

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 020914

Please Read Application And Notes, If Any, Attached

This is to certify that Portland Welding Supply/Applicant

has permission to Change of Use from Warehouse to Office Space/Interior Renovations

AT 110 Warren Ave 295 G004001

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 of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. **HEAVY 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] 8/27/02
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: 02-0914	Issue Date: AUG 28 2002	CBL: 295 G004001
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Location of Construction: 110 Warren Ave	Owner Name: Portland Welding Supply	Owner Address: 122 Warren Avenue	Phone: 797-0840
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: 3-A

Past Use: Warehouse Space	Proposed Use: Office Space	Permit Fee: \$233.00	Cost of Work: \$30,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: 2C 8/27/02	

Proposed Project Description:
Change of Use from Warehouse to Office Space/Interior Renovations
NOT A CHANGE OF USE - LESS THAN 10% FLOOR AREA IS CONSIDERED ACCESSORY SPACE (302.1.2 BOCA)

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

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: gad
Date Applied For: 08/13/2002

Zoning Approval		
Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>08/14/02</i>	Date: _____	Date: _____

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.

NAME OF APPLICANT	ADDRESS	DATE	PHONE
PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

10/7/02 Close in checked GRAMING only. O.K. to
~~close~~ for

02-0914

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.

110-132

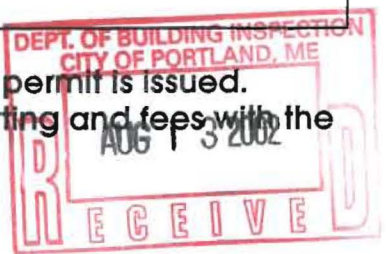
Location/Address of Construction: <u>122 Warren Ave</u>		
Total Square Footage of Proposed Structure <u>793 SF = 4 offices</u>	Square Footage of Lot <u>1.5 Acres</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>295</u> Block# <u>G</u> Lot# <u>004</u>	Owner: <u>Portland Welding Supply</u>	Telephone: <u>207-797-0840</u>
Lessee/Buyer's Name (If Applicable) <u>-</u>	Applicant name, address & telephone: <u>Advantage Buses & Tools</u> <u>122 Warren Ave Portland</u> <u>797-0840</u>	Cost Of Work: \$ <u>30,000</u> Fee: \$ <u>233.00</u>
Current use: <u>Warehouse Space</u>		
If the location is currently vacant, what was prior use: <u>-</u>		
Approximately how long has it been vacant: <u>-</u>		
Proposed use: <u>Convert Warehouse Space into office space</u>		
Project description: <u>Change of use - adding 3 offices + 1 storage</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Brian Saaby</u>		
Mailing address: <u>122 Warren Ave</u> <u>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>797-0840</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>[Signature]</u>	Date:
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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



From: Mike Nugent
To: Gaylen Mc Dougall
Date: Fri, Aug 23, 2002 11:31 AM
Subject: Preconstruction/prepermit walk through.

Date: 08/27/2002 Time: 11:00:00 AM

Property Addr: 110 Warren Ave Parcel ID: 295 G004001

Application Type: Prmt

I'm nervous about issuing this permit sight unseen.
I have questions about storage of explosive gasses, egress etc.
Are you interested in going out there with me??

Application ID: 20914

Contact: Portland Welding Supply
Phone1: 797-0840 Phone2:

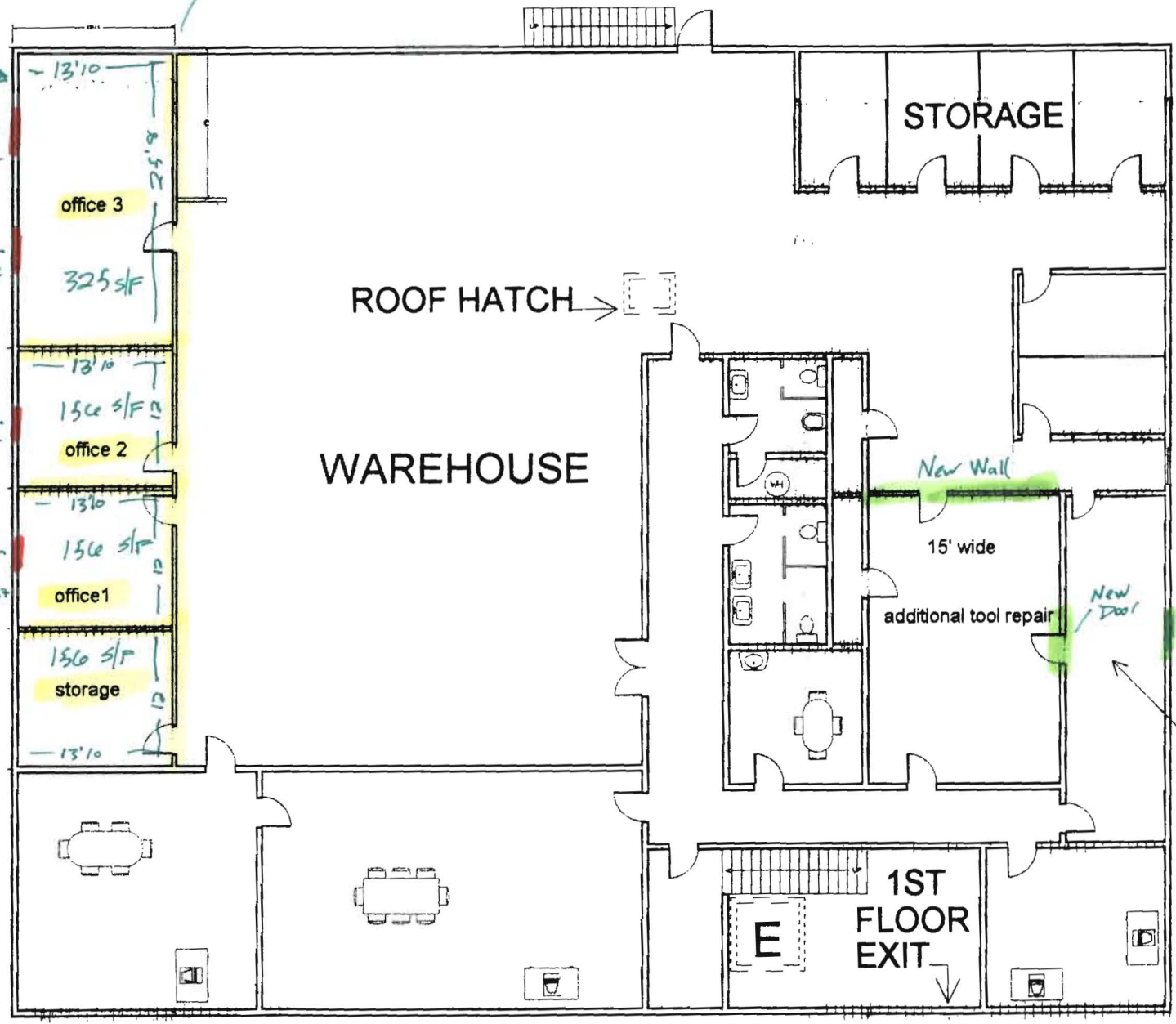
Owner Name: Portland Welding Supply 797-0840
Owner Addr: 122 Warren Avenue
Portland, ME 04103

CC: Jeanie Bourke; Tammy Munson

Framing will be 2x4 construction.
New walls and ceilings will be insulated.

New Construction.

