

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

Permit No: 04-1090	Issue Date: AUG 13 2004	CBL: 354 A003001
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Location of Construction: 1 Rice St	Owner Name: Alpine Realty Corp	Owner Address: 120 Exchange St	Phone:
Business Name:	Contractor Name: Alpine Realty	Contractor Address: 120 Exchange St Portland, ME	Phone: 2077753499
Lessee/Buyer's Name	Phone:	Permit Type: Building Miscellaneous	Zone: A-M

Past Use: storage	Proposed Use: storage	Permit Fee:	Cost of Work: \$12,000.00	CEO District: 5
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: S1 Type: 2c 8/12/04	

Proposed Project Description:
 Fit up of a storage occupancy in an existing occupancy - Goodwill

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: dmartin	Date Applied For: 08/02/2004	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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 type="checkbox"/> MM <input type="checkbox"/> Date: <i>8/4/04</i>	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: <i>[Signature]</i>
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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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

Permit Number: 041090

PERMIT IS VALID
AUG 13 2004
CITY OF PORTLAND
DEPARTMENT OF BUILDING INSPECTION SERVICES

Please Read Application And Notes, If Any, Attached

This is to certify that Alpine Realty Corp /Alpine Realty
has permission to Fit up of a storage occupancy on an existing occupancy
AT J Rice St

354 A003001

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 inspection must given and when permit in process before this building or part thereof is occupied or closed-in. 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

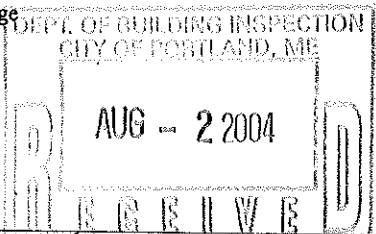
[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



Commercial 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: 1 Rice Street, Portland		
Total Square Footage of Proposed Structure 19,274	Square Footage of Lot 4 Acres +/-	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 354 A 003	Owner: Alpine Realty 120 Exchange Street Portland, ME	Telephone: (207) 775-3499 John Wise
Lessee/Buyer's Name (If Applicable) Goodwill Industries	Applicant name, address & telephone: John Wise Alpine Realty 120 Exchange Street Portland, ME 775-3499	Cost of Work: \$ 12,000 Fee: \$ 129.00
Current Specific use: <u>Storage</u>		
Proposed Specific use: <u>Storage</u>		
Project description: <u>Fit up of a storage occupancy by Goodwill Industries in an existing storage occupancy.</u>		
		
Contractor's name, address & telephone: <u>Alpine Realty, 120 Exchange St, 828-4650</u>		
Who should we contact when the permit is ready: <u>John Wise</u>		
Mailing address: Alpine Realty 120 Exchange Street Portland, ME		
Phone: (207) 775-3499		

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.

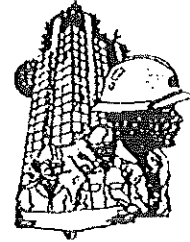
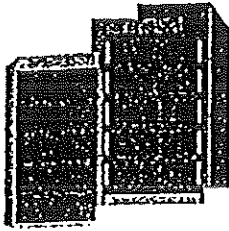
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: 	Date: <u>8-2-04</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.

ck# 4184



**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.

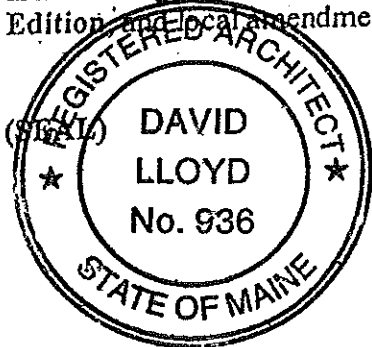
RE: Certificate of Design

DATE: 7/30/04

These plans and/or specifications covering construction work on:

Fit-up of a storage occupancy by Goodwill Industries in an existing storage
occupancy at 1 Rice Street, 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 _____

