

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

**PERMIT ISSUED**

<b>Location of Construction:</b> 509 Forest Ave		<b>Owner Name:</b> Alpine Realty Corp		<b>Permit No:</b> 02-0399		<b>Issue Date:</b> MAY - 1 2002		<b>CBL:</b> 127 A002001	
<b>Business Name:</b>		<b>Contractor Name:</b> Applicant		<b>Owner Address:</b> 120 Exchange St <b>CITY OF PORTLAND</b>		<b>Phone:</b> 775-3499			
<b>Lease/Buyer's Name:</b>		<b>Phone:</b>		<b>Contractor Address:</b> Portland		<b>Permit Type:</b> Alterations - Commercial		<b>Zone:</b> B2b	
<b>Past Use:</b> Vacant <i>previous DHS office</i>		<b>Proposed Use:</b> Office Space <i>2nd &amp; 3rd floor</i>		<b>Permit Fee:</b> \$408.00		<b>Cost of Work:</b> \$55,000.00		<b>CEO District:</b> 3	
<b>Proposed Project Description:</b> Tenant Fit-Up/Construct Office Space				<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		<b>INSPECTION:</b> Use Group: <i>B</i> Type: <i>3B</i> <i>4/30/02</i>			
				<b>Signature:</b> <i>[Signature]</i>		<b>Signature:</b> <i>[Signature]</i>			
				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>					
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied					
				<b>Signature:</b>		<b>Date:</b>			

<b>Permit Taken By:</b> gad	<b>Date Applied For:</b> 04/17/2002	<b>Zoning Approval</b>		
<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"/> Minor <input type="checkbox"/> MDM <input type="checkbox"/> Date: <i>[Signature]</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: <i>[Signature]</i>	<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: <i>[Signature]</i>	
	<i>Septic permits required for new sewage</i>			

**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.

<b>SIGNATURE OF APPLICANT</b>	<b>ADDRESS</b>	<b>DATE</b>	<b>PHONE</b>
<b>RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE</b>		<b>DATE</b>	<b>PHONE</b>

Application ID Number: 2-0393

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Address: 509 forest ave

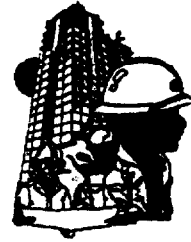
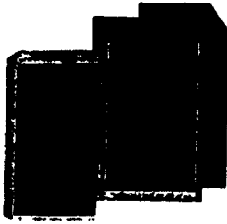
Approval Date: 04/24/2002

Expiry Date: 04/23/2002

Signage Permit Reviewer: Marge Schmuckal Date: 04/24/2002

Separate permits shall be required for any new signage.

Created By: gad Date: 04/22/2002 Updated By: mes Date: 04/24/2002



**CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Rm 315  
Portland, ME 04101**

**TO:** Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

**FROM:** Archetype, P.A. 48 Union Wharf, Portland, ME

**RE:** Certificate of Design

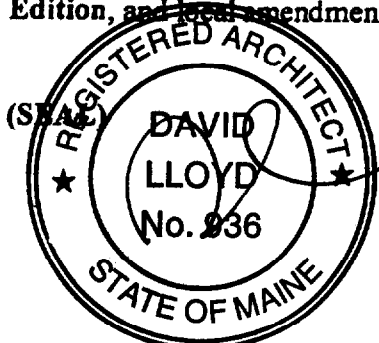
**DATE:** April 19, 2002

These plans and/or specifications covering construction work on:

The Sandy River Group, Interior Fit-Up of the 2nd and 3rd Floors

509 Forest Ave., Portland, ME

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature 

Title Architect

Firm Archetype, P.A.

Address 48 Union Wharf, Portland, ME 04101

**As per Maine State Law:**

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.



## City of Portland, Maine

389 Congress St., Rm 315  
Portland, ME 04101

### ACCESSIBILITY CERTIFICATE

**TO:** Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Services

**FROM:** Archetype, P.A. 48 Union Wharf, Portland, ME 04101

**RE:** Certificate of Design, HANDICAP ACCESSIBILITY

**DATE:** April 19, 2002

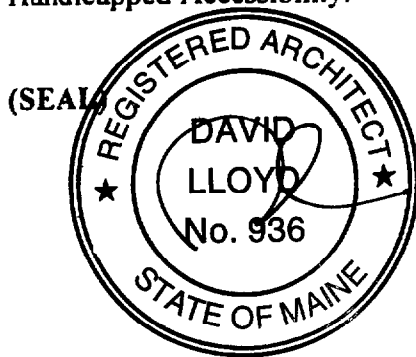
These plans and/or specifications covering construction work on:

The Sandy River Group

Interior Fit-Up of the 2nd and 3rd Floors

509 Forest Ave., Portland, ME

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

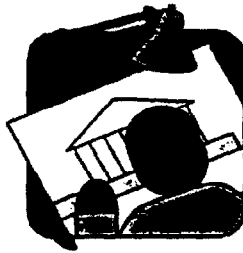


Signature 

Title Architect

Firm Archetype, P.A.