Bishop Street Ext.
176 feet



ADVANT
SECON

Window
Heat Ac unit.
existing tool repair

1ST
FLOOR
EXIT

WAREHOUSE

STORAGE

office 3

325 s/f

156 s/f

office 2

156 s/f

office 1

156 s/f

storage

ROOF HATCH

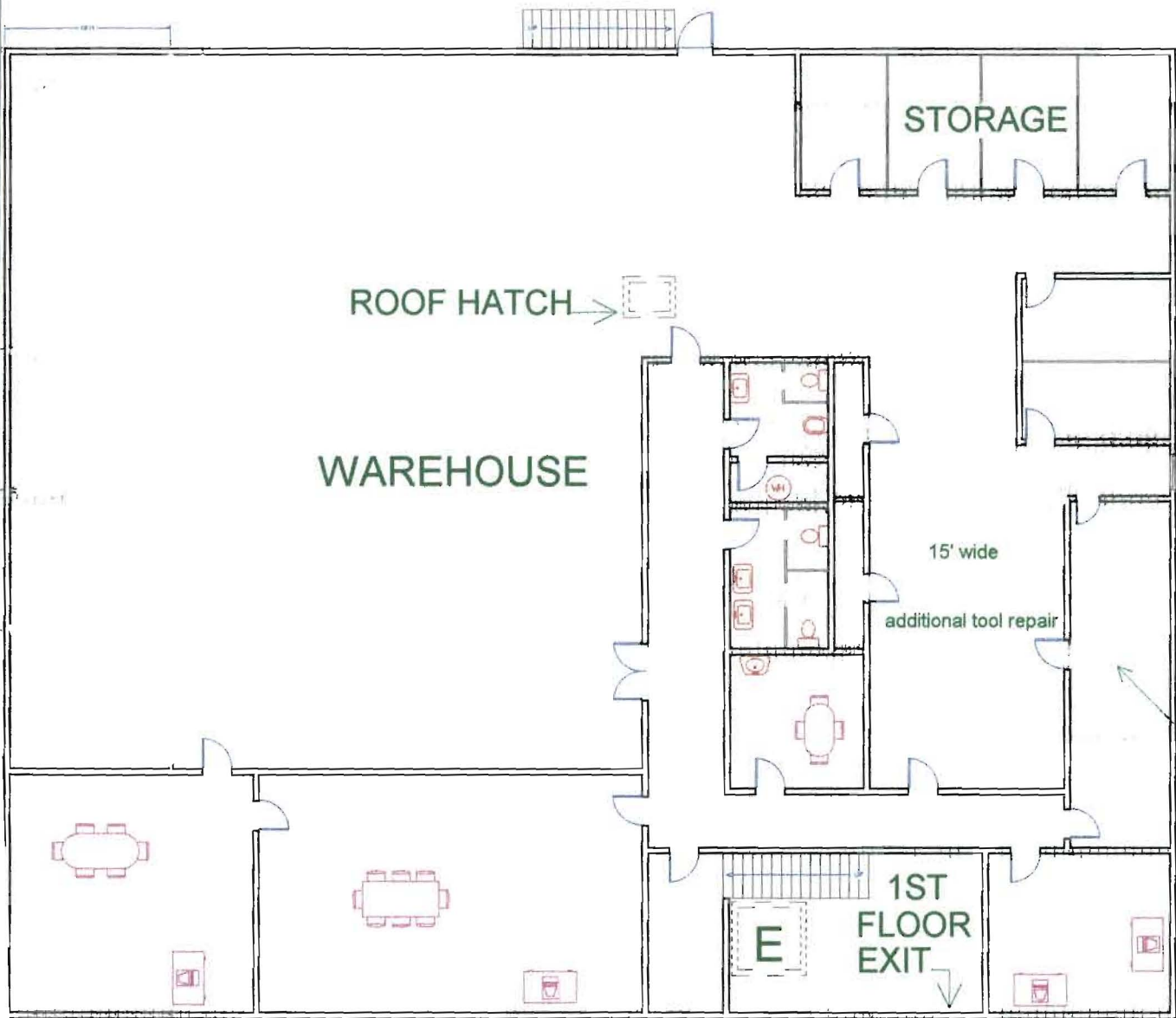
New Wall

15' wide

additional tool repair

New Door

E



ADVANTAGE GASES SECOND FLOOR

WAREHOUSE

STORAGE

ROOF HATCH →

15' wide

additional tool repair

existing tool repair

1ST
FLOOR
EXIT

E

93.30/sq ft.

HOTEL - 4879 x 93.30 455210
w/ 851 BACCONIERAS 30.00. SQ FT.

x146.45 RESTAURANT - Dining Kitchen 2312 + 495 Nest/W Restrooms
1384 COVERED DINING DECK

HARDWARE. 795 + 517 ~~713~~ 1312 x 50.
OFFICE 20 x 20

280-LIMIT

FOUND. ~~20/sq ft~~

MA. FOUNDATION 81. P.C.F.