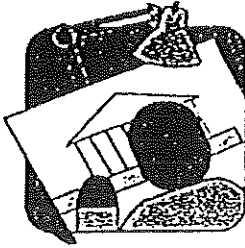
Title Architect

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 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: 7/30/04

Job Name: 1 Rice Street

Address of Construction: 1 Rice Street

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, B

Type of Construction 2C Bldg. Height 28' Bldg. Sq. Footage 56,072

Seismic Zone note below Group Class note below

Roof Snow Load Per Sq. Ft. note below Dead Load Per Sq. Ft. note below

Basic Wind Speed (mph) note below Effective Velocity Pressure Per Sq. Ft. note below

Floor Live Load Per Sq. Ft. note below

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 Table 313.1.2 Fire separation Assembly between use groups

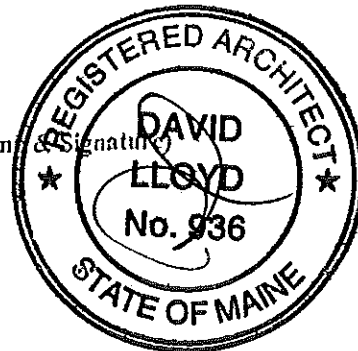
List Occupant loading for each room or space, designed into this Project.

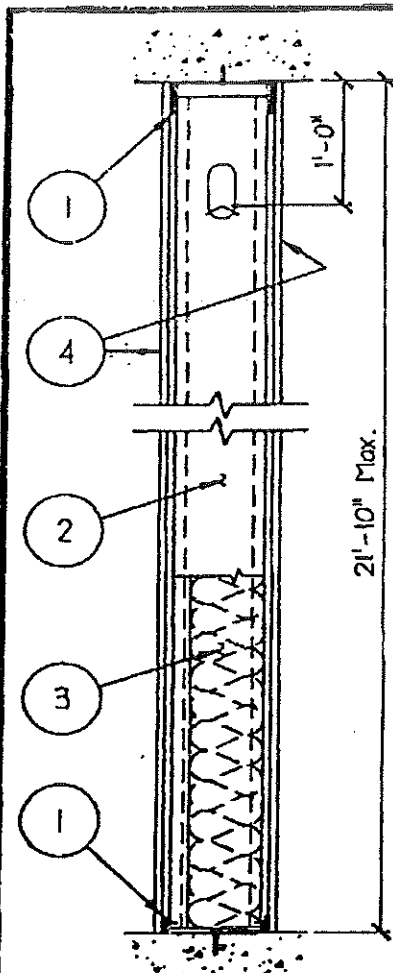
Less than 5

Note: No structural changes to building are proposed.

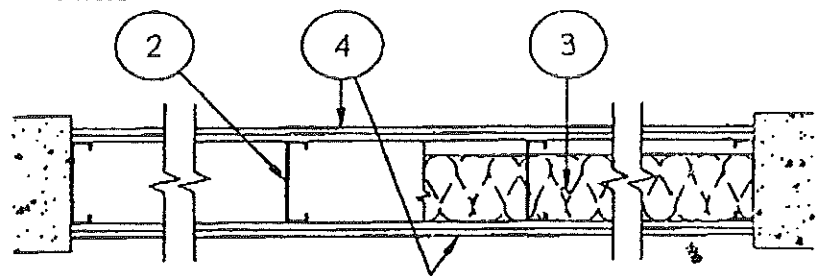
PSH 6/07/2K

(Designers Stamp)





SECTION VIEW



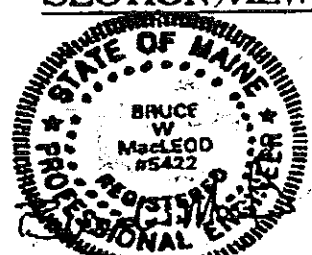
PLAN VIEW

FIRE RESISTANCE RATINGS - ANSI/UL 263

Design No. U412
 December 10, 2003
 Nonbearing Wall Rating - 2 HR.