Address 48 Union Wharf, Portland, ME 04101



# CITY OF PORTLAND MAINE

389 Congress St., Rm 315  
Portland, ME 04101  
Tel. - 207-874-8704  
Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine  
Planning & Urban Development  
Division of Housing & Community Services

FROM DESIGNER: Archetype, P.A.  
48 Union Wharf, Portland, ME 04101

DATE: April 19, 2002

Job Name: The Sandy River Group - Interior Fit-Up of the 2nd. and 3rd. Floors

Address of Construction: 509 Forest Ave., Portland, ME

### THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

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

Building Code and Year 1999 Use Group Classification(s) Business

Type of Construction 3B Bldg. Height N/A Bldg. Sq. Footage N/A

Seismic Zone N/A Group Class N/A

Roof Snow Load Per Sq. Ft. N/A Dead Load Per Sq. Ft. N/A

Basic Wind Speed (mph) N/A Effective Velocity Pressure Per Sq. Ft. N/A

Floor Live Load Per Sq. Ft. N/A

Structure has full sprinkler system? Yes  No  Alarm System? Yes  No   
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

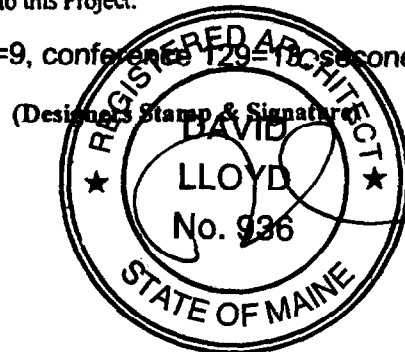
Is structure being considered unlimited area building: Yes  No  N/A

If mixed use, what subsection of 313 is being considered N/A

List Occupant loading for each room or space, designed into this Project.

All offices, less than 5. Conference 118=9, conference 129=10, second floor conference 58.

PSH 6/07/2K



02-0393

# All Purpose Building Permit Application for Demolition

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: 509 Forest Ave, Portland, ME 3rd floor

Total Square Footage of Proposed Structure \_\_\_\_\_ Square Footage of Lot \_\_\_\_\_

Tax Assessor's Chart, Block & Lot  
Chart# 107 Block# A Lot# 002 Owner: Alpine Realty Telephone: 775-3499

Lessee/Buyer's Name (If Applicable) N/A Applicant name, address & telephone: Alpine Realty, 120 Exchange St, 828-4650 Cost Of Work: \$ 55,000 Fee: \$ 400 -

Current use: office vacant  
If the location is currently vacant, what was prior use: office  
Approximately how long has it been vacant: 18 months  
Project description: Construct offices 11,047 sq ft  
tenant fitup  
**DEMOLITION CALL LIST MUST BE SUBMITTED WITH THIS APPLICATION**

Contractor's name, address & telephone:  
Who should we contact when the permit is ready: Alpine Realty  
Mailing address: 120 Exchange St  
Portland, ME 04101 Phone: 828-4650

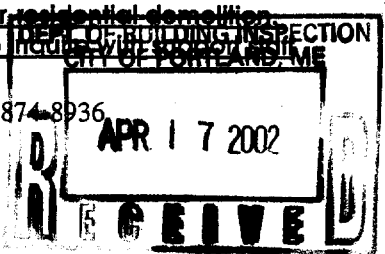
**IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.**

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: John White Date: 4-17-02

**This is not a permit, you may not commence ANY work until the permit is issued. This is for residential demolition. Commercial demolition will require other types of permitting along with this permit, please inquire.**

389 Congress St Portland, Maine 04101 (207) 874-8700 FAX 874-8716 TTY 874-8936





**CITY OF PORTLAND**

**The Demolition Call List must be submitted with a Building Permit Application**

**Property location:** \_\_\_\_\_

**Chart/Block/Lot** \_\_\_\_\_

The call list below must be submitted with the building permit application. Please note any "commercial use" demolition will need additional approvals.

When making the submission please include a plot plan showing the location of the structure that is being removed along with a photograph. You may not remove or disconnect any type of lines (private or public) until you have received an *approved building permit*. If the building does not have one of the below utilities please put "does not apply". All Departments in bold must be notified under all circumstances.

**City Approvals**

<u>Department</u>	<u>Number</u>	<u>Contact</u>	<u>Date/Who you spoke with</u>
Public Works Sewer	874-8833	Todd Merkel	_____
Public Works Traffic (if structure is being moved to another location)	874-8437	Gary Dobson	_____
Public Works Sealed Drain Permit	874-8822	Carol Merritt	_____
<b>Historical Preservation</b>	874-8726	Deb Andrews	_____
<b>Fire Dispatch</b>	874-8576	Dispatcher on Duty	_____

**Utility Approvals**

<b>Dig Safe</b> (must receive 72 hours notice before digging can begin)	<b>1-888-344-7233</b>	<b>Customer Service</b>	_____
Asbestos	1-207-287-2651	Ed Antz	_____