~~24300~~ 4879

PATIO VERAND 170 x 43. 7310

1532-OFFICE 3

SPRINKLER
30,444.96

286-2900 3665+6

JOE DI DONATO - 400 SQ FT. OFFICE

ATC - 6 UNIT #2 + 75
DEVER MOORE 773 0242

888 325108

JURAS 7748500

ACORD™ CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YY)
01/24/2003

PRODUCER (207)773-5641 FAX (207)879-6127
Bradish-Young Insurance
 PO Box 3899
 Portland, ME 04104-5099
 Sandra Wing

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

INSURERS AFFORDING COVERAGE

INSURED **Advantage Gases & Tools dba Portland Welding Supply, Rockland Wldg Sply, Bangor Wldg Sply, Norstar Wldg Sply, Waterville Wldg Sply, Lewiston Wldg Sply & Freeman's Wldg Sply**
 P O Box 8361 Portland ME 04104-8361

INSURER A: **Global Indemnity Insurance Company**
 INSURER B: **Acadia Insurance Company**
 INSURER C: **Maine Employers Mutual Insurance Company**
 INSURER D: **MEMIC Indemnity Company**
 INSURER E:

COVERAGES

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. AGGREGATE LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS
A	GENERAL LIABILITY <input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY <input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR	09R2SP235246	09/30/2002	09/30/2003	EACH OCCURRENCE \$ 1,000,000
					FIRE DAMAGE (Any one fire) \$ 250,000
					MED EXP (Any one person) \$ 5,000
					PERSONAL & ADV INJURY \$ 1,000,000
					GENERAL AGGREGATE \$ 2,000,000
GEN'L AGGREGATE LIMIT APPLIES PER:					PRODUCTS - COMP/OP AGG \$ 2,000,000
A	AUTOMOBILE LIABILITY <input checked="" type="checkbox"/> ANY AUTO <input type="checkbox"/> ALL OWNED AUTOS <input type="checkbox"/> SCHEDULED AUTOS <input type="checkbox"/> HIRED AUTOS <input type="checkbox"/> NON-OWNED AUTOS	09R2SP235246	09/30/2002	09/30/2003	COMBINED SINGLE LIMIT (Ea accident) \$ 1,000,000
					BODILY INJURY (Per person) \$
					BODILY INJURY (Per accident) \$
					PROPERTY DAMAGE (Per accident) \$
	GARAGE LIABILITY <input type="checkbox"/> ANY AUTO				AUTO ONLY - EA ACCIDENT \$
					OTHER THAN EA ACC \$
					AUTO ONLY: AGG \$
A	EXCESS LIABILITY <input checked="" type="checkbox"/> OCCUR <input type="checkbox"/> CLAIMS MADE <input type="checkbox"/> DEDUCTIBLE <input type="checkbox"/> RETENTION \$	P2HN0119136	09/30/2002	09/30/2003	EACH OCCURRENCE \$ 6,000,000
					AGGREGATE \$ 6,000,000
					\$
					\$
C	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY MAINE	1910066771	12/31/2002	12/31/2003	WC STATUTORY LIMITS OTH-ER
					E.L. EACH ACCIDENT \$ 500,000
					E.L. DISEASE - EA EMPLOYEE \$ 500,000
D	OTHER Workers Compensation and Employers Liab. NEW HAMPSHIRE	3102800535	12/31/2002	12/31/2003	E.L.Each Accident \$500,000
					E.L.Disease-Ea Emp1 \$500,000
					E.L.Disease-Pol Lmt \$500,000

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/EXCLUSIONS ADDED BY ENDORSEMENT/SPECIAL PROVISIONS
 Certificate Holder is named Additional Insured in regards to the sign at 122 Warren Ave., Portland
 except for Worker's Compensation coverages
 CBL: 295 G 004

CERTIFICATE HOLDER	ADDITIONAL INSURED; INSURER LETTER:	CANCELLATION
City of Portland Attn: Karen Dunphy 389 Congress St Portland, ME 04101		SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL <u>10</u> DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES. AUTHORIZED REPRESENTATIVE Sandra Wing/RJD <i>Sandra L. Wing</i>

