

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 the State 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 HOUR 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
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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		
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<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:
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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.

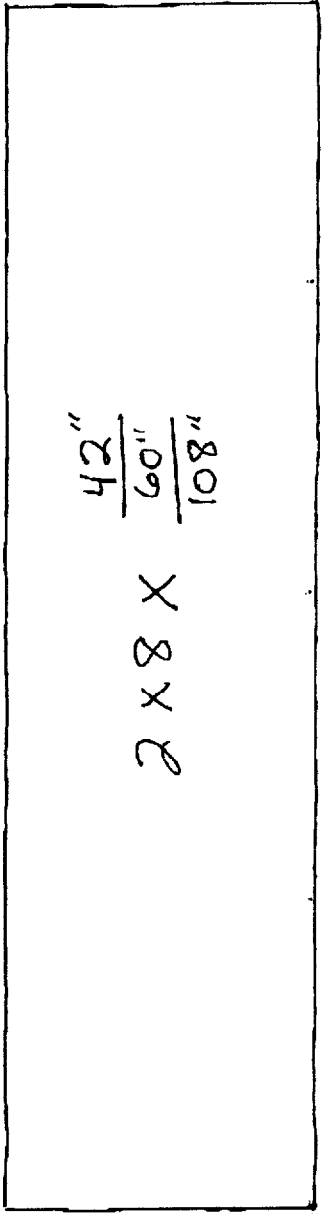
SIGNATURE OF APPLICANT _____ ADDRESS _____ DATE _____ PHONE _____

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

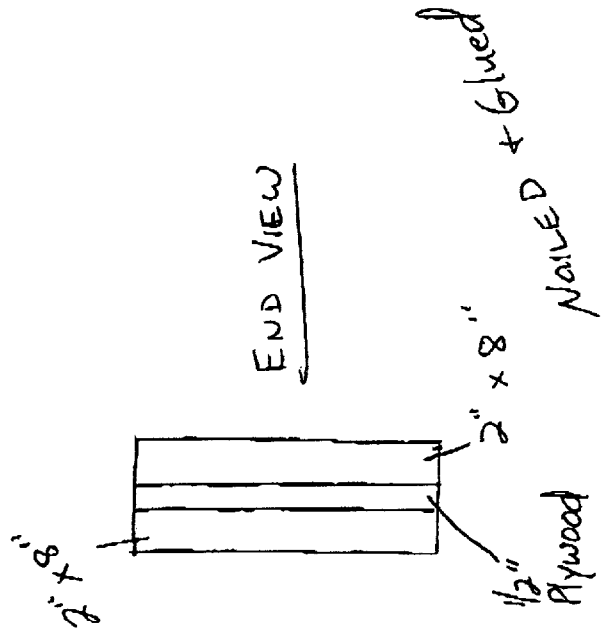
CONTRACT BREAKDOWN

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

OK 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.