I have contacted all the necessary companies and departments as indicated above

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

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

**Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

~~N/A~~  **Footing/Building Location Inspection:** Prior to pouring concrete

~~N/A~~  **Re-Bar Schedule Inspection:** Prior to pouring concrete

~~N/A~~  **Foundation Inspection:** Prior to placing ANY backfill

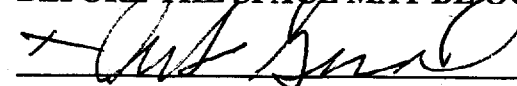
**Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

**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.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

           If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

~~N/A~~ **CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

  
\_\_\_\_\_  
Signature of applicant/designee

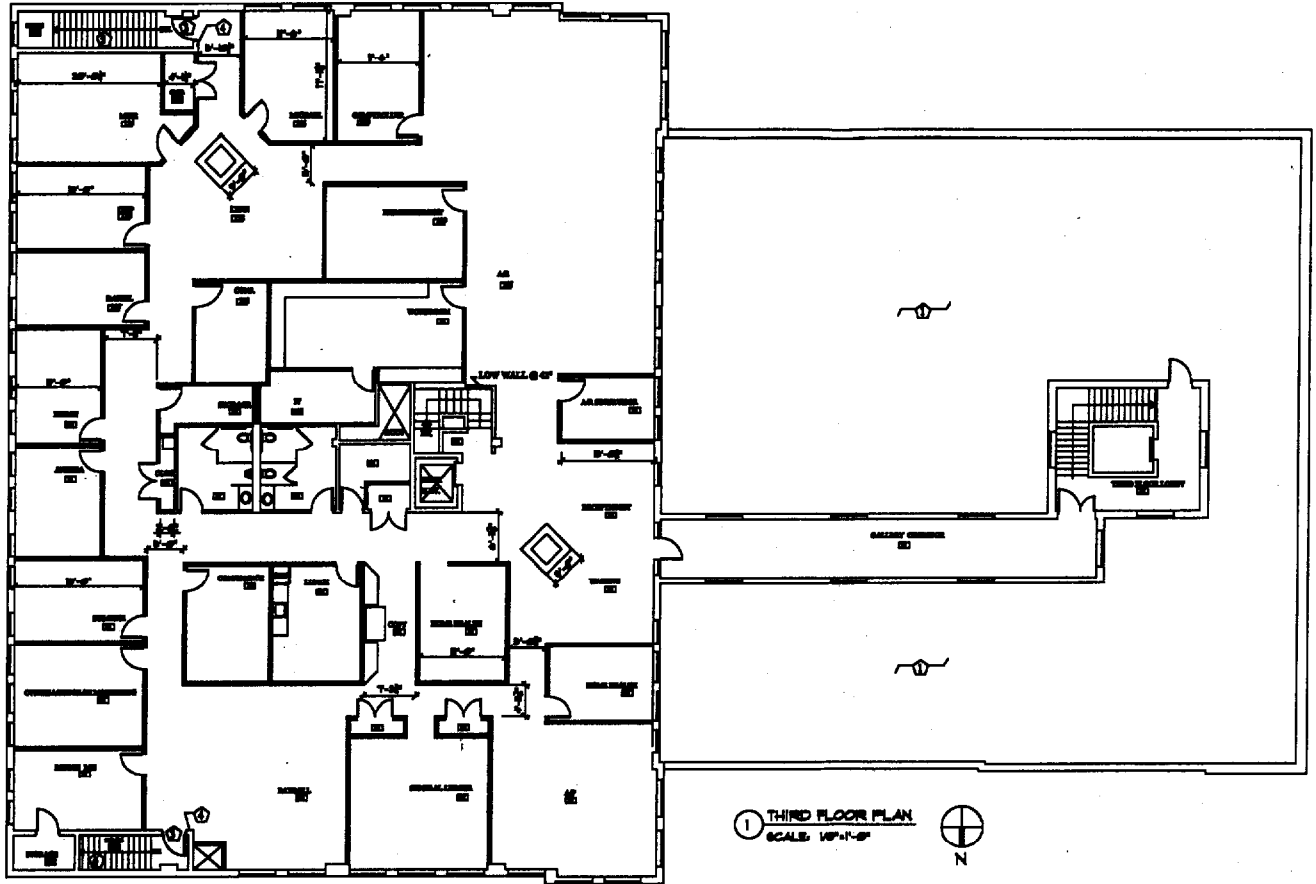
\_\_\_\_\_  
Date 5/2/02

  
\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

CBL: 127A002 Building Permit #: 020393





① THIRD FLOOR PLAN  
SCALE: 1/8"=1'-0"

**LEGEND**

- EXISTING WALL
- NEW WALL
- NEW (1) HOUR RATED WALL

**KEYED NOTES**

- ① FLAT ROOF.
- ② NOT USED.
- ③ (1) HOUR RATED DOOR/FRAME ASSEMBLY.
- ④ FULL STATION
- ⑤ EXISTING STAIR 115 - 16 1/4" TREAD/7 1/2" RISE.
- ⑥ EXISTING STAIR 127 - 11" TREAD/7 1/4" RISE.