

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

CITY OF PORTLAND /self

Located at

1158 RIVERSIDE ST (910)

PERMIT ID: 2012-50665

CBL: 357 A001001

has permission to **Interior Renovations - new sheetrock partitions, new flooring, new plumbing fixtures & electrical fixtures**

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.

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: 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.**

REQUIRED INSPECTIONS:

Close-in/Elec./Plmb./Framing

Above Ceiling Inspection

Final - Commercial

Final - Electric

Final - Fire

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.

City of Portland, Maine - Building or Use Permit

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

Permit No: 201250665	Date Applied For: 11/29/2012	CBL: 357 A001001
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Location of Construction: 1158 RIVERSIDE ST (910)	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST	Phone:
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: same - Riverside Golf Course Club House	Proposed Project Description: Interior Renovations - new sheetrock partitions, new flooring, new plumbing fixtures & electrical fixtures
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Dept: Zoning **Status:** Approved **Reviewer:** Ann Machado **Approval Date:** 12/04/2012
Note: **Ok to Issue:**

Dept: Building **Status:** Approved w/Conditions **Reviewer:** Jeanie Bourke **Approval Date:** 12/01/2012
Note: **Ok to Issue:**

- 1) Separate permits are required for the larger unfinished space on the right hand side.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant, including revisions dated received 12/14/12. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved w/Conditions **Reviewer:** Ben Wallace Jr **Approval Date:** 12/24/2012
Note: **Ok to Issue:**

- 1) Fire protection systems shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
- 2) A separate Suppression System Permit is required for all new suppression systems, including standpipe systems, and sprinkler work effecting more than 20 heads. This review does not include approval of system design or installation.
- 3) A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department. This review does not include approval of fire alarm system design or installation.
- 4) Any Fire alarm or Sprinkler systems shall be reviewed by licensed contractors for code compliance. Compliance letters are required.
- 5) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
- 6) Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
- 7) Through-penetrations and membrane penetrations in fire walls, fire barrier walls, and fire resistance rated horizontal assemblies shall be protected by firestop systems or devices in conformance with NFPA 101:8.3.5 (ASTM E 814 or ANSI/UL 1479). Providing firestop labels at each firestop system or device and an onsite manual containing the detail for each firestop system or device used for the project will streamline final inspection approvals.
- 8) Fire walls, fire barriers, fire partitions, smoke barriers and smoke partitions or any other wall required to have protected openings or penetrations shall be effectively and permanently identified with signs or stenciling in accessible concealed floor, floor-ceiling or attic spaces at intervals not exceeding 30 feet with lettering not less than 0.5 inches in height.
- 9) The stair shall be a 1-hour exit enclosure with 1-hour fire resistance rated opening protectives (fire door assemblies).

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Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

10 Construction or installation shall comply with City Code Chapter 10.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: <i>(2012-11-543)</i> 2012-50665	Issue Date:	CBL: 357 A001001
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Location of Construction: 1158 RIVERSIDE ST (910)	Owner Name: CITY OF PORTLAND	Owner Address: 389 CONGRESS ST	Phone:
Business Name:	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: ROS
Past Use: Riverside Golf Course Club House	Proposed Use: same - Riverside Golf Course Club House	Permit Fee:	Cost of Work: \$45,000.00
Proposed Project Description: Interior Renovations - new sheetrock partitions, new flooring, new plumbing fixtures & electrical fixtures, ADA Bathroom		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A <i>12/24/12</i>	INSPECTION: Use Group: <i>A-3</i> Type: <i>5B</i> <i>MURBEC 2009</i> Signature: <i>JMB 12/17/12</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____	

Permit Taken By: Service_User - Lannic	Date Applied For: 11/28/2012	Zoning Approval
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<ol style="list-style-type: none"> 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"/> <i>OK JMB</i> Date: <i>12/4/12</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 <i>JMB</i> Date: _____
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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

1-22-13 DWM/BKL Aaron Close-in OK (Aaron to witness plumb test)

4-8-13 DWM/Steve Cory / Capt Perrone Aaron Final Provides Revised Plans showing doors, Occupancy load signs, label Breakers + lights/signs, Test on fire alarm.

