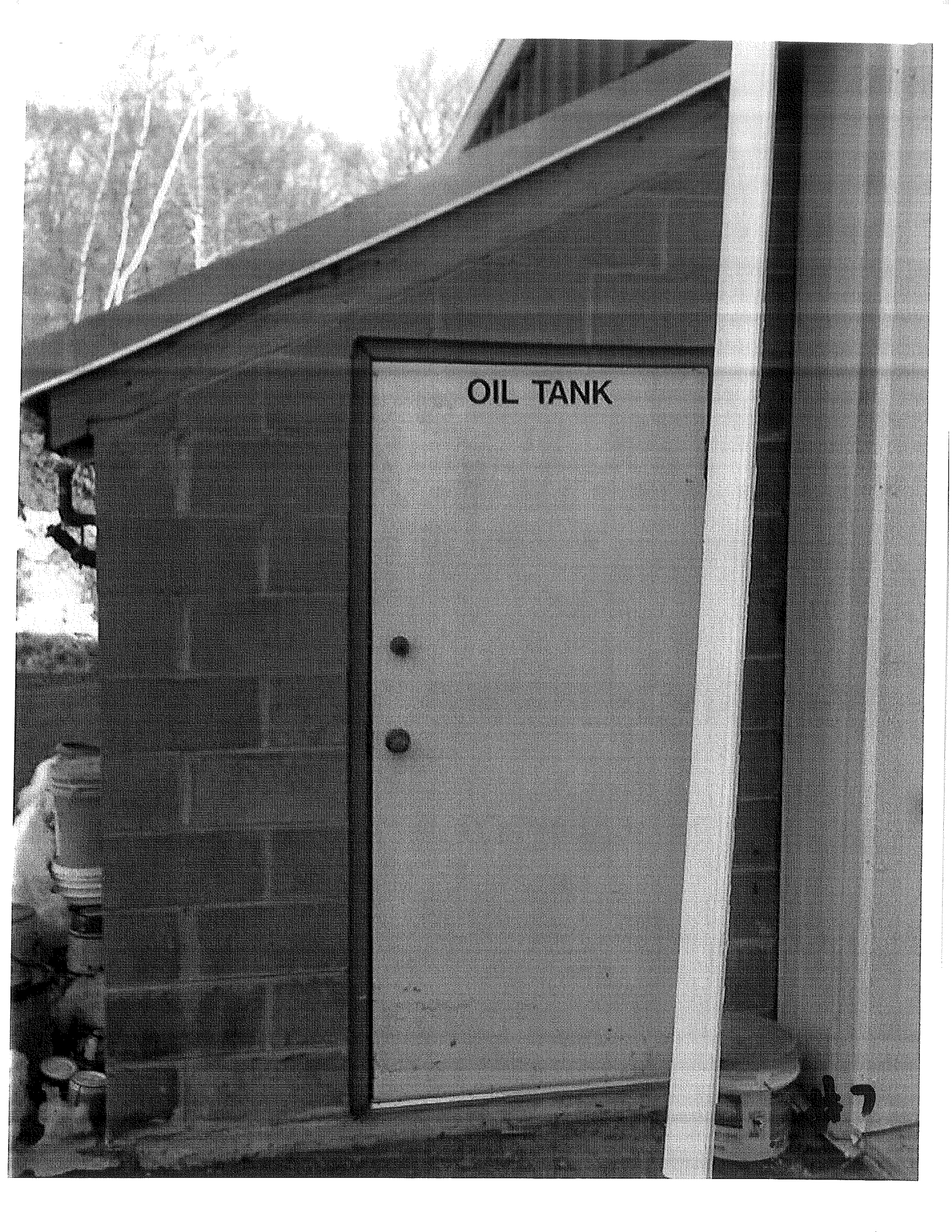
58

SUITE A



86

OIL TANK



10
#

FURNACE

SITE C