

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-1399	Issue Date: NOV 25 2003	CBL: 201 A005001
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Location of Construction: 1 Thompsons Point	Owner Name: Peter Van Wyke	Owner Address: Turtleback Rd	Phone: 978-771-7687
Business Name: n/a	Contractor Name: Rich Aluminum Co.	Contractor Address: 315 Park Ave. Portland	Phone: 2077729822
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone: B5

Past Use: Vacant: Office / Warehouse	Proposed Use: Office / Warehouse; Tenant Build-out	Permit Fee: \$237.00	Cost of Work: \$23,980.00	CEO District: 3
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Proposed Project Description: Tenant build --out	<p>FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied</p> <p>INSPECTION: Use Group: S/2 Type: 3B</p> <p>Signature: [Signature] Date: 11/24/03</p> <p>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</p> <p>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied</p> <p>Signature: [Signature] Date: [Signature]</p>
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Permit Taken By: gg	Date Applied For: 11/10/2003	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 type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: 11/14/03</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: 11/14/03</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: [Signature]</p>
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

PERMIT ISSUED

CITY OF PORTLAND

NOV 25 2003

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 031399

CITY OF PORTLAND

This is to certify that Peter Van Wyke/Rich Alumin Co.has permission to Tenant build --outAT 1 Thompsons Point

CITY OF PORTLAND 201 A005001

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 when permission procured before this building or part thereof is altered or closed-in. **NO WORK 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. 644M-9

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature]
Director Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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Permit No:	Date Applied For:	CBL:
03-1399	11/10/2003	201 A005001

Location of Construction: 1 Thompsons Point	Owner Name: Peter Van Wyke	Owner Address: Turtleback Rd	Phone: 978-771-7687
Business Name: n/a	Contractor Name: Rich Aluminum Co.	Contractor Address: 315 Park Ave. Portland	Phone (207) 772-9822
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	

Proposed Use: Office / Warehouse; Tenant Build-out	Proposed Project Description: Tenant build --out
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Dept: Zoning Note:	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 11/14/2003 Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building Note:	Status: Approved	Reviewer: Mike Nugent	Approval Date: 11/24/2003 Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire Note:	Status: Approved with Conditions	Reviewer: Lt. MacDougal	Approval Date: 11/17/2003 Ok to Issue: <input checked="" type="checkbox"/>
1) fire extinguishers shall be provided in accordance with NFPA 10 2) means of egress shall have signs 3) additional egress door required in the storage area remote from the front door			

Comments: 11/19/2003-mjn: need some structural info on the header above the 9' overhead and wall details. John Bergeron Notified Received info
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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.

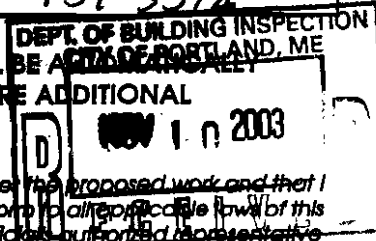
Location/Address of Construction: <u>THOMPSON'S POINT, PORTLAND ME 04102</u>		
Total Square Footage of Proposed Structure <u>EXISTING 4000 SF BUILDING</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>201</u> Block# <u>A</u> Lot# <u>005</u>	Owner: <u>PETER VAN WYKE</u> <u>TURTLEBACK RD</u> <u>ESSEX, MA 01929</u>	Telephone: <u>978-771-7687</u>
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone: <u>RKH ALUMINUM</u> <u>315 PARK ST</u> <u>PORTLAND, ME 04104</u>	Cost Of Work: \$ <u>23,980</u> Fee: \$ <u>237.00</u>
Current use: <u>OFFICE/WAREHOUSE (VACANT FOR 5 MONTHS)</u>		
If the location is currently vacant, what was prior use: <u>OFFICE/WAREHOUSE</u>		
Approximately how long has it been vacant: <u>5 MONTHS</u>		
Proposed use: <u>OFFICE/WAREHOUSE</u>		
Project description: <u>RETRACTING & INTERIOR FIT-UP</u> <u>TENANT BUILD-OUT (SEE ATTACHED MEMO)</u>		
Contractor's name, address & telephone: <u>RKH ALUMINUM CO 315 PARK AVE PORTLAND ME 04104</u>		
Who should we contact when the permit is ready: <u>JOHN BERGGREN</u>		
Mailing address: <u>COMMERCIAL CONSTRUCTION SERVICES INC</u> <u>4 GROVE LN SCARBOROUGH 04074</u>		
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>207 939 5514</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE 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 authorized 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 Officer'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>John P. Berggren</u>	Date: <u>11/7/03</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