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Advantage Gasst Tools

10/25/02

Applicant

Application Date

122 Warren Ave

Applicant's Mailing Address

Project Name/Description

Mike Muller 797-0840

122 Warren Ave

Consultant/Agent/Phone Number

Address of Proposed Site

CBL: 295-G-4

Description of Proposed Development:

Connect parking lot (A) w/ lot (B) So do not have to pull back out into Warren Ave

Please Attach Sketch/Plan of Proposal/Development

Applicant's Assessment
(Yes, No, N/A)

Planning Office
Use Only

Criteria for Exemptions:

See Section 14-523 (4)

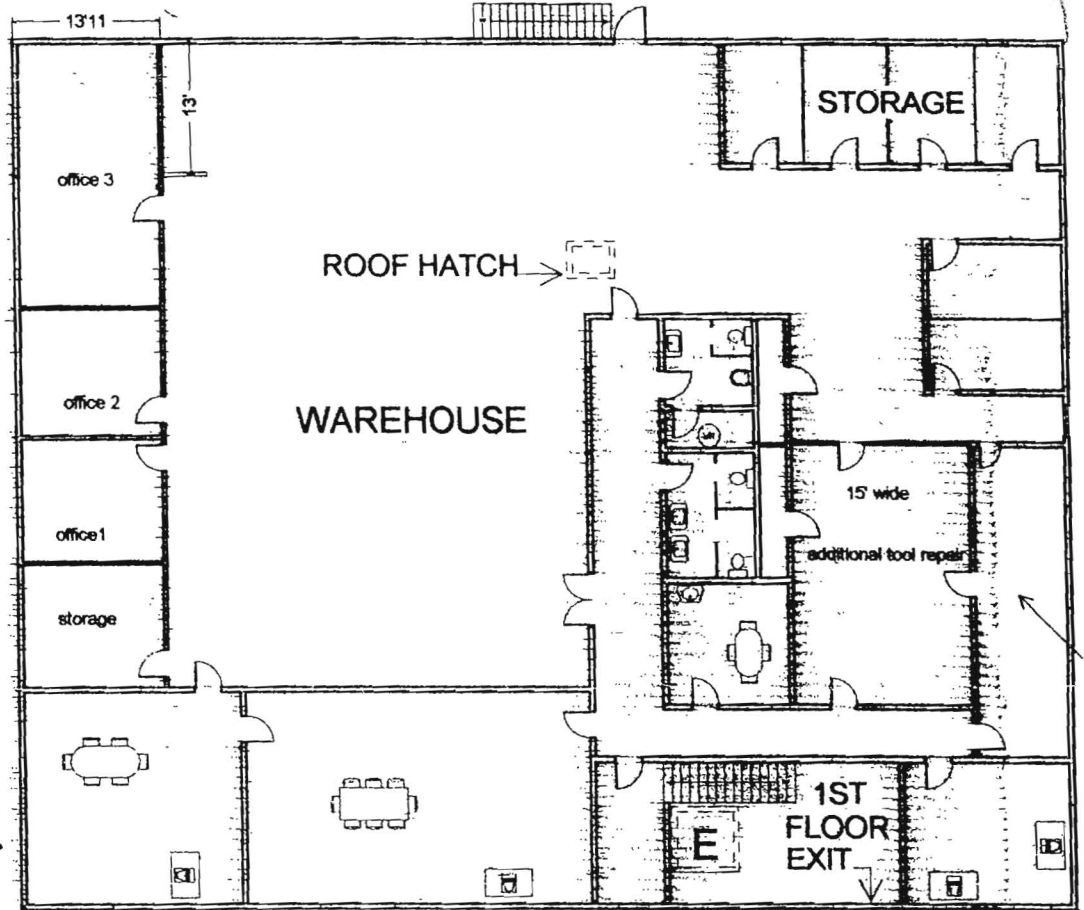
- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA
- e) No Additional Parking / No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

