

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

DEPARTMENT OF BUILDING INSPECTION

PERMIT

Permit Number: 021294

Please Read Application And Notes, If Any, Attached

This is to certify that O'Connor GMC, Inc./Rodriguez Builders Inc.
has permission to Change of Use from Diesel Repair Shop to Sales and Offices.
AT 279 Warren Ave 296 A001001

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 work in progress must be reported before this building or part thereof is leased or occupied. **FOUR 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
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: 02-1294 | Issue Date: | CBL: 296 A001001 |
|-----------------------|-------------|---------------------|

| | | | |
|---|---|--|------------------------|
| Location of Construction: 279 Warren Ave | Owner Name: O'Connor GMC, Inc. | Owner Address: 187 Riverside Drive | Phone: 207-622-3191 |
| Business Name: n/a | Contractor Name: Rodrigue Builders, Inc. | Contractor Address: Birchview Drive Augusta | Phone: 2076229453 |
| Lessee/Buyer's Name n/a | Phone: n/a | Permit Type: Change of Use - Commercial | Zone: B-4 |

| | | | | |
|--|---|---|---|--------------------|
| Past Use: Commercial / Vacant; Prior use Diesal Pump Repair | Proposed Use: Commercial / Change of use from Diesal Pump Repair to Sales and Administrative Office. | Permit Fee: \$352.00 | Cost of Work: \$46,240.00 | CEO District: 1 |
| <p><i>legal use previously was car sales in service - per micro febe</i></p> <p><i>this is same use</i></p> | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: B Type: <i>2S</i> <i>11/26/02</i> | |
| Proposed Project Description: Change of Use from Diesal Pump Repair Sales and Offices. | | 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: 11/18/2002 | Zoning Approval | | |
|------------------------|---------------------------------|------------------------|--|--|

| | | | |
|---|---|---|--|
| <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 Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>11/21/02</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: |
|---|---|---|--|

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.

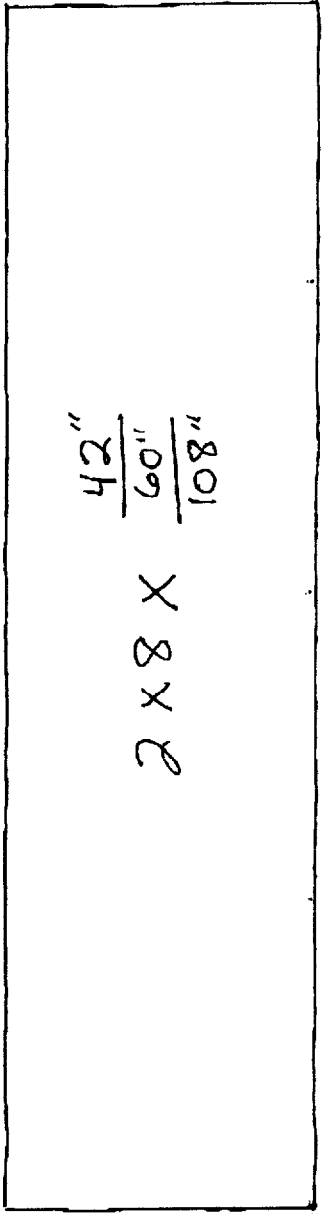
SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ DATE _____ PHONE _____

