



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING

# PERMIT

PERMIT ISSUED  
 JAN 27 2011  
 CITY OF PORTLAND

This is to certify that COAST PROPERTIES LLC STONE

Located At 21 RICE

Job ID: 2011-01-213-CH OF USE

CBL: 354 - - A - 004 - 001 - - - -

has permission to Change the use to a Storage & Distribution Center with Interior Alterations

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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

*[Signature]*  
 Fire Prevention Officer

*[Signature]* 1/27/11  
 Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.  
 PENALTY FOR REMOVING THIS CAR

**City of Portland, Maine - Building or Use Permit Application**

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

<b>Job No:</b> 2011-01-213-CH OF USE	<b>Date Applied:</b> 1/5/2011	<b>CBL:</b> 354 - - A - 004 - 001 - - - -	
<b>Location of Construction:</b> 21 RICE	<b>Owner Name:</b> COAST PROPERTIES LLC STONE	<b>Owner Address:</b> 142 HIGH ST STE 320 PORTLAND, ME - MAINE 04101	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Duncan, Nick	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name:</b>	<b>Phone:</b>	<b>Permit Type:</b> CHUSE-COMM - Change of Use Commercial	<b>Zone:</b> I-M
<b>Past Use:</b> Stone Coast Brewers - Brewing Production, Warehousing & Distribution	<b>Proposed Use:</b> Allagash Brewing Co. - Warehouse & Distribution only	<b>Cost of Work:</b>	<b>CEO District:</b>
		<b>Fire Dept:</b> <i>w/conditions</i> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>Inspection:</b> Use Group: <i>S-2</i> Type: <i>IBC-2009</i>
		<b>Signature:</b> <i>[Signature]</i> <i>(58)</i>	<b>Signature:</b> <i>JMB 1/27/11</i>
<b>Proposed Project Description:</b> Storage Unit		Pedestrian Activities District (P.A.D.)	

<b>Permit Taken By:</b>	<b>Zoning Approval</b>
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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.</p> <p>False information may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>01/10/11</i></p>	<p><b>Zoning Appeal</b></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><b>Historic Preservation</b></p> <p><input type="checkbox"/> Not in Dist 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>
	<p><b>PERMIT ISSUED</b></p> <p><b>JAN 27 2011</b></p> <p><b>CITY OF PORTLAND</b></p>	<p><b>CERTIFICATION</b></p> <p><i>1/10/11</i></p>	

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 PHON



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis Littell

Job ID: 2011-01-213-CH OF USE

Located At 21 RICE

CBL354 - - A - 004 - 001 - - - -

## Conditions of Approval:

### Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain a warehouse and distribution building with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.

### Fire

3. All construction shall comply with City Code Chapter 10.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.

### Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspections 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.**
1. Close In Elec/Plmb/Framing
  2. 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 OF 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>19 Rice St. Portland, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>26,546</u>	Square Footage of Lot <u>N/A</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>354</u> Block# <u>A</u> Lot# <u>006</u> <u>00A</u>	Applicant <u>must be owner, Lessee or Buyer*</u> Name <u>Pizzagalli Construction</u> Address <u>131 Presumpscot St.</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>(207) 874-2323</u>
Lessee/DBA (If Applicable) <u>Mark Devin</u> <u>Allagash Brewing Co.</u> <u>50 Industrial Way</u> <u>Portland, ME 04103</u>	Owner (if different from Applicant) Name <u>Ron Gaglia</u> <u>Mark Devin / Stone coast</u> Address <u>19 &amp; 23 Rice St</u> City, State & Zip <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>48,756</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>585.00</u>
Current legal use (i.e. single family) <u>Commercial: Distribution</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>Stone coast Brewing Co., Brewing, Production</u> <u>change of use</u> Proposed Specific use: <u>Distribution (Storage Only)</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Distribution center to Allagash Brewing Co., Storage Use Only</u>		
Contractor's name: <u>Pizzagalli Construction Company</u> Address: <u>131 Presumpscot St.</u> City, State & Zip <u>Portland, ME 04106</u> Telephone: <u>(207) 874-2323</u> Who should we contact when the permit is ready: <u>Dan Noblet</u> Telephone: <u>(207) 874-2323</u> Mailing address: <u>131 Presumpscot St. Portland, ME 04103</u> <u>ext. 106</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](http://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.

