

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 090062

PERMITTED

 This is to certify that MORIN STEPHEN L & DALE MORIN Mazziotti

 has permission to Change of use from Night Club to Retail/Office the heating oil delivery, office Auto repair garage 2009

 AT 188 WARREN AVE CL 295 G006001

provided that the person or persons, firm or corporation accounting for 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 lathed or otherwise red-in. 24 HOURS 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. CRPT. R. Sauter

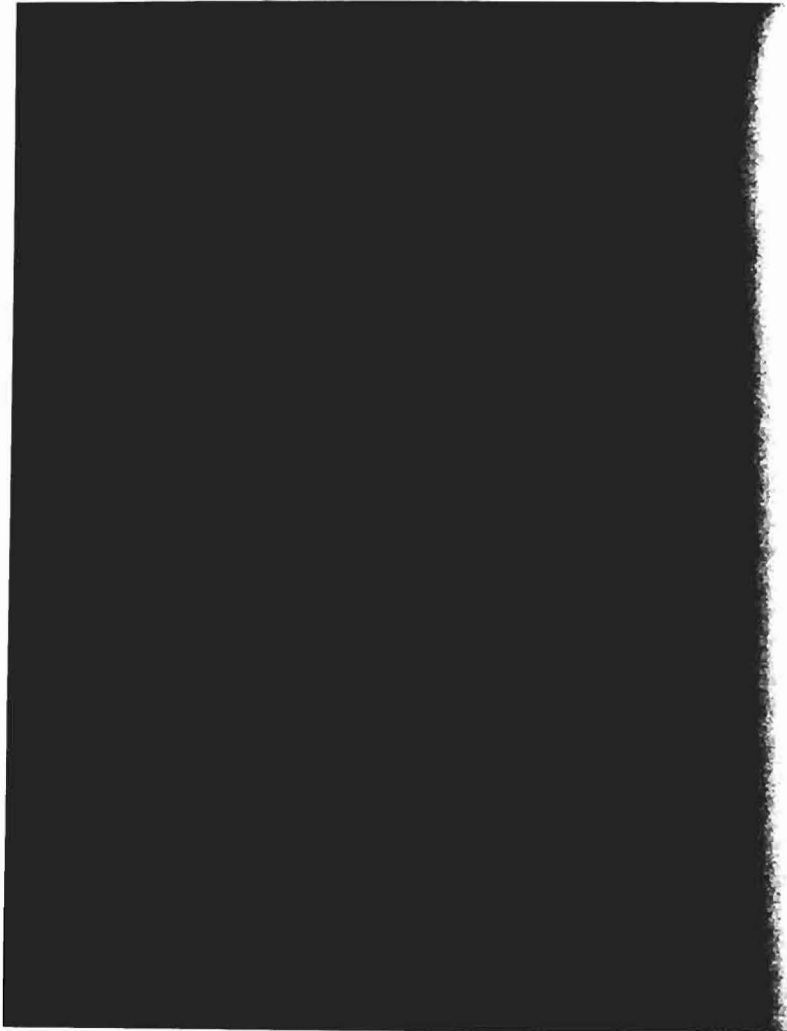
Health Dept. _____

Appeal Board _____

 Other _____
Department Name

John A. [Signature] 2/4/09
 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

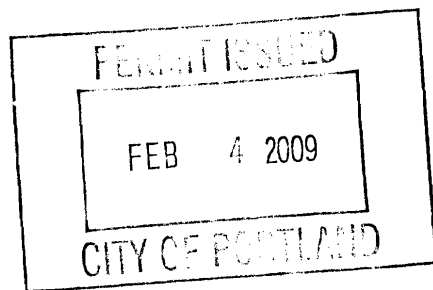
Permit No: 09-0062	Issue Date: 2/4/09	CBL: 295 G006001
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Location of Construction: 188 WARREN AVE	Owner Name: MORIN STEPHEN L & DALE S M	Owner Address: 332B GRAY RD	Phone:
Business Name:	Contractor Name: Jay Mazziotti	Contractor Address: 26 Bridgton Road Westbrook	Phone: 2076715832
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-4

