

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 030473

This is to certify that Ryder Truck Rental Inc #068 HardyPortland Construction
has permission to Add 150 s.f. bump-out to 2nd floor office
AT 131 Rand Rd Call 252 A007001

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 laid or closed-in. **HEAR 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. *H. H. M. J.*
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

William August 5/13/03
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 03-0473	Issue Date:	CBL: 252 A007001
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Location of Construction: 131 Rand Rd	Owner Name: Ryder Truck Rental Inc #0680	Owner Address: Po Box 025719	Phone:
Business Name:	Contractor Name: HardyPond Construction	Contractor Address: 45 Bridgton Rd. Westbrook	Phone 2077976066
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: IM

Past Use: Ryder Truck Rental	Proposed Use: Ryder Truck Rental with 150 s.f. bump-out to 2nd floor offices	Permit Fee: \$513.00	Cost of Work: \$69,486.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>51</i> Type: <i>5B</i>	

Proposed Project Description:
Add 150 s.f. bump-out to 2nd floor offices - *All within the existing structure*

Signature: *[Signature]* Signature: *[Signature]*
 PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: kwd	Date Applied For: 05/08/2003	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: <i>05/12/03</i></p>	<p>Zoning Appeal</p> <p><input checked="" 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: <i>[Signature]</i></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

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE



Commercial Building Permit Application 03-0473

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: 131 Rand Road, Pinetree Industrial Park		
Total Square Footage of Proposed Structure 150 sq. ft. interior addition	Square Footage of Lot 6 acres +/-	
Tax Assessor's Chart, Block & Lot Chart# <u>252</u> Block# <u>A</u> Lot# <u>007</u>	Owner: Ryder Truck Rental 131 Rand Road	Telephone: (207) 761-9084
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Hardy Pond Construction 45 Bridgeton Road Westbrook, ME 04092	Cost Of Work: \$ <u>69,486.00</u> Fee: \$ <u>513.⁰⁰</u>
Current Specific use: <u>Truck repair and rental, administrative offices</u>		
Proposed Specific use: <u>Truck repair and rental, administrative offices</u>		
Project description: 1. 150 sq. ft. addition to office space <u>2nd floor (bump out) → All within the existing structure per 5/12/03</u> 2. New finishes, (paint, carpet, ceiling tile) in existing offices		
Contractor's name, address & telephone: Hardy Pond Construction		
Who should we contact when the permit is ready: <u>Peter Whitmore</u> ←		
Mailing address: 45 Bridgeton Road Westbrook, ME 04092		
Phone: (207) 797-6066		

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

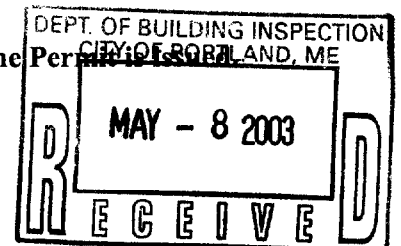
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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.

Signature of applicant: <u>Peter A. Whitmore</u>	Date: <u>5-8-03</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$7.00 per additional \$1000.00 cost

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



FAX COVER

To: Mike Nugent

Company : City of Portland Inspection Services

Fax Number : 8748716

From : John Shields

Company : Archetype

Fax Number : 207 772 4056

Subject : Ryder Truck Facility

Pages including cover page: 1

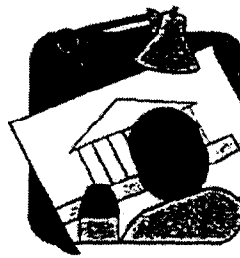
Date : 5/13/2003

Time : 11:57:28 AM

MESSAGE

Mike - the condition that we spoke about on the phone is an existing concrete slab in a heated space. The space is a truck repair facility servicing large trucks. I was on site with the builder (Hardypond Construction) and a structural engineer and we made the educated assumption that the existing slab is 6" thick or better and was more than adequate to support the added load.

Regards - John



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: 5/1/03

Job Name: Renovation of the Ryder Truck Facility

Address of Construction: 131 Rand Road, Portland, ME 04102

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) S1

Type of Construction 5B Bldg. Height 26' Bldg. Sq. Footage 11,000 sq. ft.