Signature: Nick Duncan Date: 1/5/2011

This is not a permit; you may not commence ANY work until the permit is issued

## **21 Rice Street – Conditions of approval**

- 1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.**
- 2. This property shall remain a warehouse and distribution building with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.**

Highlighted rooms and walls to be removed

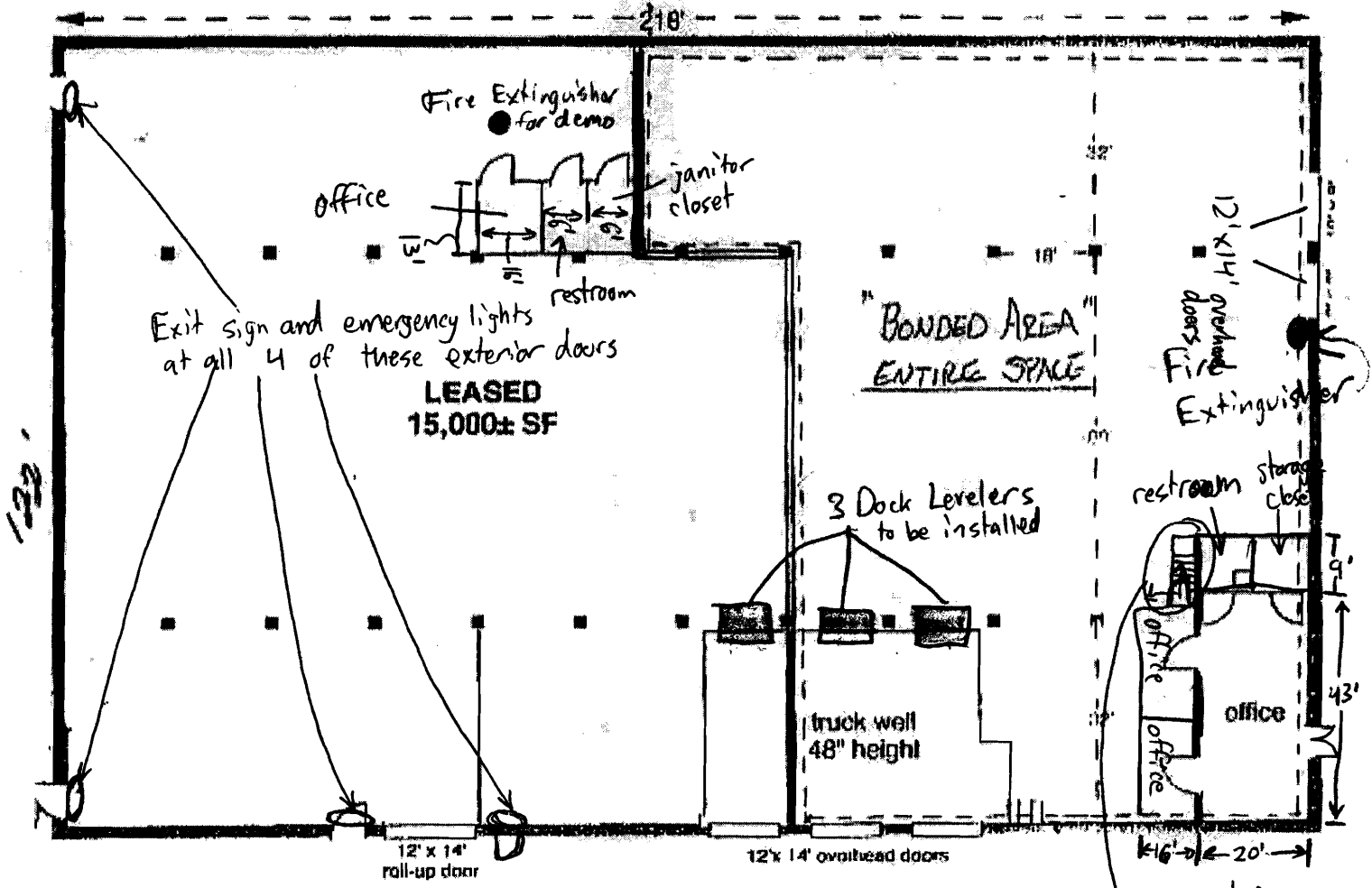
Blue walls and all other walls remain as is.