Past Use: Commercial - Night Club	Proposed Use: Commercial - Change of use from Night Club to Retail/ home heating oil deliveries, office and Auto repair garage	Permit Fee: \$175.00	Cost of Work: \$7,500.00	CEO District: 5
Proposed Project Description: Change of use from Night Club to Retail/ home heating oil deliveries, office Auto repair garage		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied + See Conditions	INSPECTION: Use Group: B/S-1 Type: SB IBC-2003	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i> 2/4/09	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) <i>N/A</i>				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 01/26/2009	Zoning Approval		
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- 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 Date: <i>2/24/09</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

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

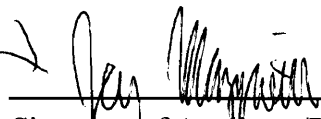
Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.

NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

Date



Signature of Inspections Official

2. 4. 09
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0062	Date Applied For: 01/26/2009	CBL: 295 G006001
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Location of Construction: 188 WARREN AVE	Owner Name: MORIN STEPHEN L & DALE S M	Owner Address: 332B GRAY RD	Phone:
Business Name:	Contractor Name: Jay Mazziotti	Contractor Address: 26 Bridgton Road Westbrook	Phone: (207) 671-5832
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Change of use from Night Club to Retail/ home heating oil deliveries, office and Auto repair garage	Proposed Project Description: Change of use from Night Club to Retail/ home heating oil deliveries, office Auto repair garage
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/26/2009

Note: **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 02/04/2009

Note: **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Separate Permits shall be required for any new signage.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 01/30/2009

Note: **Ok to Issue:**

- 1) Fire Rated doors must be installed from office area to garage area.
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) The sprinkler system shall be installed in accordance with NFPA 13.



General Building Permit Application

This is not a permit; you may not commence ANY work until the permit is issued. This form is for informational purposes only. It does not constitute a contract. The City of Portland reserves the right to make changes to this form without notice.

Location/Address of Construction: <u>188 Warren Ave</u>		
Total Square Footage of Proposed Structure/Area <u>All Bldg is interior</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>20915/101 295-0-6-7</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Jay Mazziotti</u> Address <u>26 Bridgton Rd.</u> City, State & Zip <u>Westbrook, ME 04092</u>	Telephone: <u>8781111</u> <u>9783669</u>
Lessee/DBA (If Applicable) <u>Logan Oil Co.</u> <u>Mazziotti Motor Works</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>7500.00</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>175</u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>Night Club</u> Proposed Specific use: <u>retail Home heating oil deliveries - office - truck park / Auto repair garage</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>(mmw) Auto repair and maintenance - Lt./med truck repair</u>		
Contractor's name: <u>Jay Mazziotti</u>		
Address: <u>Above</u>		
City, State & Zip _____		Telephone: <u>6715832</u>
Who should we contact when the permit is ready: <u>Jay Mazziotti</u>		Telephone: <u>8781111</u>
Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