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. 50#/ft.²

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

If mixed use, what subsection of 313 is being considered 313.1.1

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

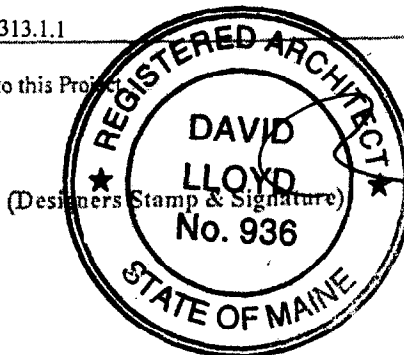
Conference Room: 220 sq. ft./ 15 sq. ft. per occupant = 15

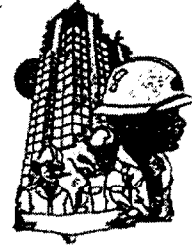
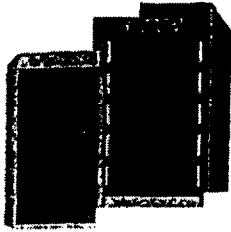
Office #1 172 sq. ft./ 100 sq. ft. per occupant = 2

Office #2 150 sq. ft./ 100 sq. ft. per occupant = 2

Office #3 120 sq. ft./100 sq. ft. per occupant = 2

PSH 6/07/2K





**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.

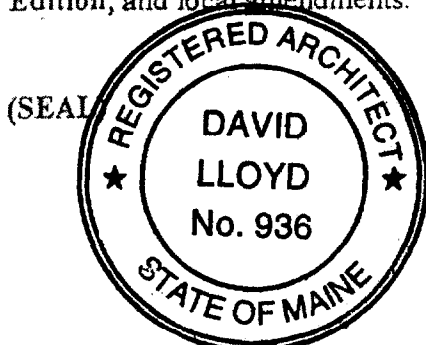
RE: Certificate of Design

DATE: 5/1/03

These plans and/or specifications covering construction work on:

Renovation of the Ryder Truck Facility, 131 Rand Road, Portland

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
ACCESSIBILITY CERTIFICATE**

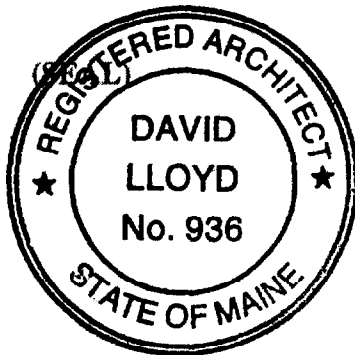
Designer: David Lloyd, Archetype

Address of Project Ryder Truck Facility, 131 Rand Road, Portland

Nature of Project 150 sq. ft. interior addition, new finishes in
existing offices

Date 5/1/03

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.



Signature 

Title Architect

Firm Archetype, P.A.

Address 48 Union Wharf

Portland, ME 04101

Telephone (207) 772-6022

May 2, 2003

City of Portland
Inspector of Buildings
City Hall
389 Congress Street
Room 315
Portland, Maine 04101

**Re: Renovation of the Ryder Truck Facility
131 Rand Road, Portland, Maine
Code Analysis**

Dear Sir or Madam:

The Ryder Truck Facility is an existing, fully sprinkled 11,000 square foot building on a 6-acre +/- lot in the Pinetree Industrial Park. The construction type is 5B and the use is mixed; S1 for the truck bays and B for the offices.

The proposed work includes new finishes in the existing office (paint, carpet, ceiling tile) and a 150 square foot addition to the offices.

The mixed use is being considered under 313.1.1. The height and area limitation for an S1 use in a building of 5B construction is 1 story, 30', 4,200 square feet increased to 2 stories, 50', 12,600 square feet because the building is sprinkled. This building is 1 story, 26', 11,000 square feet.






If you have any comments or questions, please call.