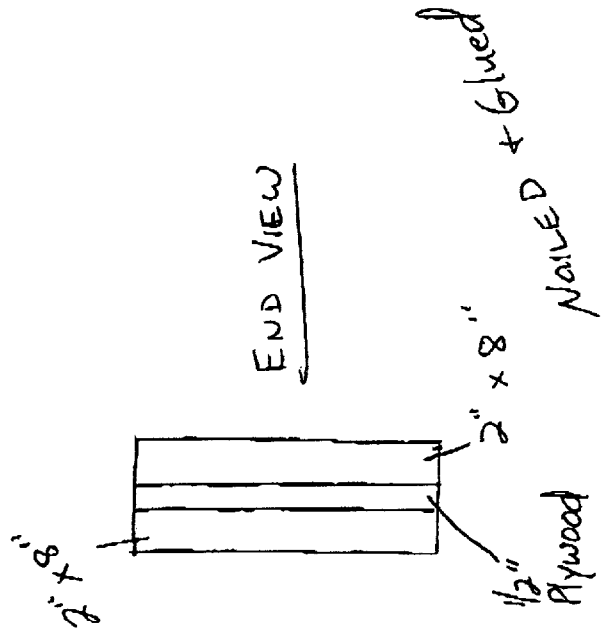
CONTRACT BREAKDOWN

| | |
|-----------------------------|---|
| FRAMING & SIDING | \$5250.00 |
| ELECTRICAL | \$7830.00 |
| VESTIBULE | \$1100.00 |
| SHEET ROCK | \$5149.00 |
| CEILING | \$2425.00 |
| FLOORING | \$7710.00 |
| GLASS | <u>\$15,776.00</u> |
| TOTAL | \$45,240.00 <i>1000.00 MISC</i> |

BUILDING MATERIALS TO INCLUDE: CEILING TILE, INSULATION AND FRAMING TO BE SUPPLIED BY OWNER.



FRONT VIEW



END VIEW

Application ID Number: 2-1294

Department: Zoning

Status: Approved

Reviewer: Marge Schmuckal

Comments: 279 Warren Ave

Approval Date: 11/21/2002

Issue On Date: 11/19/2002

OR to Issue Permit

Name: Marge Schmuckal

Date: 11/21/2002

Page: 2

Conditions Section

Separate permits shall be required for any new signage.

Create Date: 11/18/2002

By: gg

Update Date: 11/21/2002

By: mes

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.

