Ann Machado - Re: 200 Kennebec Street - permit #2015-00807

Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Date: 07/30/15

From: Brad Fries <brad@northlandus.com>
To: Ann Machado <AMACHADO@portlandmaine.gov>
Date: 6/9/2015 4:25 PM
Subject: Re: 200 Kennebec Street - permit #2015-00807
Attachments: 3 - Quitclaim Deed with Covenant[1].pdf

Hi Ann,

See my comments below in red. If you feel we should meet about this I'd be glad to come to your office. Let me know if you feel that will be necessary.

Regards,

Brad Fries
Development Director
Northland Enterprises LLC
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On 6/9/15 3:49 PM, "Ann Machado" <AMACHADO@portlandmaine.gov> wrote:

Brad -

I left you a voicemail, but figured I would follow up with an email. I have some questions about this permit before I can sign off for zoning.

1. There appears to be a new owner. The assessor's have the owner as Atlantic Bayside Investments LLC. The application lists the owner as Vandelay Industries , LLC. If there is anew owner then we need either a copy of the deed or the purchase and slabs to show right title and interest. The new owner is Vandelay Industries LLC and I'm attaching a copy of the deed to this e-mail. (We actually purchased 4 parcels with this acquisition which are all adjacent properties and 200 Kennebec is one of these properties.)
2. I'm confused about exactly what the scope of work is at 200 Kennebec Street.The last use that we have for the property is warehouse. The demo application talks about partial demolition of retail warehouse space and the building permit talks about the renovation of existing retail/warehouse for new retail/warehouse tenants. It looks to me like the demo and building permit application for 195 Kennebec Street was copied for this property. The intended use is for a commercial warehouse tenant. I'm the one who filled out the permit applications for both 195 Kennebec and 200 Kennebec and I think used the same verbage in the description section for each which I should've modified slightly for 200 Kennebec. The scope of work for 200 Kennebec is to demo the entire building shell down to the existing foundation and rebuild the exterior shell including a new 4"

concrete slab on grade inside the building. The shell envelope assemblies are illustrated in th
generally consists of CMU exterior walls, interior perimeter wall stud framing with insulation,
joists/deck, EPDM membrane roof, 2 overhead doors, and a man door. The adjacent building
St. will not be disturbed by this demolition work as the wall separating the two buildings will

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3. I need to know exactly what the demolition consist of for this property. As described abov
consists of the complete demo of the existing exterior walls and roof down to the existing co
including removal of the existing concrete slab inside the building. The existing foundations will remain.
4. I don't see any rebuild or renovation plans associated wit this address. is that coming under a separate permit application? Is the use changing? The drawings for 200 Kennebec are incorporated into the same set of drawings submitted for 195 Kennebec St. There are structural, architectural and MEP plans associated with 200 Kennebec. We submitted a separate building permit application for 195 Kennebec St. and 200 Kennebec St. but the same set of drawings was submitted for each. No, the use is not changing.

If we need to meet about this, I can do that but I need to understand what eactly is being done with this building.

Thank you.

Ann Machado

Ann Machado
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