

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 030850

Please Read
Application And
Notes, if Any,
Attached

This is to certify that Raia General Partnership / M State Builders

has permission to Add 1289 sq. Ft. Addition to and box

AT 54 Warren Ave 293 A017001

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 leased or otherwise used-in.
HOURS NOT REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. AMS

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Chad...
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: 03-0850	Issue Date:	CEB: 293 A017001
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Location of Construction: 54 Warren Ave	Owner Name: Raia General Partnership	Owner Address: 54 Warren Ave	Phone: 207-773-9826
Business Name: n/a	Contractor Name: Maine State Builders	Contractor Address: 245 Warren Ave Portland	Phone: 2077735504
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Additions - Commercial	Zone: B4

Past Use: Commercial / Auto Body Shop <i>use ok per microfiche</i>	Proposed Use: Auto Body Shop / Add 1280 sq. Ft. To expand body shop. (minor site plan has been submitted).	Permit Fee: \$408.00	Cost of Work: \$43,000.00	CEO District: 1
Proposed Project Description: Add 1289 sq. Ft. Addition to expand body shop.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: 5A Type: S1 8/8/03 <i>[Signature]</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: gg	Date Applied For: 07/16/2003	Zoning Approval	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	Special Zone or Reviews <input type="checkbox"/> Shoreland <i>NA</i> <input type="checkbox"/> Wetland <i>separate permits for New England</i> <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2003-038</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM Date: <i>OK 8/16/03</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: _____
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0850	Date Applied For: 07/16/2003	CBL: 293 A017001
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Location of Construction: 54 Warren Ave	Owner Name: Raia General Partnership	Owner Address: 54 Warren Ave	Phone: 207-773-9826
Business Name: n/a	Contractor Name: Maine State Builders	Contractor Address: 245 Warren Ave Portland	Phone: (207) 773-5504
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Additions - Commercial	

Proposed Use: Auto Body Shop / Add 1280 sq. Ft. To expand body shop. (minor site plan has been submitted).	Proposed Project Description: Add 1289 sq. Ft. Addition to expand body shop.
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 08/01/2003
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 08/08/2003
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) The exterior wall closest to the larger building on the lot must be sheated inside with 5/8 " type X gypsum board and the first row of roof sheathing shall be flame resistant plywood			
Dept: Fire	Status: Approved with Conditions	Reviewer: Lt. MacDougal	Approval Date: 07/31/2003
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) the sprinkler system shall be maintained to NFPA 13 standards			
2) Doors shall swing in the direction of egress travel			
3) fire extinguishers shall be installed in accordance with NFPA 10 standards			

030850

All Purpose 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>64 WARREN AVE PORTLAND ME</u>		
Total Square Footage of Proposed Structure <u>1280</u>	Square Footage of Lot <u>78284</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>293</u> <u>A</u> <u>17</u>	Owner: <u>SALVATORE & PINA RAI A</u> <u>10 DENNETT ST</u> <u>PORTLAND ME 04102</u>	Telephone: <u>207</u> <u>773-9826</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>SALVATORE RAI A</u>	Cost Of Work: \$ <u>48000</u> Fee: \$ <u>453.00</u>
Current use: <u>AUTO BODY SHOP</u>		
If the location is currently vacant, what was prior use: <u>NA</u>		
Approximately how long has it been vacant: <u>NA</u>		
Proposed use: <u>EXPAND EXISTING BODY SHOP</u>		
Project description:		
Contractor's name, address & telephone: <u>MAINE STATE BUILDERS 773-5504</u> <u>245 WARREN AVE PORTLAND ME 04103</u>		
Who should we contact when the permit is ready: <u>SALVATORE RAI A 773-9826</u>		
Mailing address: <u>54 WARREN AVE, PORTLAND ME 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>207-773-9826</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>Salvatore RAI A</u>	Date: <u>7-16-03</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Proposal

Maine State Builders, Inc.

245 Warren Avenue • Portland, Maine 04103 • 207-773-5504

OWNER

Sal Raia / Raia Business Complex
54 Warren Avenue
Portland, ME 04103

PHONE

DATE OF PROPOSAL

July 8, 2003

PROJECT NAME

Penna Body Shop Addition

PROJECT LOCATION

54 Warren Avenue, Portland, ME

APPROXIMATE START DATE

July 25, 2003

APPROXIMATE DATE OF SUBSTANTIAL COMPLETION

September 13, 2003

DESCRIPTION OF THE WORK PROPOSED

We propose to provide all labor, material, and equipment to properly perform the scope of work described in the attached four pages titled, *Specifications for Penna Body Shop Addition*, dated July 8, 2003.