1. FLOOR AND CEILING RUNNER - 6T5B20 Galv. Steel Top And Bottom Track, Attached To Floor And Ceiling With Fasteners At 16" o.c. Max. (Galv Steel)
 If Deflection Track Is Required, Use 6T5C20. Provide Stud Bracing At 1'-0" Below Top Of Stud, Equal To Spazzer Bar 9200.
2. STEEL STUDS - 6" x 20 Ga @ 16" o.c. With Min. Flange Width 1-3/8" Galv. Steel Studs To Be Cut 3/8" To 3/4" Less Than Assembly Height.
 (Max. Height 21'-10")
3. BATTS AND BLANKETS - (Optional) - Per Project Specs.
4. GYPSUM BOARD - 1/2" Thk. Wallboard Applied Vertically In Two Layers.
 (Laminated System) Inner Layer Attached To Studs With 1" Long Type S Steel Screws Spaced 24" o.c. Along Vertical Edges And 24" o.c. In The Field. Outer Layer Laminated To Inner Layer With Joint Compound, Applied With A Notched Spreader Producing Continuous Beads Of Compound About 3/8" In Diameter, Spaced Not Greater Than 2" o.c. Joints Of Laminated Outer Layer Offset 12" From Inner Layer Joints. Outer Layer Wallboard Attached To Inner Layer With 1-1/2" Long Type G Steel Screws Spaced 24" o.c. Along Edges And Center Line Of Each Sheet.

Optional, (Direct Attached System) Wallboard Applied Vertically In Two Layers. Inner Layer Attached To Studs With 1" Long Type S Steel Screws Spaced 24" o.c. In The Field And Along The Vertical Edges. Outer Layer Attached To The Studs Over The Inner Layer With 1-5/8" Long Type S Steel Screws Spaced 12" o.c. In The Field, Along The Vertical Edges, And To The Floor And Ceiling Runners. Joints Of Screw-Attached Outer Layer Offset From Inner Layer Joints.



MacLeod Structural Engineers, P.A.



98 Bridge Street
 Westbrook, ME 04092
 Tel: (207) 856-0044
 Fax: (207) 856-1616
 Toll Free: (877) 88-STEEL

LIGHT GAGE METAL FRAMING

RICE STREET PROJECT

PORTLAND MAINE

SHEET TITLE: **WALL SYSTEM - FIRE RESISTANCE RATINGS - ANSI/UL 263**

DRW BY: LFP	DATE: 02/19/04	PROJ. NO: 2004-160
CHKD BY: BWM	SCALE: AS NOTED	SKETCH: SK-1 OF 2

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TOTAL P.03

Post-it* Fax Note	7671	Date	# of pages ▶ 2
To	J. Shields	From	J. Wier
Co./Dept.		Co.	
Phone #		Phone #	
Fax #		Fax #	

4. GYPSUM BOARD * - Continued.

Optional, (Direct Attached System) Inner Layer Wallboard Applied Vertically, Outer Layer Wallboard Applied Horizontally. Inner Layer Attached To Studs With 1" Type S Steel Screws Spaced 24" o.c. Along Vertical Edges And In The Field. Outer Layer Attached To The Studs Over The Inner Layer With 1-5/8" Long Type S Steel Screws Spaced 12" o.c. In The Field, Along The Vertical Edges, And To The Floor And Ceiling Runners. Outer Layer Secured To Inner Layer Wallboard With 1-1/2" Long Type G Steel Screws Located Midway Between Studs And 1" From The Horizontal Joint.

Outer Layer Wallboard Joints Covered With Joint Tape And Min. Two Coats Of Joint Compound, And Screw Heads Covered With Min. Two Coats Of Joint Compound. As An Alternate, Nom. 3/32" Thick Gypsum Veneer Plaster May Be Applied To The Entire Surface Of Classified Veneer Baseboard. Joints Reinforced.

AMERICAN GYPSUM CO - Types AG-C, AGX-C.