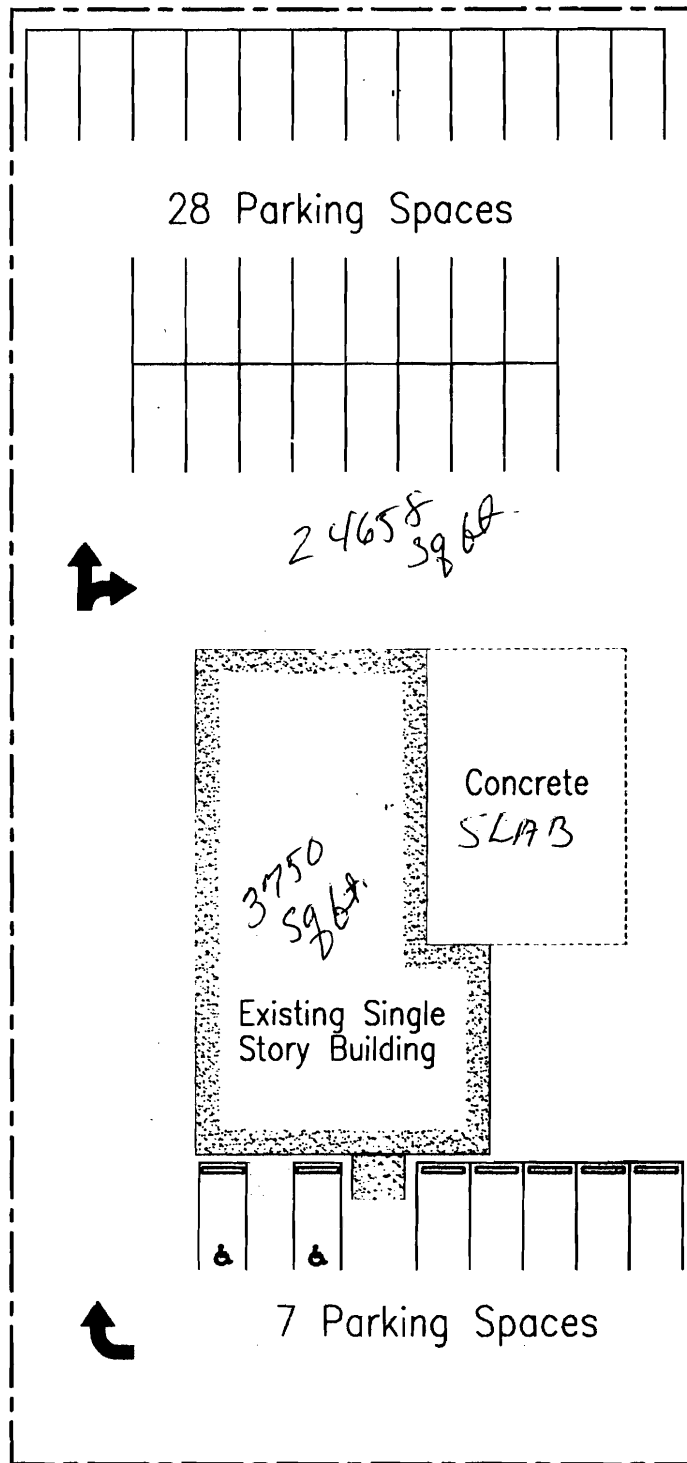
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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 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: Jay Mazziotti Date: 1/23/09

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

JAN 23 2009



Caution: Drawing will change scale when copied or faxed"

WARREN AVE

October 17, 2004

MAZZIOTTI AUTO REPAIR

Preliminary Site Plan

1" = 20'-0"