7011.0 ✓ ✓ ✓ ✓ ✓ ✓ ✓ ✓	See note below
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Planning Office Use Only:

Exemption Granted _____ Partial Exemption _____ Exemption Denied _____

Existing



Tar

Tar

(B)

Store entrance



Sign

Grass

Tar

(A)

Warren Ave

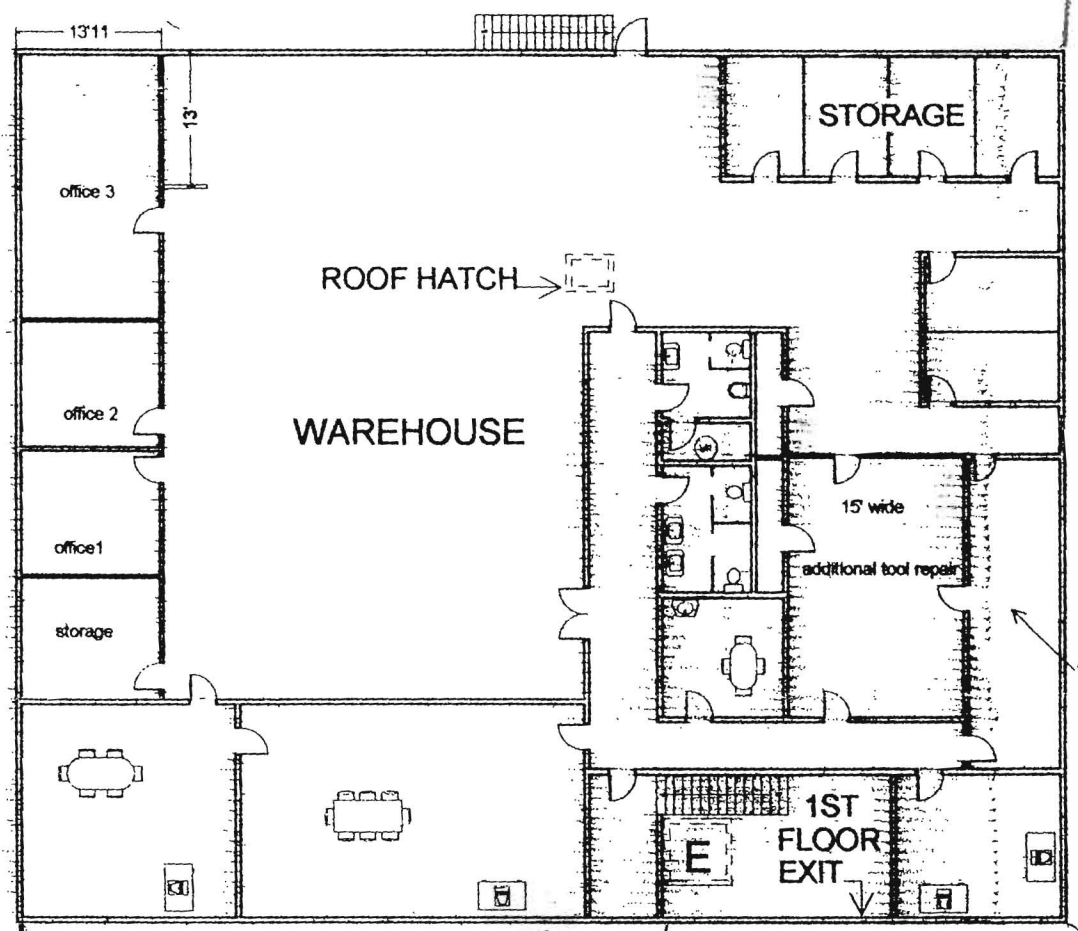
To Connect area (A) to (B)

So do not have to pull onto Warren Ave

Existing

Tar

store entrance



(B)

approx 45'

24ft MAX. New pavement

10ft grass

sign

Existing

Tar

(A)

Warren Ave

s/w in future.

We would like to convert
existing Warehouse space
@ 127 Warren Ave, into
3 offices and 1 storage room.

All construction will be internal
work, with the exception of
5 windows & 5 Heat/Ac wall units.

Also, we would like to build
a wall and double the size of
our power tool repair business