3 Dock levelers show in green will be installed as shown in those locations.

Sprinkler and Fire Alarm System are present and operational.

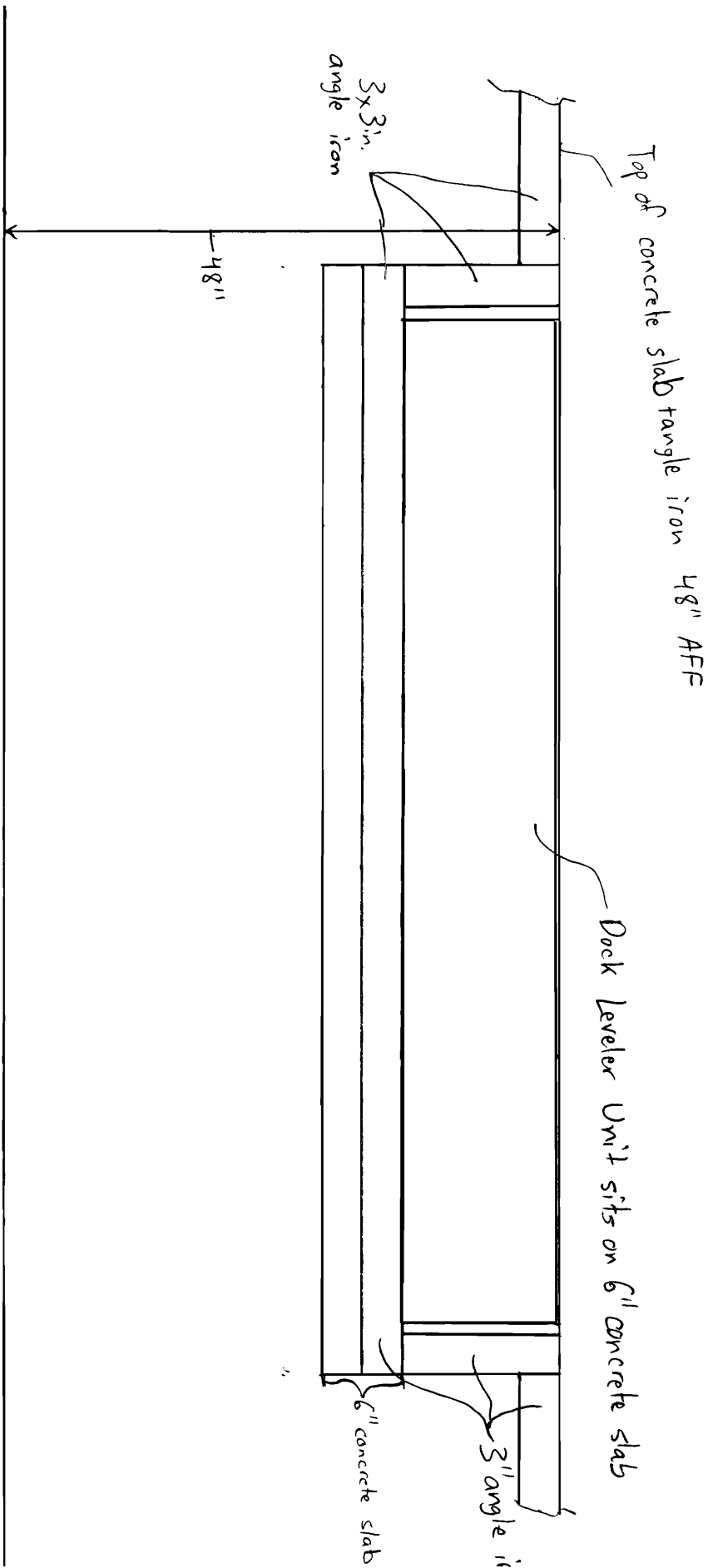
### Building Sketch

19-23 Rice Street  
Portland, Maine



ALL MEASUREMENTS ARE APPROXIMATE.