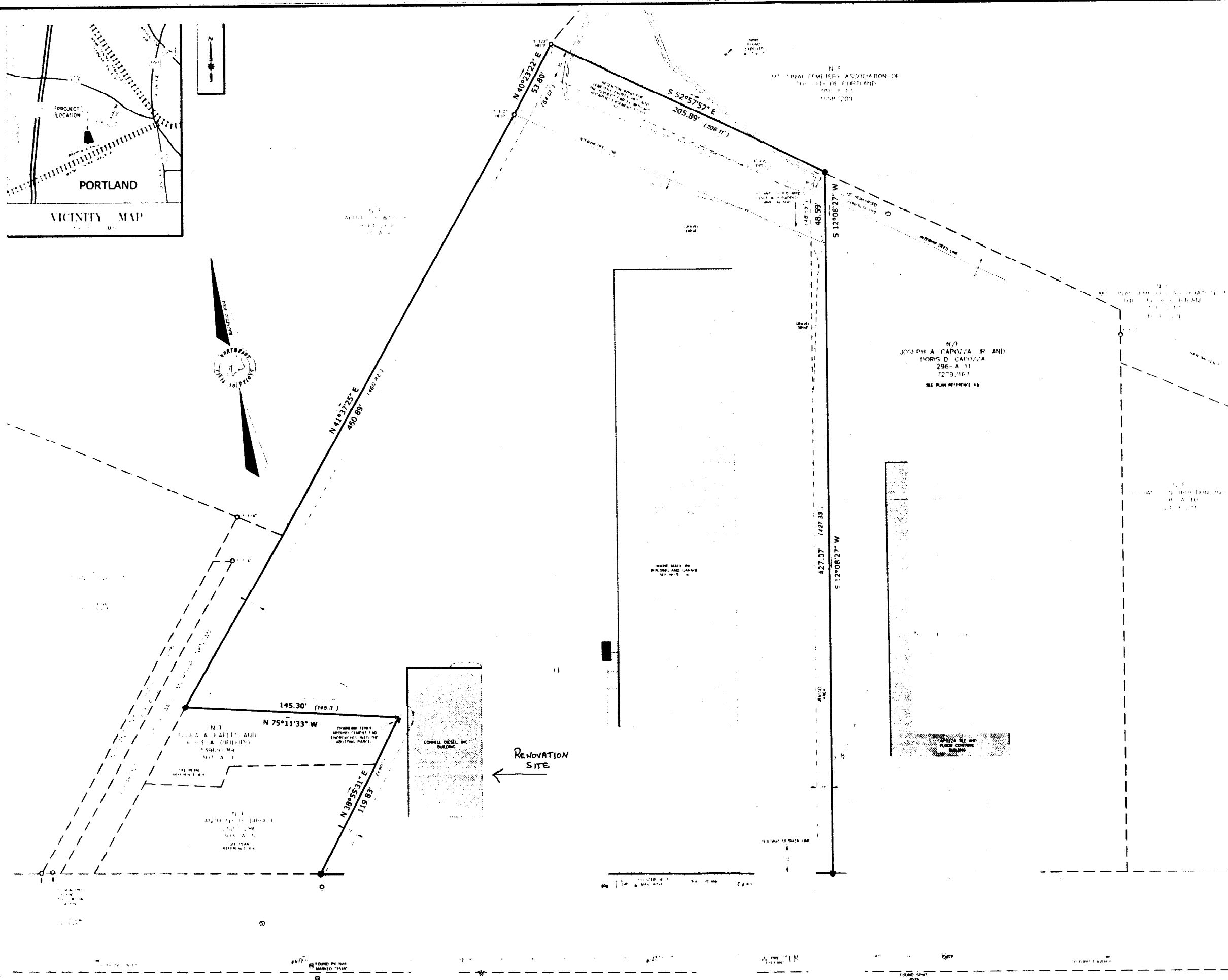
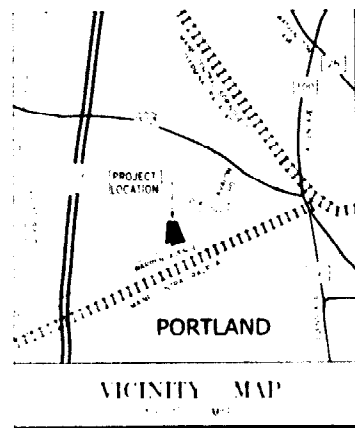
Location/Address of Construction: ²⁷⁹⁻ 305 Warren Avenue, Portland, ME 04103		
Total Square Footage of Proposed Structure 3050	Square Footage of Lot Attached	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 296 A 001	Owner: O'Connor GMC, Inc.	Telephone: (207) 622-3191
Lessee/Buyer's Name (If Applicable)	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>
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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**



LEGEND

- 1/4\"/>

NOTES

1. THIS SURVEY WAS MADE FOR THE PURPOSES OF THE ABOVE TITLED PROJECT.
2. THE PROPERTY LINES SHOWN ON THIS PLAN ARE THE RESULT OF A SURVEY MADE BY THE SURVEYOR ON THE DATE SHOWN ON THE PLAN.
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BOUNDARY AND EXISTING CONDITIONS SURVEY
OF
379 WARREN AVENUE
IN
CITY OF PORTLAND
CUMBERLAND COUNTY
MAINE