POS

Urban insigent 2012-5065

2012-11-5493



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>1158 Riverside Street (910 Riverside St)</u>		
Total Square Footage of Proposed Structure/Area <u>Existing Structure</u>		Square Footage of Lot <u>100+ acres</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>358 A 001</u> <u>357 A 001</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>City of Portland</u> Address <u>389 Congress St,</u> City, State & Zip <u>Portland, Me 04101</u>	Telephone: <u>232-0570</u> <u>Attn: Aaron</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>See Above</u> Address City, State & Zip	Cost Of Work: \$ <u>45,000.00</u> C of O Fee: \$ <u>0</u> Total Fee: \$ <u>0</u>
Current legal use (i.e. single family) <u>GOLF COURSE CLUBHOUSE</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>SEE ABOVE</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Renovate Interior Space, New Sheetrock partitions, New Flooring and plumbing Fixtures, and Electrical Fixtures.</u> <u>4000 SQ. FT. APPROX.</u>		
Contractor's name: <u>City of Portland</u> Address: <u>389 Congress St.</u> City, State & Zip <u>Portland, Me 04101</u> Telephone: <u>232-0570</u> Who should we contact when the permit is ready: <u>Aaron Shields</u> Telephone: <u>232-0570</u> Mailing address: <u>389 Congress St. Portland, Me 04101</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, 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 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 City 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:

Aaron Shields

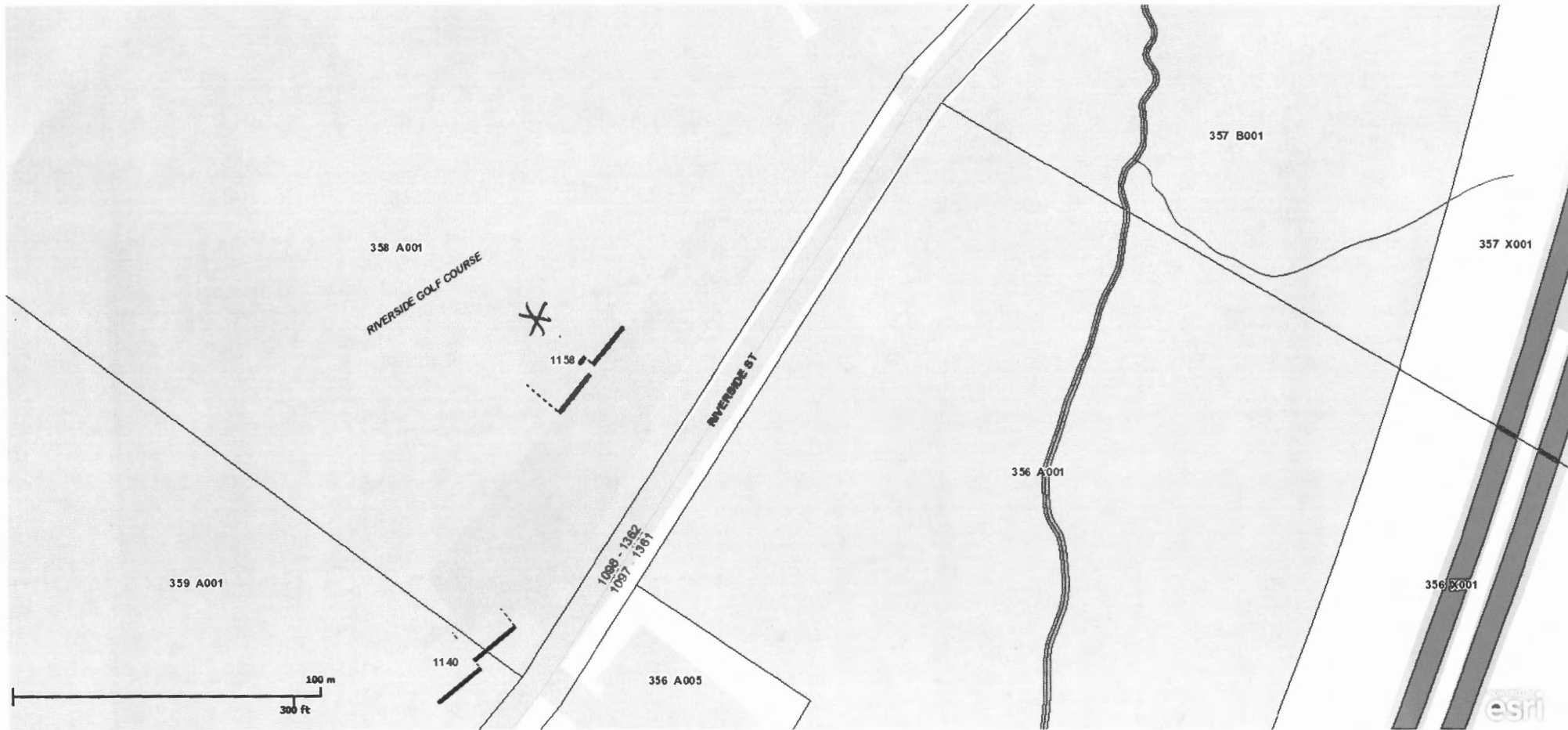
Date:

11/29/12

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

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NOV 29 2012
Dept. of Planning Inspections
City of Portland, Maine

Riverside Golf Course Club House



Jeanie Bourke - Riverside Plans

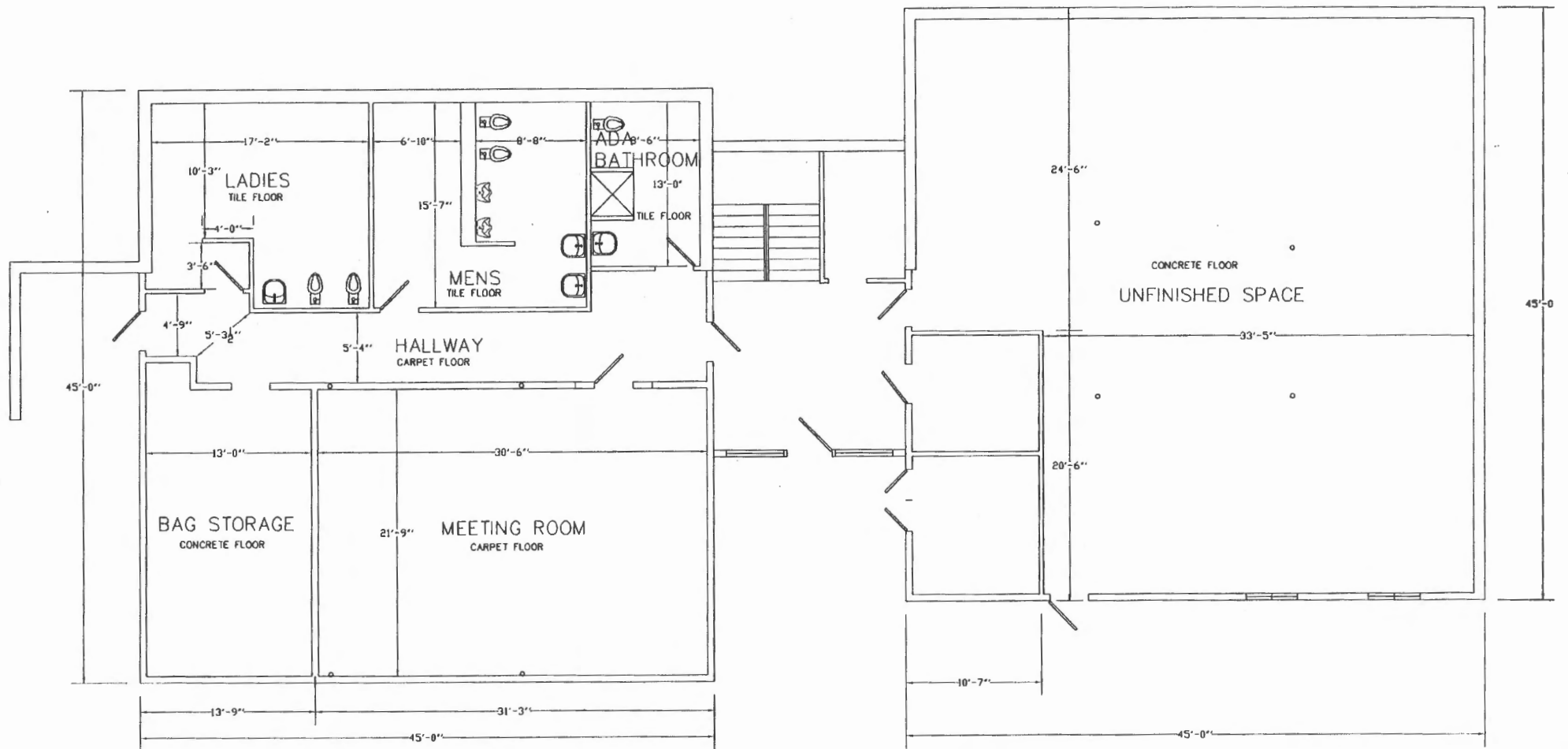
From: Aaron Shields
To: Jeanie Bourke
Date: 12/14/2012 1:34 PM
Subject: Riverside Plans
Attachments: 20121214132834994.pdf