BPB AMERICA INC - Type FRPC, ProRoc Type C.

BPB CANADA INC - ProRoc Type C.

CANADIAN GYPSUM COMPANY - Type C, IP-X2, IPC-AR or WRC.

G-P GYPSUM CORP, SUB OF GEORGIA-PACIFIC CORP - Type S, C, DAP, DA.

LAFARGE NORTH AMERICA INC - Type LGFC-C, LGFC-C/A.

NATIONAL GYPSUM CO - Types FSK-C, FSW-G, FSW-C, FSMR-C.

PABCO GYPSUM, DIV OF PACIFIC COAST BUILDING PRODUCTS INC - Type PG-C.

STANDARD GYPSUM L L C - Type SG-C.

TEMPLE-INLAND FOREST PRODUCTS CORP - Type TG-C.

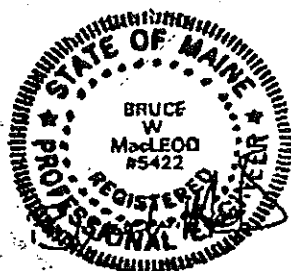
UNITED STATES GYPSUM CO - Type C, IP-X2, IPC-AR or WRC.

USG MEXICO S A DE C V - Type C, IP-X2, IPC-AR or WRC.

* Bearing The UL Classification Mark.

NOTE:

The Information Presented Herein is Based On Design No. U412, Refer To This Standard For Additional Information.



MacLeod Structural Engineers, P.A.



98 Bridge Street
Westbrook, ME 04092
Tel: (207) 856-0044
Fax: (207) 856-1616
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LIGHT GAGE METAL FRAMING

RICE STREET PROJECT

PORTLAND

MAINE

SHEET TITLE:

WALL SYSTEM - FIRE RESISTANCE RATINGS - ANSI/UL 263

DRN BY: LFP	DATE: 02/19/04	PROJ NO: 2004-150
CHKD BY: BWM	SCALE: AS NOTED	SKETCH: SK-2 OF 2

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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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- 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.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED



Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 354 A003 Building Permit #: 04 1090

8/31/04 - Non bearing wall studs in
place & secured on to floor
Ⓚ

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

February 6, 2004

Mr. John Wise
Alpine Realty Corp.
120 Exchange Street
Portland, ME 04101

RE: Capricorn Products Change of Use, 1 Rice Street
ID #2004-0040, CBL #354-A-003

Dear Mr. Wise:

On May 5, 2004, the Portland Planning Authority approved the Capricorn Products Change of Use with associated parking and site work to be located at 1 Rice Street, with the following conditions:

1. That the applicant address the Development Review Coordinator's comments in the memo dated May 5, 2004 regarding stormwater management.
2. Landscaping shall be provided between the proposed parking lot and Riverside Industrial Parkway. The landscaping shall include street trees to be reviewed and approved by the City Arborist.
3. No lighting is proposed for the parking area. If the applicant intends to install lighting, the lighting must meet the City's technical standards and must be reviewed and approved by Planning staff.

The approval is based on the submitted site plan and the findings related to site plan review standards.

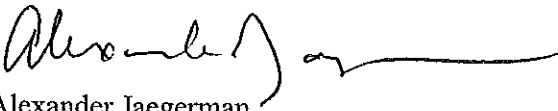
Please note the following provisions and requirements for all site plan approvals:

1. Where submission drawings are available in electronic form, the applicant shall submit any available electronic CADD.DXF files with seven (7) sets of the final plans.

2. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and 7 final sets of plans must be submitted to and approved by the Planning Division and Public Works prior to the release of the building permit. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.
3. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
4. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
5. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the preconstruction meeting.
6. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
7. The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Department at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Kandice Talbot at 874-8901.

Sincerely,



Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Kandice Talbot, Planner
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Karen Dunfey, Inspections
Michael Bobinsky, Public Works Director
Traffic Division
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littell, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Don Hall, Appraiser, Assessor's Office
Approval Letter File