Sincerely,



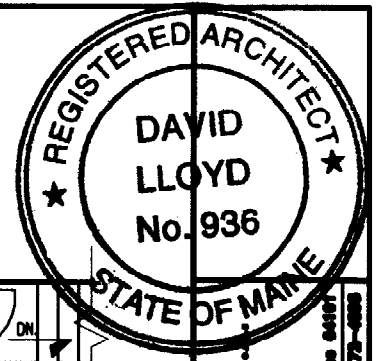
John Shields
Architect

LEGEND

- EXISTING WALLS 
- WALLS 
- WALLS & ITEMS TO BE REMOVED 
- WOOD VENEER DOOR W/ADA APPROVED LEVER HARDWARE 
- EXISTING DOOR/FRAME TO REMAIN - P.T.D. 
- Outline Finish Schedule**
- General Note:** Clean all ceiling grids to be reused.
- Maintenance Manager's Office**
Remove ceiling tile and VCT flooring. Provide new carpet, vinyl base and ceiling tile. Remove FRP, patch and skim coat walls. Remove existing sink and 5'-0" counter, cap plumbing.
- Trash Locker Room**
Remove ceiling tile and VCT flooring. Provide new VCT flooring, vinyl base and ceiling tile. Clean FRP walls. Remove existing sink and 5'-0" counter. Provide new sink and 5'-0" counter with base cabinets. Relocate venting machines to this room.
- Toilet Room, Men**
Existing ceramic tile flooring to be cleaned and sealed, clean FRP and walls. Replace existing 48" sink, base cabinets and top. Remove and replace ceiling tile.
- Toilet Room, Women**
Existing ceramic tile flooring to be cleaned and sealed, clean FRP and walls. Replace existing 48" sink, base cabinets and top. Remove and replace ceiling tile. Replace light in with the light combo and duct out.
- Office #1, 2, 3, Conference Room and Hall**
Remove existing carpet and VCT. Remove existing ceiling system and lights. Provide new carpet, vinyl base, ceiling and lights. Provide new gypsum board wall or above and paint new and existing walls.
- Office #4, 5 and Corridor**
Remove existing VCT, ceiling and lights. Provide new carpet in office, VCT in corridor, vinyl base, ceiling and lights in all. Paint all walls.
- Rental Office**
Remove existing VCT and ceiling tile. Provide new VCT, vinyl base, ceiling tile and paint walls.
- Office #6**
Remove existing ceiling and VCT flooring. Provide new ceiling with lights, carpet, vinyl base, new walls or above - pat.
- Mechanical**
Provide (1) 4' long (2) ball fluorescent strip light.
- Stair #1**
Provide slip resistant rubber treads - round pattern.

KEYED NOTES

- 1 WOOD DOOR W/LIGHT AND 18" SIDELIGHT. (PROVIDE WEATHERSTRIPPING).
- 2 EXISTING BOLLARDS - REMOVE (TYP. OF 2).
- 3 EXISTING WHEELCHAIR LIFT.
- 4 3'-0" x 4'-0" FIXED ALUMINUM WINDOW W/INSULATED GLAZING. FINISH TO MATCH EXISTING.
- 5 EXTEND WOOD/GLASS WALL TO MATCH EXISTING.
- 6 EXISTING STRUCTURAL COLUMN.
- 7 (2) 2x4 WOOD POST.
- 8 3/4" x 16 LVL - CONTINUOUS.
- 9 SIMPSON COLUMN CAP.
- 10 EXISTING TAPERED STRUCTURAL STEEL COLUMN (NARROW AT BASE, WIDE AT TOP).
- 11 3/8" G.B. - P.T.D. (TYP.)
- 12 2x12 RIM JOIST.
- 13 2x12 @ 12" O.C.
- 14 3/4" AC PLYWOOD OVER 3/4" CDX SUBFLOOR - MATCH EXISTING FLOOR LEVEL.
- 15 STRAP & GYP. CEILING - P.T.D.
- 16 SIMPSON HANGER.
- 17 EXISTING WALL - PATCH & PAINT.
- 18 EXISTING WOOD FLOOR SYSTEM - PLYWOOD OVER 2x12 @ 12" O.C. JOISTS.
- 19 EXISTING GLASS/WOOD WALL.
- 20 EXISTING DOOR WINCH @ 14'+/- AFF.
- 21 DASHED LINE INDICATES LINE OF WALL ABOVE.
- 22 AREA OF CROSS HATCHING INDICATES EXTENT OF HUNG TILE CEILING INSTALLATION IN VESTIBULE.
- 23 NEW STOREFRONT - TO MATCH EXISTING.
- 24 SERVICE COUNTER - INSTALLED BY OWNER. ALL ELECTRICAL, DATA & PHONE CONNECTIONS BY CONTRACTOR.
- 25 EXISTING WALL - REMOVE.
- 26 MOVE EXISTING LIGHTS - (TYP. OF 3).
- 27 EXISTING UNIT HEATER - MOVE (W/F).
- 28 WALL SCONCE (TYP. OF 3).
- 29 EXISTING ROOF.
- 30 4' LONG, TWO BULB FLUORESCENT LIGHTS W/GUARD - (TYPICAL OF 3).
- 31 STRAP & GYP. EXISTING WALL - P.T.D.
- 32 EXISTING WOOD STRUT.
- 33 3/2" BATT INSULATION.
- 34 SLIP JOINT.
- 35 CEILING AS SCHEDULED W/6" BATT INSULATION SOUND BARRIER.
- 36 TYPICAL WALL: 3/8" STEEL STUD @ 16" O.C., 3/4" G.B. EA. SIDE - P.T.D., BASE AS SCHEDULED.
- 37 WEATHERSTRIP EXISTING DOOR.



Architect:
ARCHETYPE, P.C.
ARCHITECTS
48 Union Wharf Portland, Maine 04108
(603) 778-0828 Fax (603) 778-0888

Project:
RENOVATIONS of RYDER TRUCK FACILITY
191 Bond Road
Portland, Maine 04108

Scale: 1/4" = 1'-0"
MAY 06 2003

Drawing:
FLOOR PLANS, DETAILS

A.1