SCALE 1" = 30' DATE JULY 1, 2002

OWNER: PREPARED BY:
 LEAH M. BEE NCS
 24 THOMAS ROAD 110 BOX 1100
 WARREN STER, ME 05080 PORTLAND, MAINE 04104

Northeast Civil Solutions

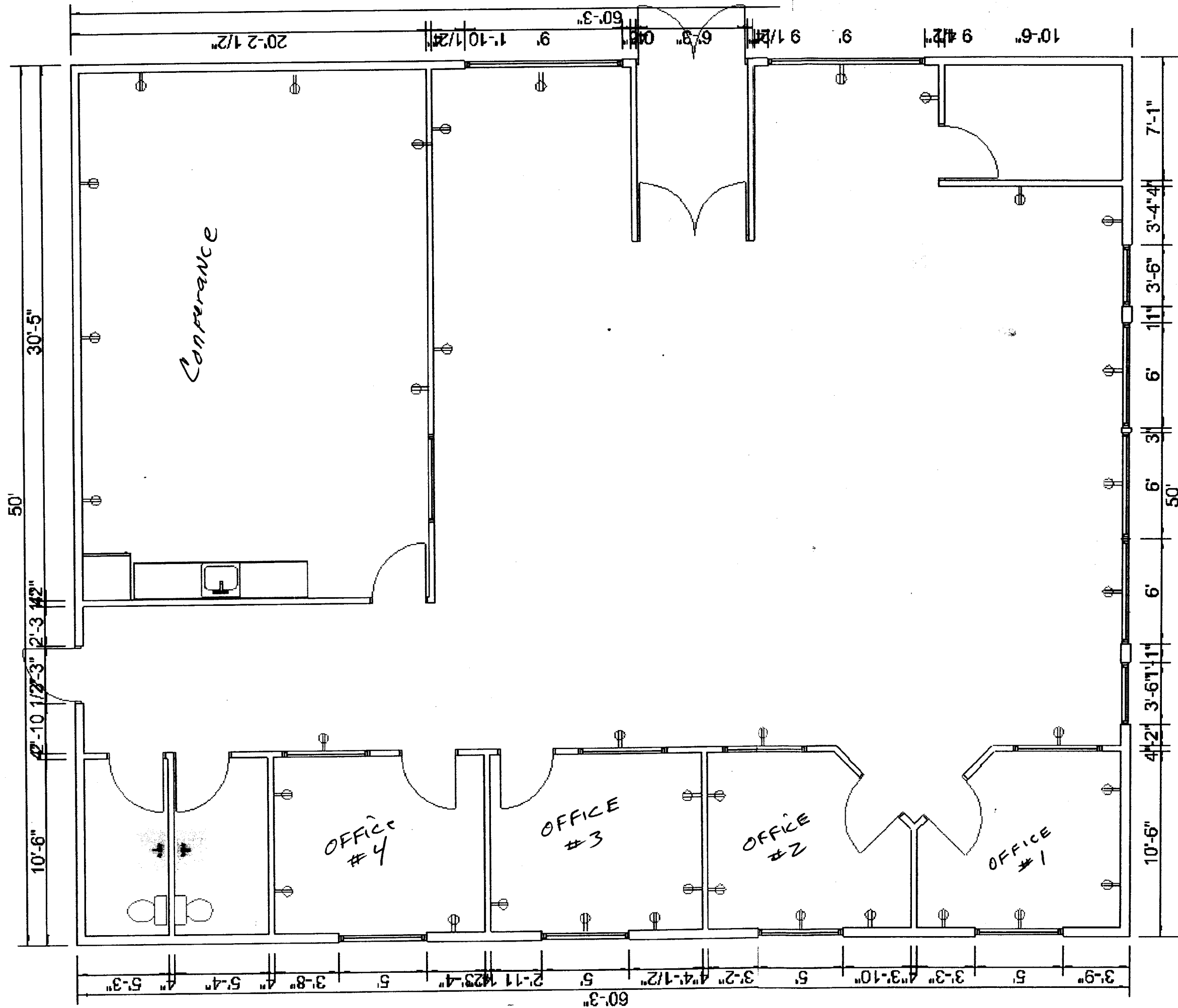
1000 STATE STREET, PORTLAND, ME 04104