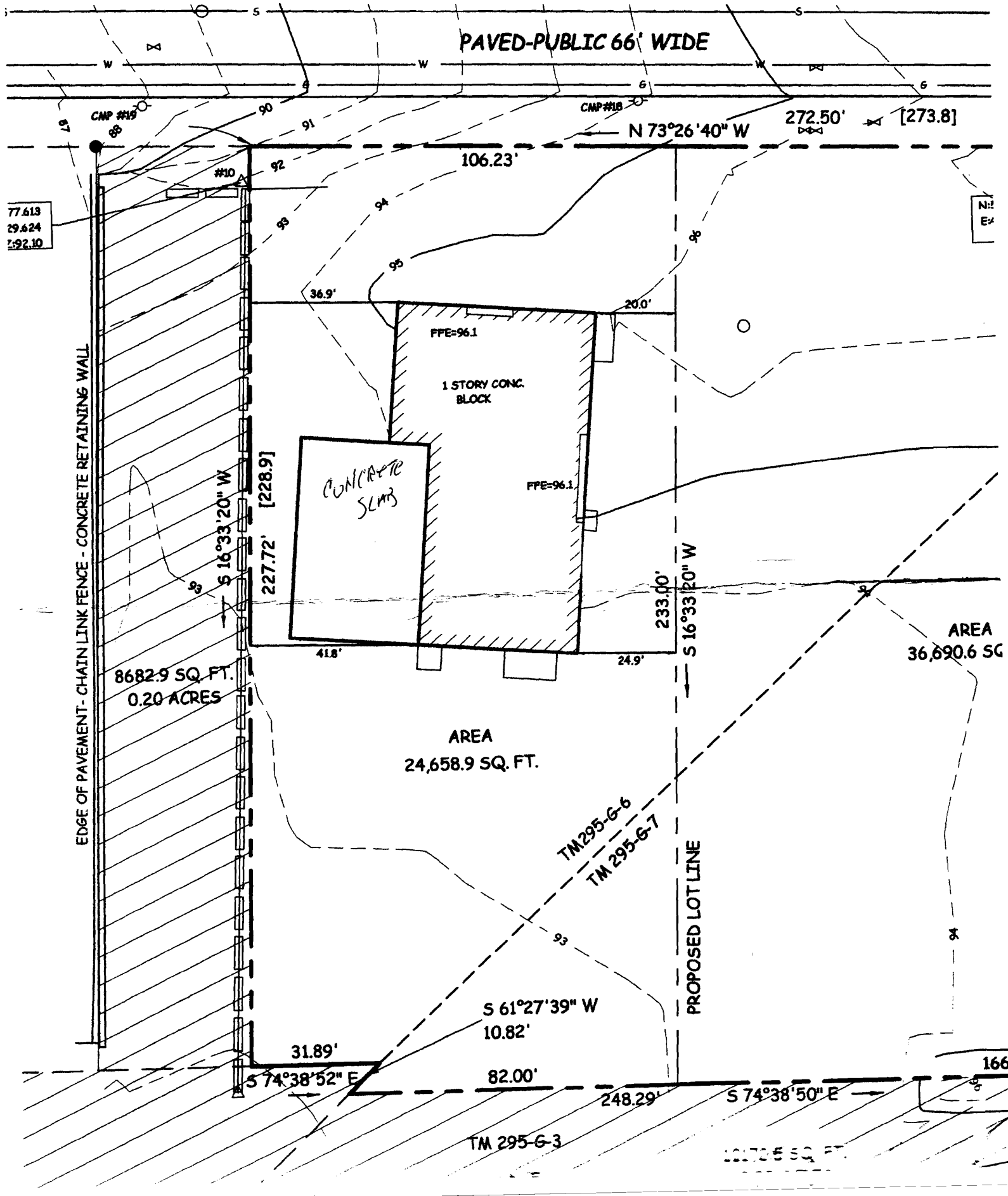
WINTER STREET ARCHITECTS, INC.

Project #:

TO RIVERSIDE ST

WARREN AVENUE

PAVED-PUBLIC 66' WIDE



~~floor plan~~

188 Warren Ave.
Interior specs.

- 1.) Walls will be 2x4 construction and 8 ft tall.
- 2.) Sheetrock on both sides
- 3.) Flooring will be tile and commercial carpet in offices/waiting areas.
- 4.) Office doors will be 2'-8", 9 light
- 5.) New office ceilings will be suspended ceilings
- 6.) Lighting will be fluorescent in all new offices
- 7.) One bath will be eliminated and converted into an office, the other will stay the same, and is ADA compliant.
- 8.) New electrical will be to city code. (see drawing)
- 9.) There are existing openings where garage doors used to be in the shop area. Currently there is one overhead door and I will be adding 2 more as shown in the sketch.
- 10.) All new walls will be 8'
- 11.) There will be no heating modifications
- 12.) Fire protection / exits east - currently sprinkler - Fire ext. by all exits
- 13.) NO changes to Heating system

January 26, 2009

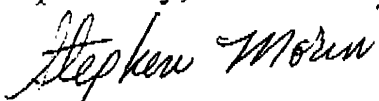
Re: Building Renovations

City of Portland
Code Enforcement Office

To whom it may concern:

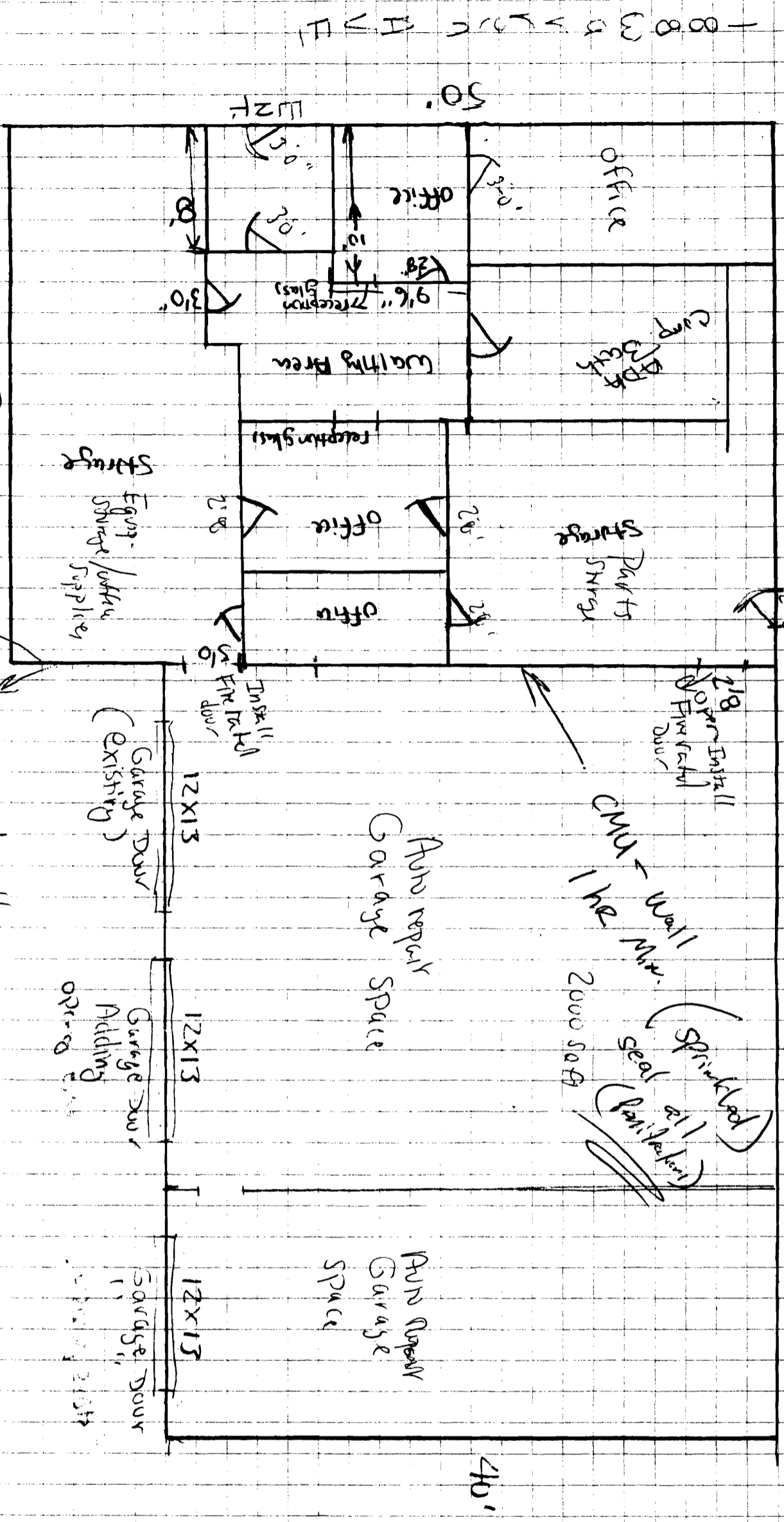
I Stephen Morin, owner of 188 Warren Avenue Portland, Maine
give permission to make any alterations necessary to Mazziotti
Automotive and Logan Oil.