Proposal price:

Forty Eight Thousand Dollars-----(\$48,000.00)

Terms of payment:

Monthly requisitions for work completed to date, due upon presentation.

Proposed By: Maine State Builders, Inc.
by William S. Skoolicas
Its President

Signed: 

Acceptance of proposal

The terms and conditions on the back of this page together with the terms and conditions set forth above are accepted and are hereby incorporated into and become a part of this Agreement and are seen and agreed to by:

Signature 

Title owner

Date 7-8-03



Specifications
for
Penna Body Shop Addition
at
54 Warren Avenue, Portland, ME

July 8, 2003

Page 1 of 3

Scope of Work

1. Form and place a continuous 3,000 PSI concrete footing 16 inches wide by 10 inches high by 112 feet long, with two continuous #4 steel rebar for reinforcement.
2. Form and place a continuous 3,000 PSI concrete foundation wall 8 inches wide by 3 feet 10 inches high by 112 feet long, with two continuous #4 steel rebar for reinforcement at both the top and bottom of the wall. Provide anchor bolts for sill.
3. Backfill the foundation with existing materials.
4. Provide a compacted gravel base a minimum of 6 inches thick under the new concrete floor slab.
5. Place and finish a 4,000 PSI concrete floor 6 inches thick by 32 feet wide by 40 feet long, with Fibermesh reinforcement. The new floor shall be at the same elevation as the existing floor.



6. Pitch the concrete floor toward the exterior of the building and provide a primed steel corner angle protector embedded in the floor at the new garage door.
7. Provide pressure-treated 2x6 wood sill bolted to the foundation.
8. Construct approximately 112 feet of new exterior wall using 2x6 framing lumber 24 inches on center, if required by the truss design, or 16 inches on center, if not.
9. Remove the end wall and roof of the existing building addition and haul away the debris. The front and rear walls of the existing building addition shall be incorporated as-is into the new addition.
10. Provide wood headers as required above new door openings. Existing headers to remain.
11. Wrap the new walls with Tyvek or Typar building wrap.
12. Sheath the new exterior walls with unfinished T1-11 fir plywood sheathing. Provide aluminum flashing at all horizontal joints.
13. Provide a pre-engineered wood truss roof framing system with all necessary bracing. Roof pitch shall be 5 in 12.
14. Sheath the roof with 5/8 inch thick fir plywood.
15. Provide a roof overhang at the eaves of approximately 8 inches with a continuous eave vent.
16. Provide a 1x8 solid pine fascia and solid pine soffit as required.
17. Provide a 1x8 solid pine rake at the gable end.
18. Provide one manual 10 foot by 10 foot insulated metal garage door.
19. Provide one hollow metal door and frame with standard lockset.
20. Provide 1x4 solid pine casings at two new doors.
21. Strip back the shingle roofing of the existing building as required to allow for connection with the new roofing.



22. Provide 36 inches of ice and water shield at the eaves of the new roof, and at the gable and valleys.
23. Provide 15# felt paper over the remaining new roof, and galvanized drip edge at the eaves and rake.
24. Install 25-year, 3-tab, asphalt shingles on the new roof.
25. Patch the existing roof as required to make a proper transition at the valleys.
26. Provide a continuous ridge vent at the peak of the new roof.
27. Install strapping on the ceiling of the addition at 24 inches on center.
28. Provide R-19 fiberglass insulation in the new walls of the addition and R-30 insulation in the ceiling.
29. Install 5/8 inch thick gypsum wallboard on the new walls and ceiling of the addition.
30. Tape, skim, and sand the new wallboard to a smooth finish, ready for paint.

Exclusions

The scope of work included in this agreement is limited to the items described above and is not intended to comprise a complete project. The owner shall be responsible for meeting all requirements that are not specifically addressed in these specifications.

With regard to the work included in this agreement and described above, we specifically exclude any additional costs that might arise from the following:

- A. Underground obstructions that result in additional work
- B. Hazardous materials
- C. Changes in specifications for any reason

End of Specifications