jeanie - see revised plans

All interior partitions are 2x6 - 20 gauge metal studs with sound insulation and 5/8" drywall covering
The spaces are currently sprinkled and any relocation will be done by an authorized installer
Ceilings will be accoustical 24x24 suspended with a finish height of at least 8'
Flooring types are now shown
Doors are now shown
Room uses are now shown

Aaron D. Shields - Project Manager
City of Portland, Maine
Public Buildings Division
Ph (207) 756-8292
Fax (207) 874-8473
Cell (207) 232-0570
ads@portlandmaine.gov

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Floor Framing

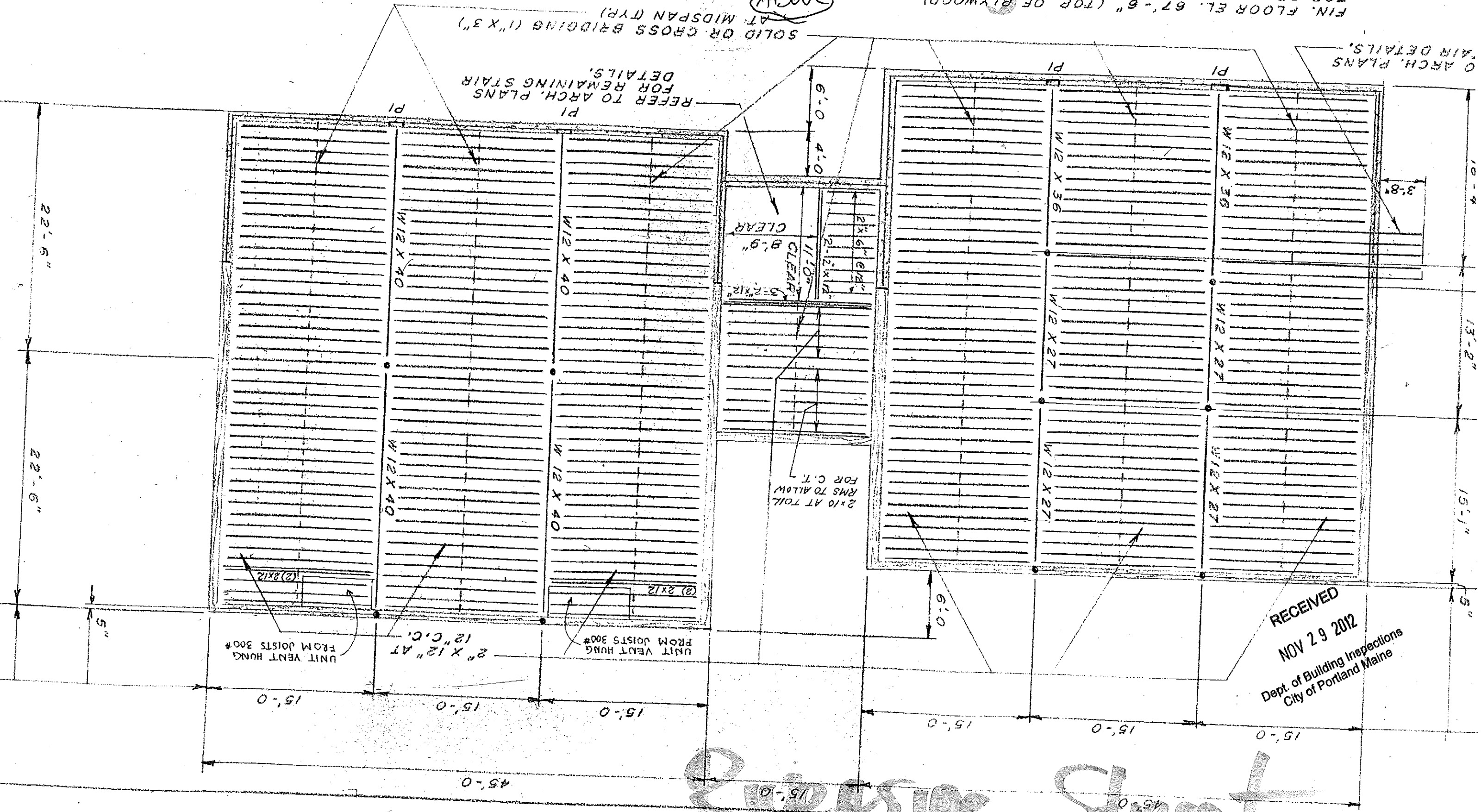
FIN. FLOOR EL. 67'-6" (TOP OF PLYWOOD)
 TOP OF JOISTS - EL. 67'-5 1/2"
 TOP OF STEEL - EL. 67'-5 1/2"
 ALL LALLY COL. - 4 1/2" SHW AT 2'4" #1
 BASE #2: INTERIOR - 10" X 3/4" X 10"
 EXTERIOR - 8" X 1/2" X 10"
 P1-R 7" X 3/4" X 11'-0"

ABOVE

SOLID OR CROSS BRIDGING (1" X 3") AT MIDSPAN (TYP)

REFER TO ARCH. PLANS FOR REMAINING STAIR DETAILS.