Respectfully,



Stephen Morin

□ = 2' Multi-Fed



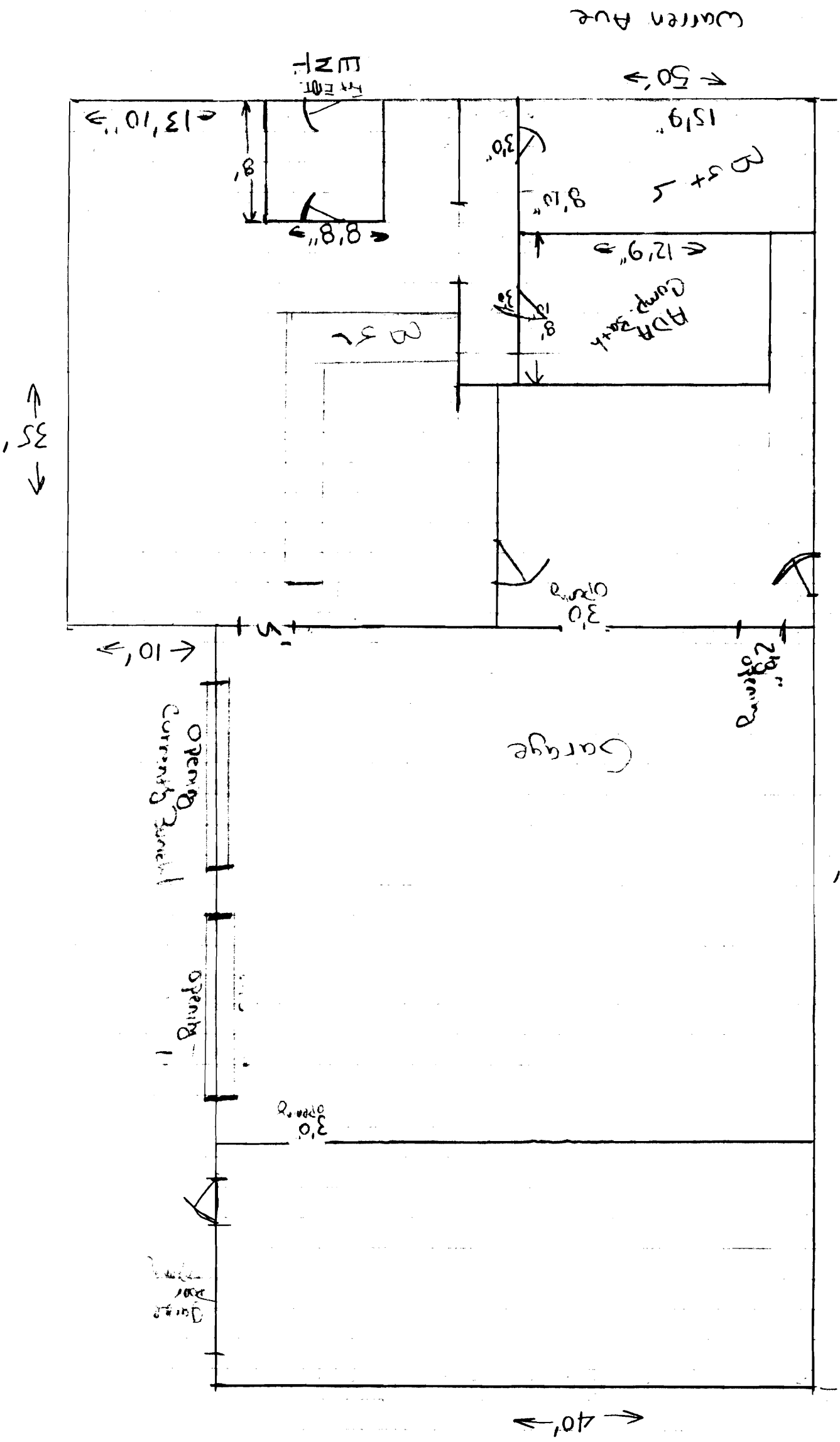
1750 ÷ 400 = 4.375 pkgs
 7 pkgs shown without
 28 pkgs in rear

CMU Wall
 Extends
 to existing underside of roof
 All Block
 Extent describe well
 Fine doors in openings

2'18" from Install
 Fire rated
 Door
 CMU - Wall
 1 hr. M.W.
 2000 sq ft
 Sprinkled
 Seal
 (Painted)