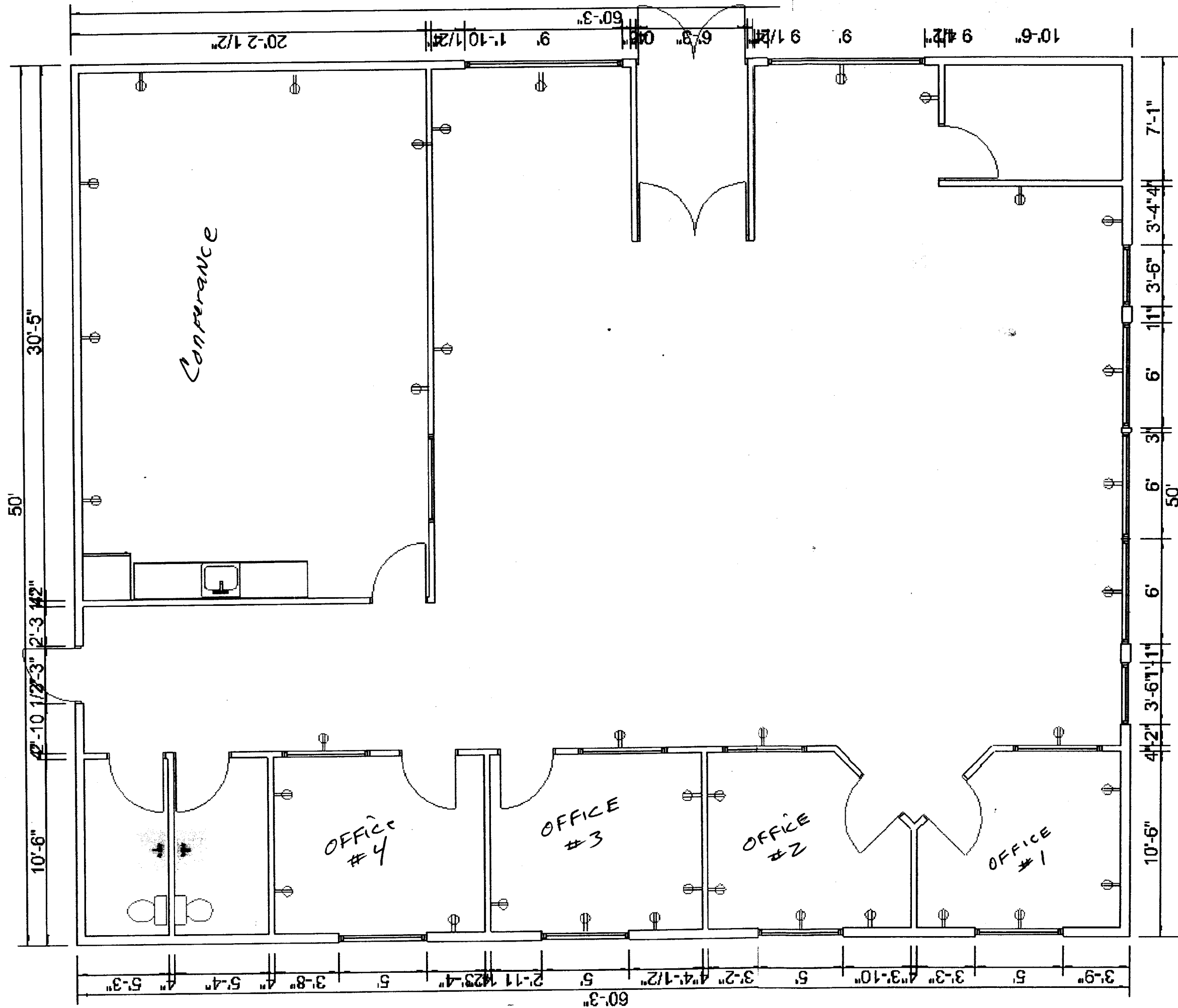
| | | |
|--|--|---|
| Location/Address of Construction: ²⁷⁹⁻ 305 Warren Avenue, Portland, ME 04103 | | |
| Total Square Footage of Proposed Structure 3050 | Square Footage of Lot Attached | |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 296 A 001 | Owner: O'Connor GMC, Inc. | Telephone: (207) 622-3191 |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: O'Connor GMC, Inc. 187 Riverside Drive Augusta, ME 04330 | Cost Of Work: \$ <u>46,240</u> Fee: \$ 347.00 <u>352.00</u> |
| Current use: <u>Vacant</u> | | |
| If the location is currently vacant, what was prior use: <u>Diesel Pump Repair</u> | | |
| Approximately how long has it been vacant: <u>2 weeks</u> | | |
| Proposed use: <u>Sales and Administrative Office</u> <i>Change of use</i> | | |
| Project description: <u>Renovate building from prior use to Sales and Administrative Office</u> | | |
| Contractor's name, address & telephone: <u>Rodrigue Builders Inc.</u> <u>Birchview Dr. Augusta, ME 04330 (207) 622-9453</u> | | |
| Who should we contact when the permit is ready: <u>Daniel Doiron</u> | | |
| Mailing address: <u>O'Connor GMC, Inc.</u> <u>187 Riverside Drive</u> <u>Augusta, ME 04330</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: 441-4265 * | | |

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.