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Proposed Use: Office / Warehouse; Tenant Build-out	Proposed Project Description: Tenant build --out
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Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 11/14/2003
Note: **Ok to Issue:** ☒

Dept: Building **Status:** Pending **Reviewer:** Mike Nugent **Approval Date:**
Note: **Ok to Issue:** ☐

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 11/17/2003
Note: **Ok to Issue:** ☒

- 1) fire extinguishers shall be provided in accordance with NFPA 10
- 2) means of egress shall have signs
- 3) additional egress door required in the storage area remote from the front door


Comments:

11/19/2003-mjn: need some structural info on the header above the 9' overhead and wall details. John Bergeron Notified

Commercial Construction

Inspections / Management / Consultation

MEMO

From: John P. Berggren 
Attn: Mike Nugent
Code Enforcement Officer - City of Portland
Date: November 20th, 2003
Ref: Additional clarifications for Tenant build-out @ Orodite Bldg.
Thompson Point
Portland, ME 04102

Dear Mr. Nugent:

Thank you for the timely review of the building permit application at the above-mentioned project.

In response to the questions you asked yesterday, the following is offered:

1) What is the header configuration for the new overhead door? The header will consist of three (3) dimensional 2x12's sistered together. Plywood spacers may be used but are not structurally necessary. This configuration is based on a total load (DL+LL) of 45PSF that equates to an unfactored load on the header of 248PLF. The simple-supported header will bear on three (3) bundled 2x6 exterior studs at each end.

2) What are the structural members of the new office walls? The new walls in the office area will consist of 2x4 construction @ 16"O.C.


terminating just above the suspended ceiling and braced to the structural members above. All walls will be sheathed with ½" drywall.

3) Will the majority of the building be used as a warehouse?
Approximately 60% of the building will be used as warehouse space. The front office area is divided from the warehouse area by an existing firewall that will remain.

I trust this information answers all your questions. If any additional questions arise, please contact me at your convenience.

Cc: File
Rich Aluminum and Restoration Co. (John Walker)


MEMO

From: John P. Berggren 
Attn: Mike Nugent
Code Enforcement Officer - City of Portland
Date: November 7th, 2003
Ref: Tenant build-out @ Orodite Bldg.
Thompson Point
Portland, ME 04102

Dear Mr. Nugent:

The attached application and supporting data is being submitted to your office in order to obtain an All Purpose Building Permit for Rich Aluminum and Restoration Co. who is presently located at 315 Park Ave. in Portland and will soon be relocating to Thompson Pt. The building to be occupied, as shown on the site location plan, is not building #4 which Sarah, Marge, and yourself discussed with Peter Van Wyke and myself on October 9th, but is the metal-clad building approximately 100 ft. to the north. This 4000 SF building was vacated by the Orodite Co. (a firm who relocated at 5 Wallace Ave.) approximately five months ago after being located at Thompson Pt. for roughly twenty-five years.

There does not appear to be a change of user classification. Both the past tenant (Orodite) and the anticipated tenant (Rich Aluminum) are service providers to the general public who utilize a small office area and large storage area. In fact, the only changes to the building, other than cosmetic (replacement of the aging corrugated metal siding with commercial grade



siding), are the addition of office windows and a warehouse overhead door relocation of the entry door, and the addition of approximately 30 LF of partitions in the office area. The cost associated with these upgrades is summarized on sheet A-2. Minor electrical upgrades are anticipated and will be separately permitted for the project by Chuck Place of Place Electric (797-9954). No mechanical upgrades will be needed.

I trust you find all information in order and if any questions arise concerning the following, please contact me at your convenience.

Cc: File

Rich Aluminum and Restoration Co. (John Walker)



CITY OF PORTLAND, MAINE

Department of Building Inspections

Nov. 10 2003

Received from Commercial Center

Location of Work Thompson's Place

Cost of Construction \$ _____

Permit Fee \$ 237.00

Building (IL) ☒ Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 201 A005

Check #: 1037 Total Collected \$ 237.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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

May

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.

N/A **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.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]
Signature of applicant/designee

11/25/03
Date

[Signature]
Signature of Inspections Official

11/25/03
Date

CBL: 201A005 Building Permit #: 031399 -