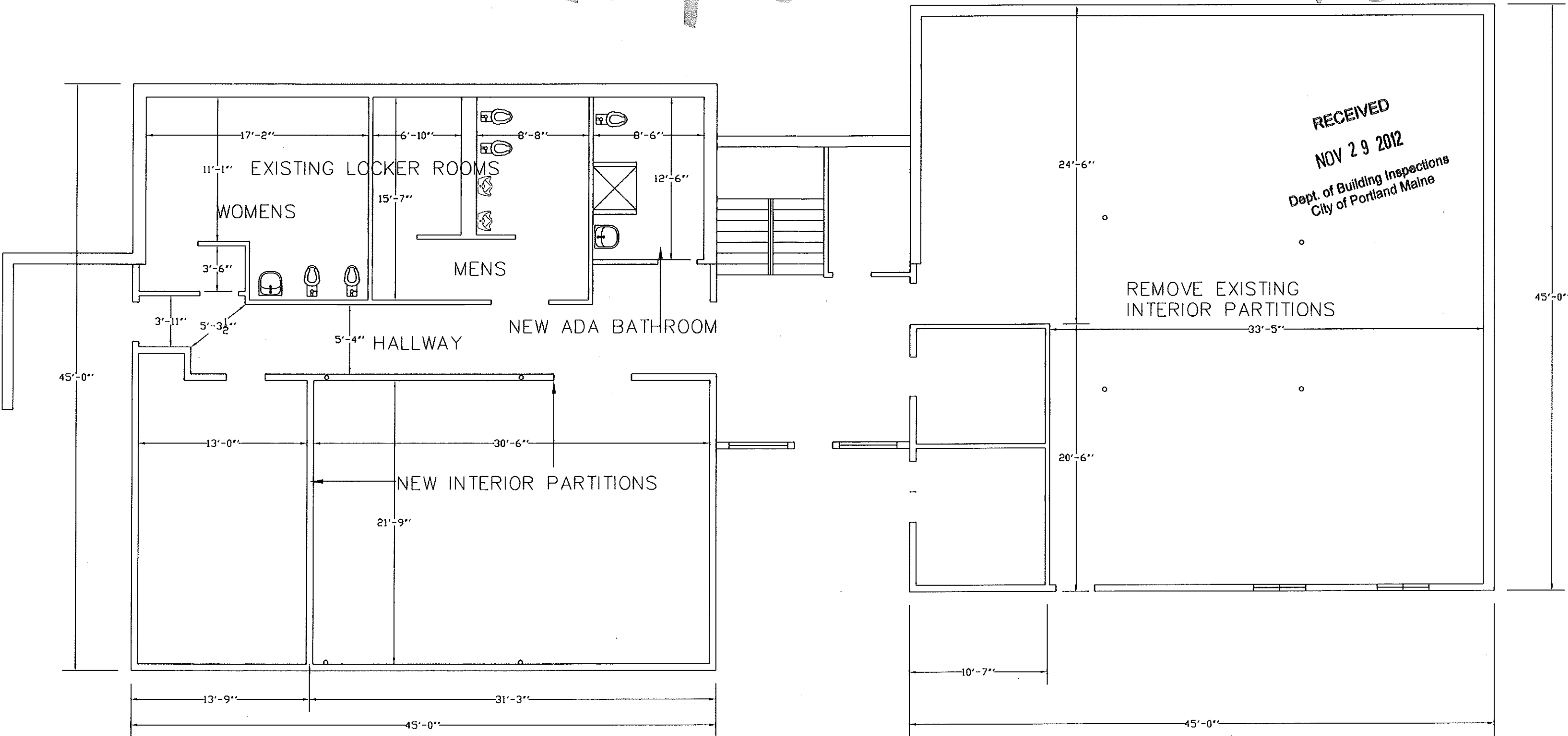
ARCH. PLANS AIR DETAILS.