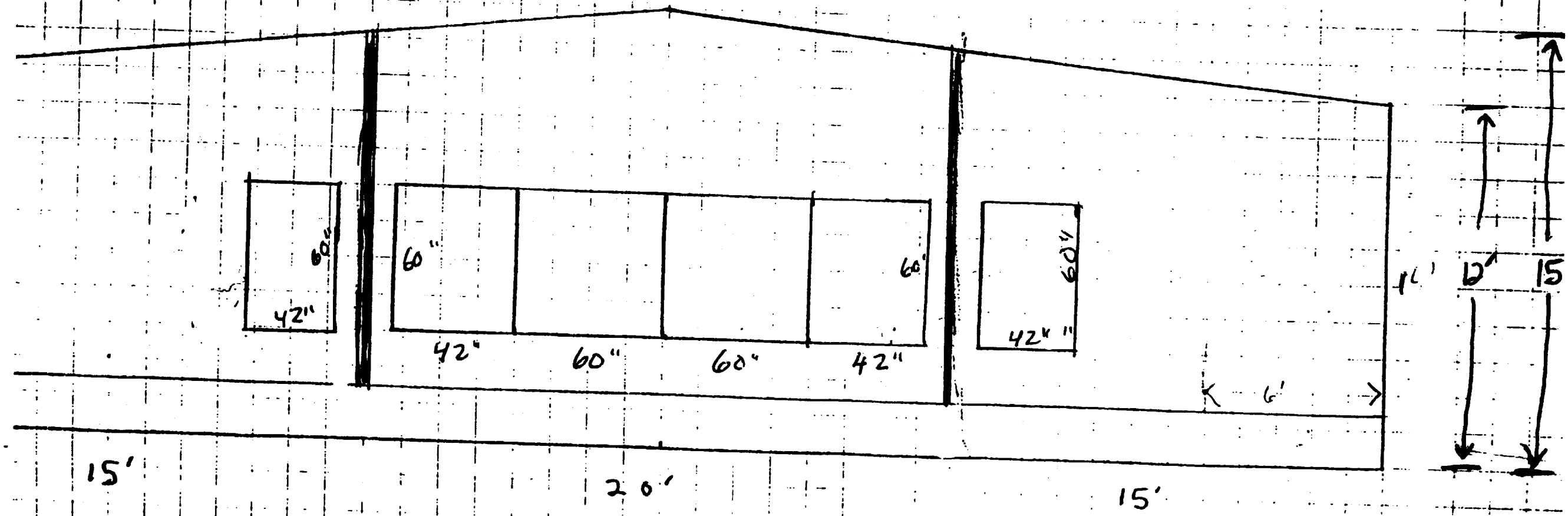
| | |
|---|-------------------------|
| Signature of applicant: <u><i>Daniel Doiron</i></u> | Date: <u>11-18-2002</u> |
|---|-------------------------|

**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**



- REMOVE EXISTING INTERIOR PARTITIONS + drop Ceilings
- Remove Brick Veneer Front Exterior
- Remove existing exterior entrance door + steps.
- Install 6' Commercial entrance door
- INSTALL (2) 60"x60" + (4) 42"x60" 1" tempered store front windows - FRONT
- INSTALL (2) 108"x60" 1" Tempered store front windows side
- INSTALL interior Partitions OFFICE #1 - #4
- INSTALL interior Partition for Conference room
- Install 5/8" sheetrock on all interior + exterior walls
- Partitions OF 2x4 wood construction.
- Replace Toilets + LAVS with new fixtures using existing Plumbing.
- Install Commercial VCT Vinyl flooring throughout.
- Install Acoustical Suspended Ceiling in new OFFICES, Conference room + common Area.

3000^{sq}



1" = 5'

50'

15'

20'

15'

42"

60"

60"

42"

60"

60"

42"

60"

42"

60"

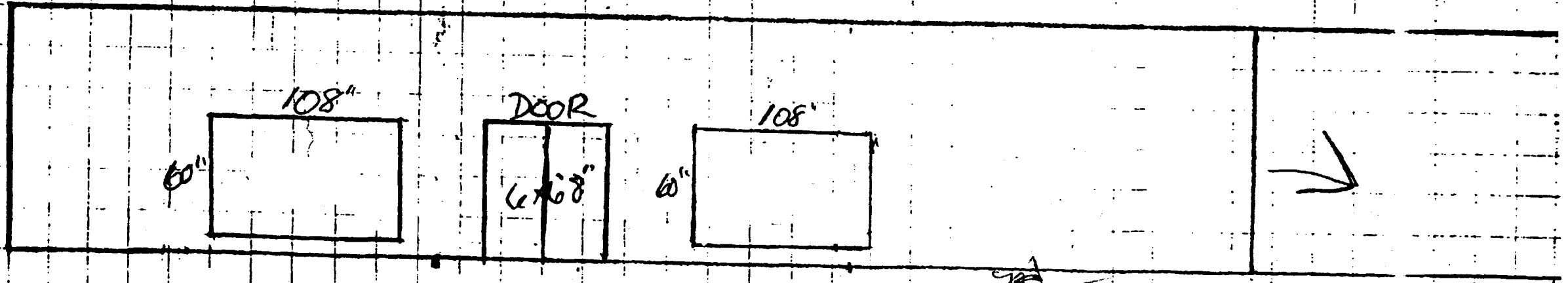
15'

12'

15'