existing stairs to mezzanine above



Top of concrete slab tangle iron 48" AFF

Dock Leveler Unit sits on 6" concrete slab

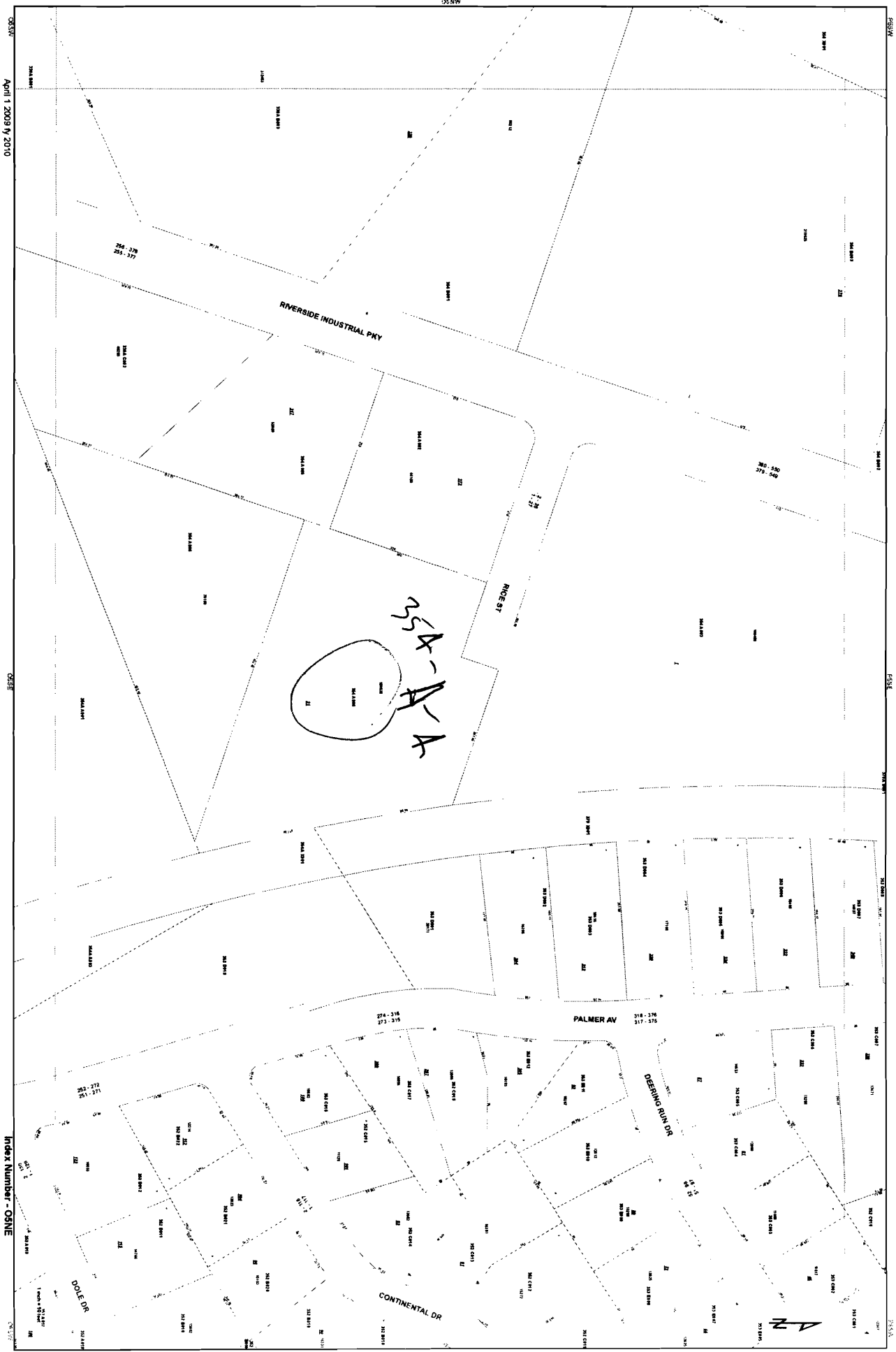
3x3" angle iron

48"