188 Warren Ave
 Mazziotti Motor Works
 Logan Oil Co.

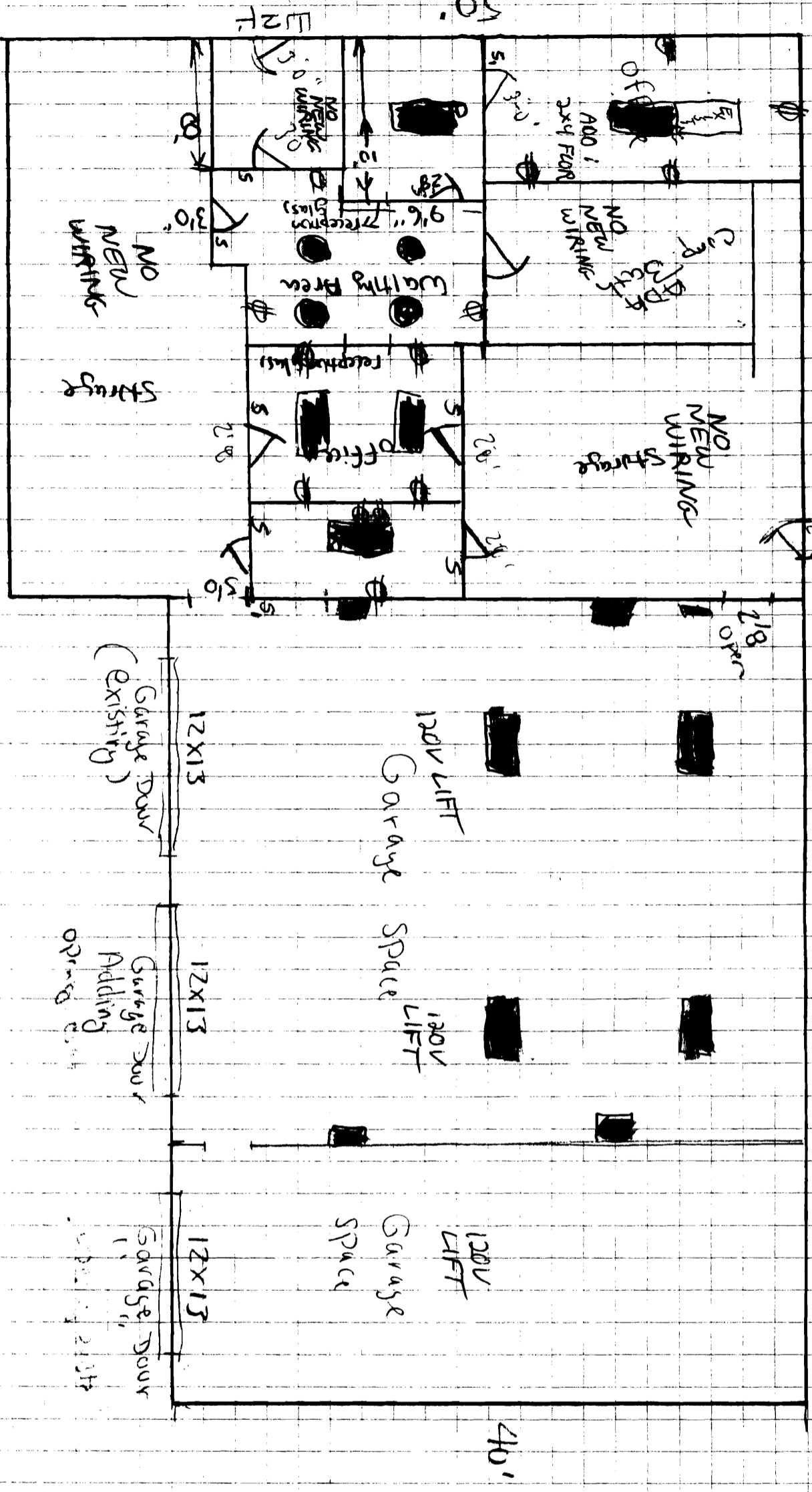
188 Warren Ave
Existing
D=2'



NEW Φ & SWITCH
NEW LIGHT

NEW
22 Φ 'S & SWITCHES
17 LIGHT FIXTURES
3 120V MOTORS

$\square = 2'$
MULTIFED



18883 Warren Ave

Electrical

188 Warren Ave
Mazziotti Motor Works
Logan Oil Co.