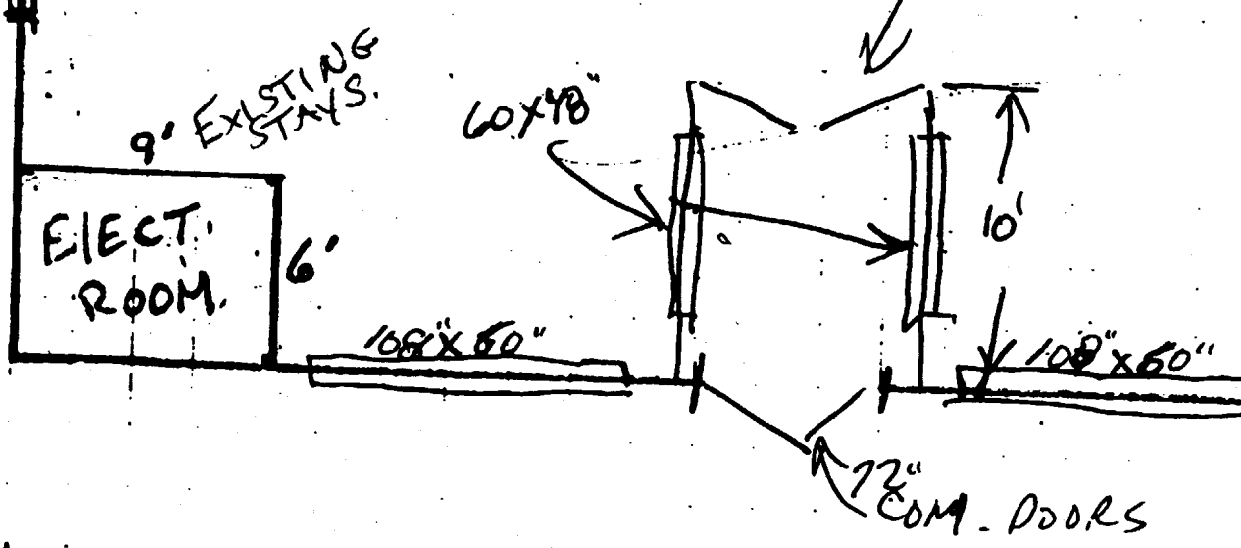
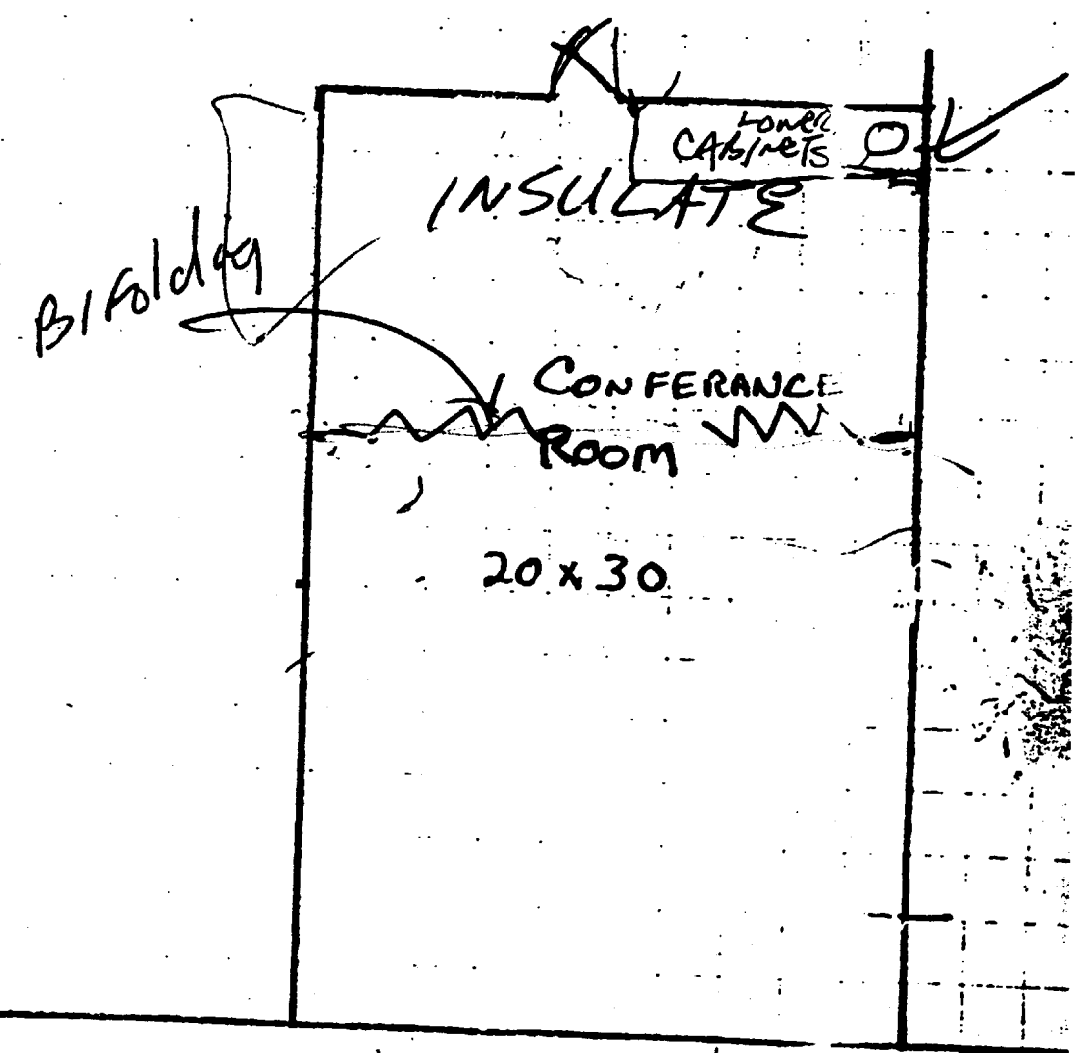