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Riverside Street

Proposed Floor Plans



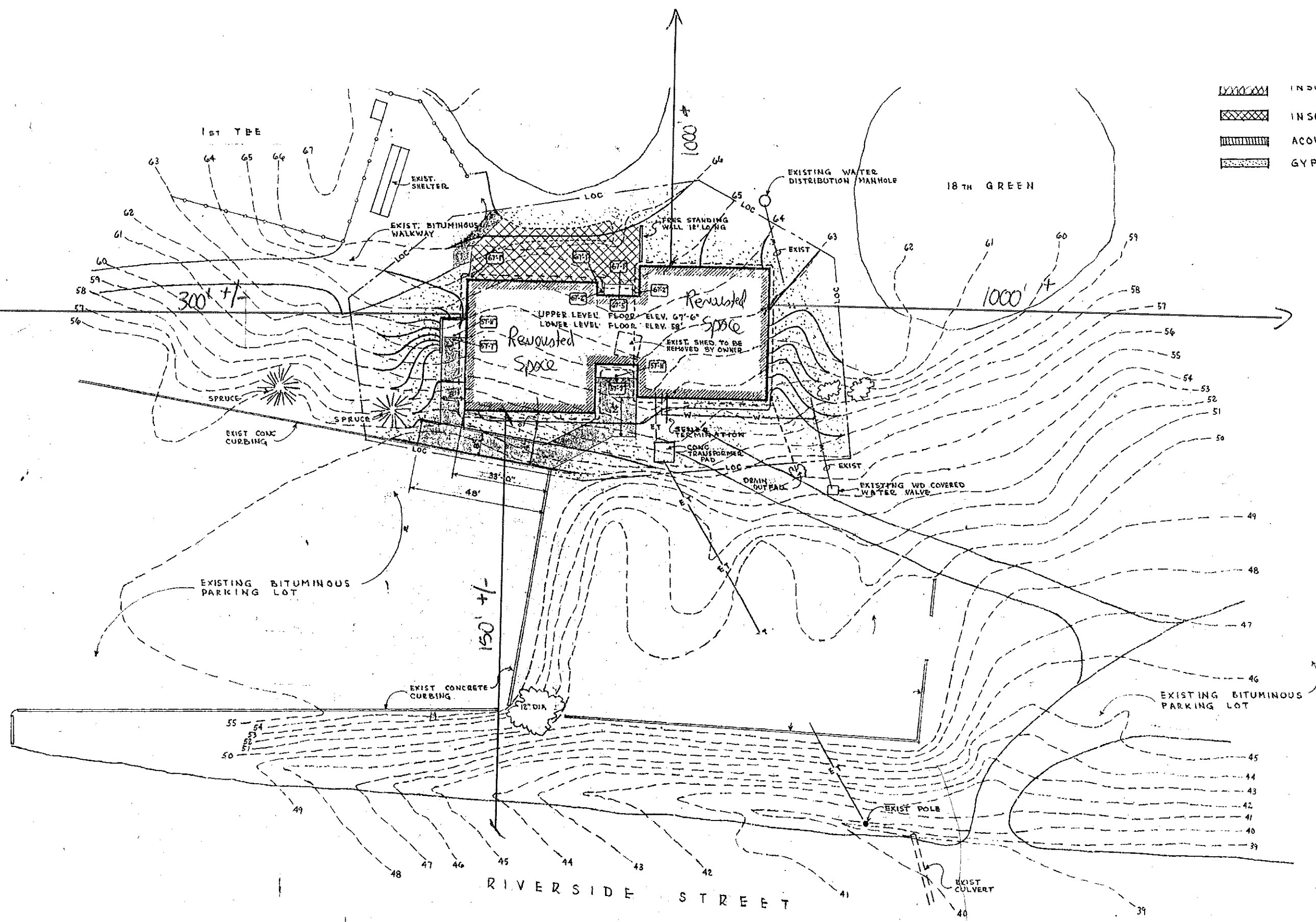
Riverside Street

-  INSULATION (BALL/KULL)
-  INSULATION (RIGID)
-  ACOUSTIC CEILING TILE
-  GYPSUM BOARD

#5 P
12" OC

4" P BUILDING PERIMETER DRAIN PITCH TO OUT FALL

1/2