6" concrete slab

3" angle iron



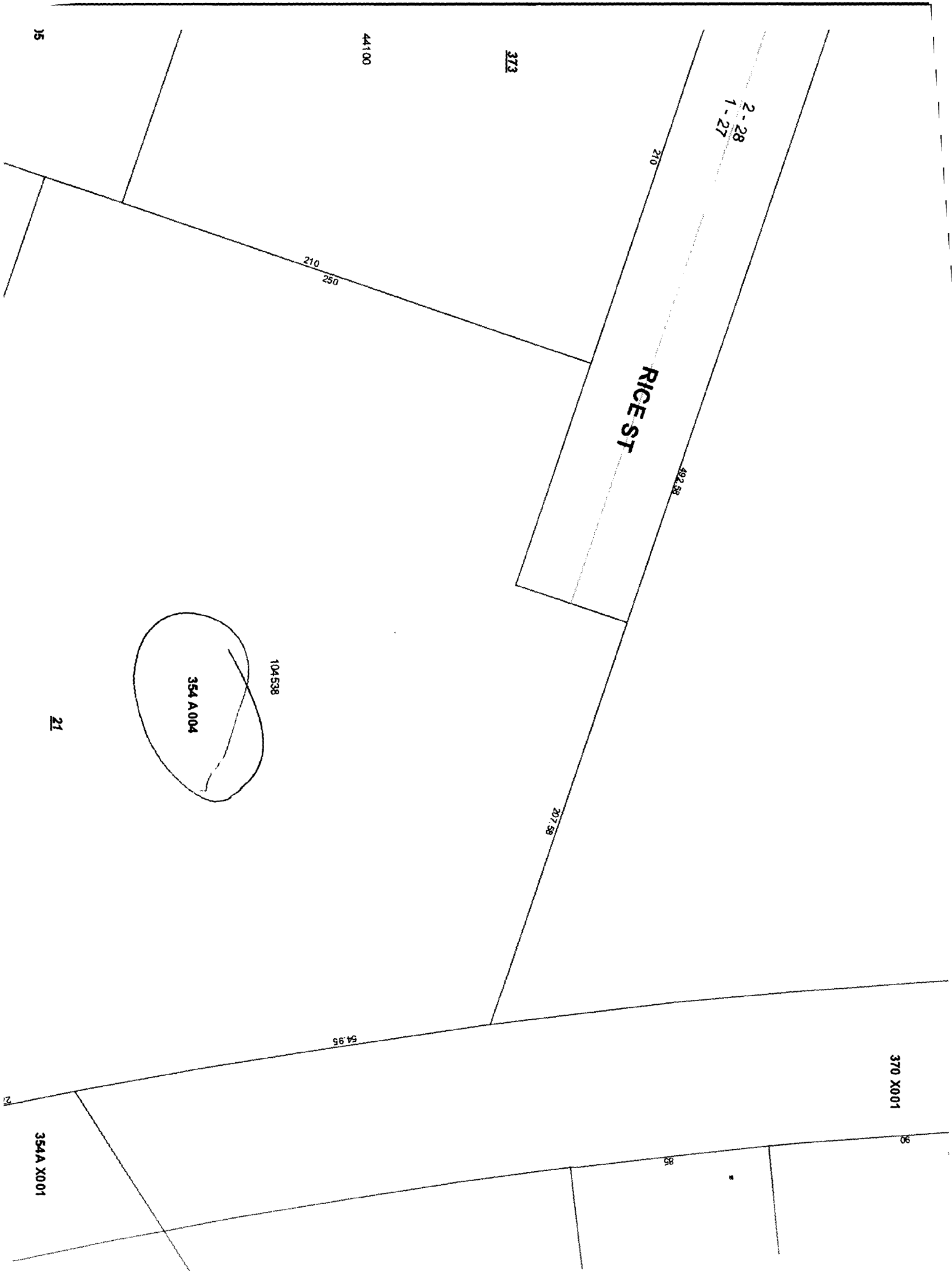


April 1 2009 /y/ 2010

Index Number - OSNE

A-A-25





2-28  
1-27

RICE ST

373

44100

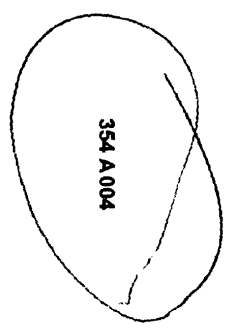
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