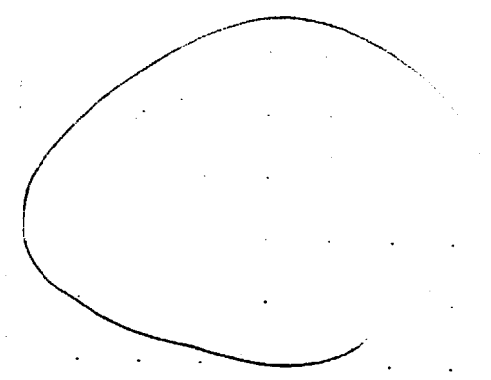
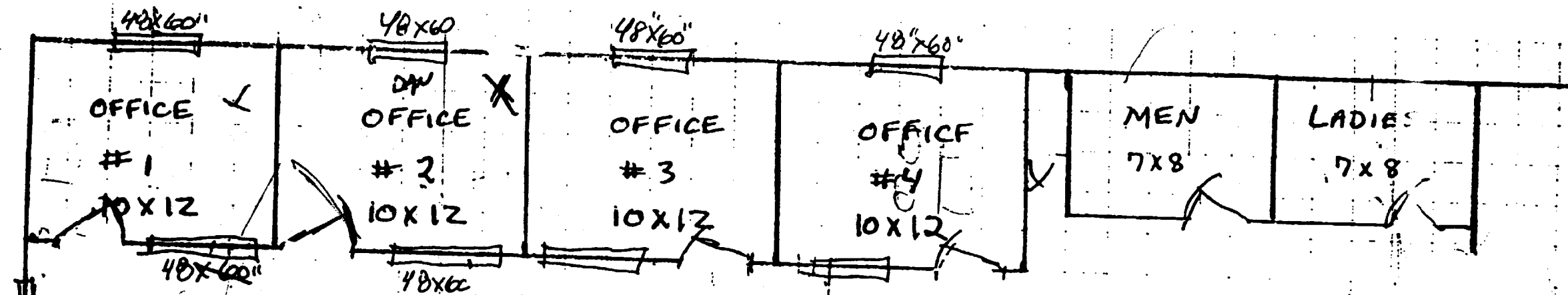
6'

WATER



1" = 8'

50'



61'