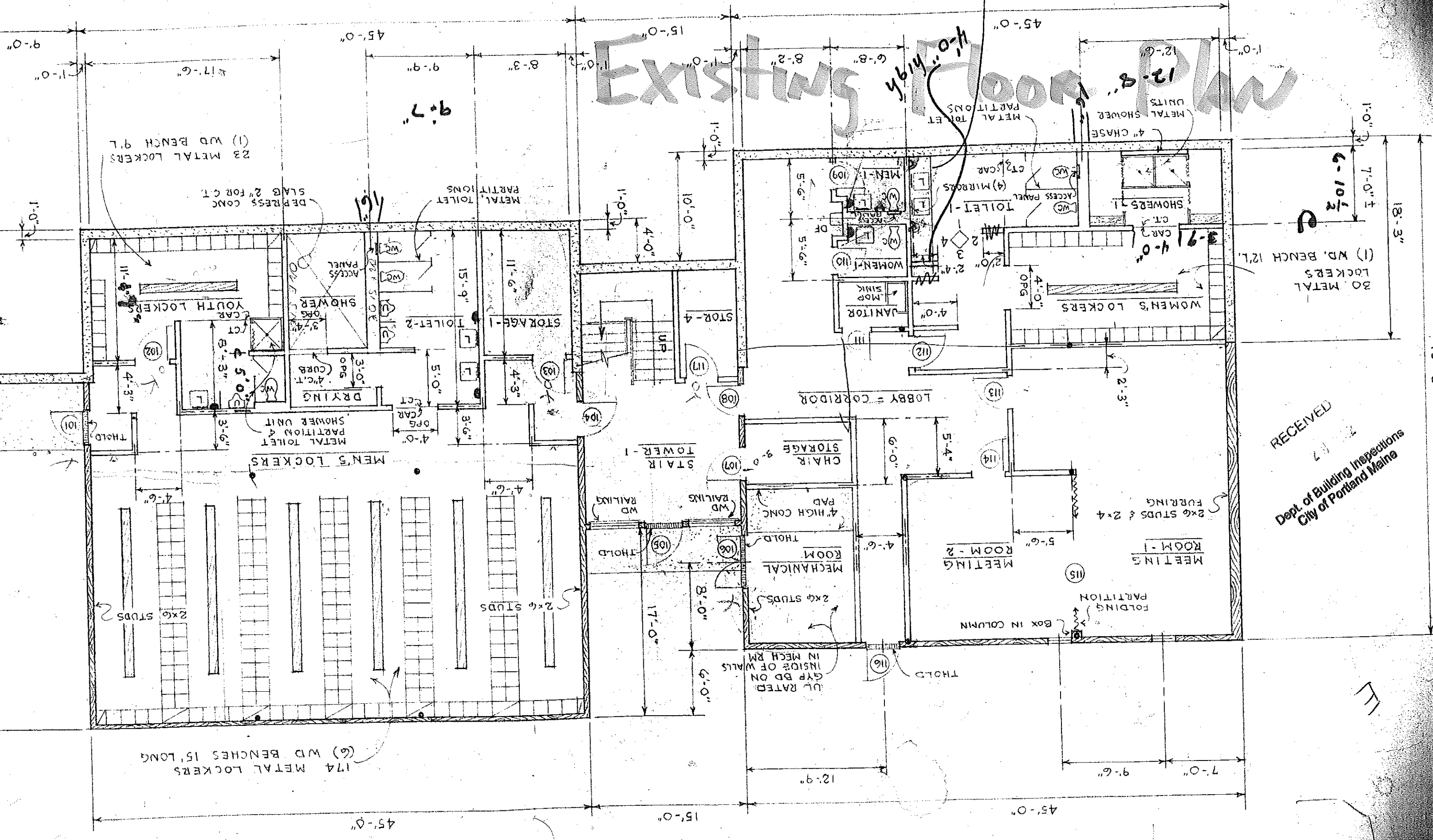


UPPER LEVEL FLOOR PLAN (ELEV. 67'-6")

Riverside Street

SCALE 1/8" = 1'-0"

174 METAL LOCKERS (6) WD BENCHES 15' LONG



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City of Portland Maine

LOWER LEVEL FLOOR PLAN (ELEV. 58'-0")

Existing Floor Plan

4'-0" High