TEL: 603.763.1100 FAX: 603.763.1101

WWW.NCS-CIVIL.COM

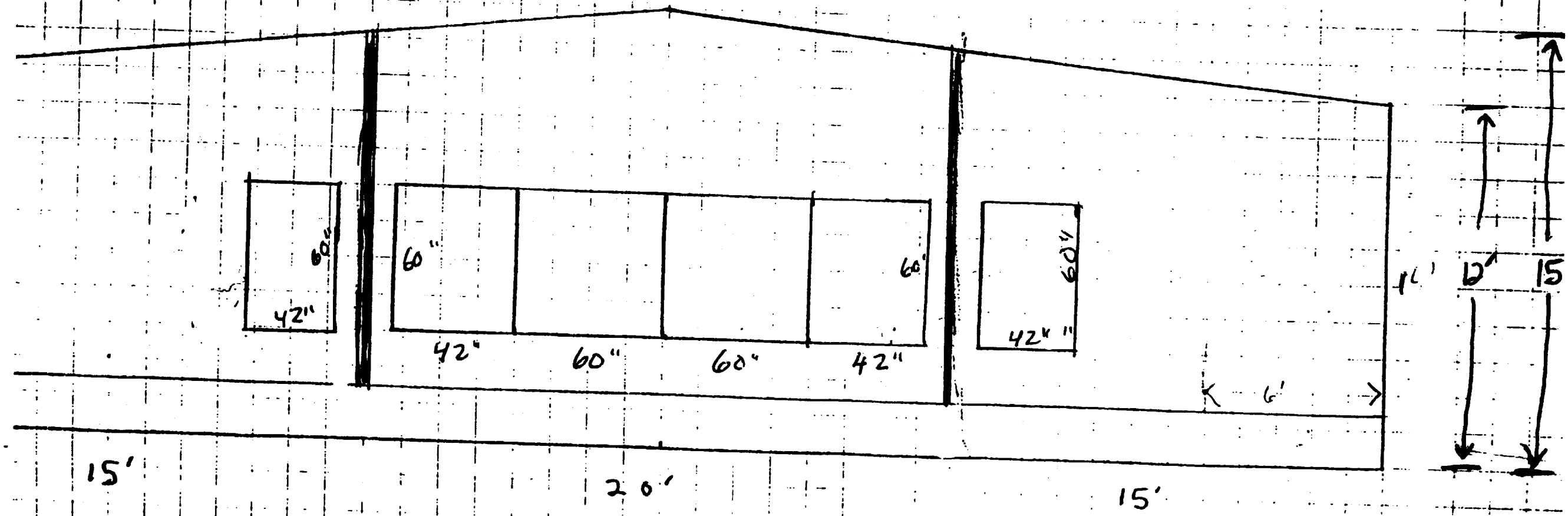
STAMP AND SIGNATURE

 LEAH M. BEE
 SURVEYOR
 MAINE REG. NO. 1100



- 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"

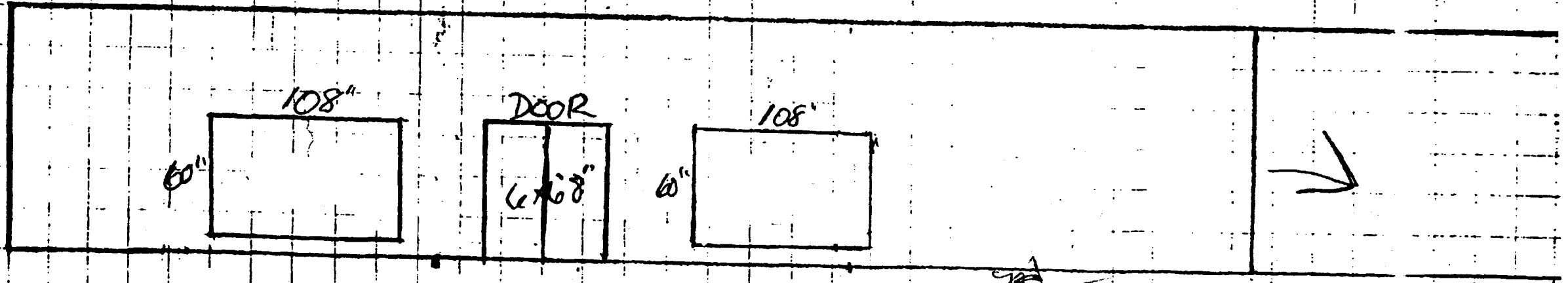
15'

15'

15'

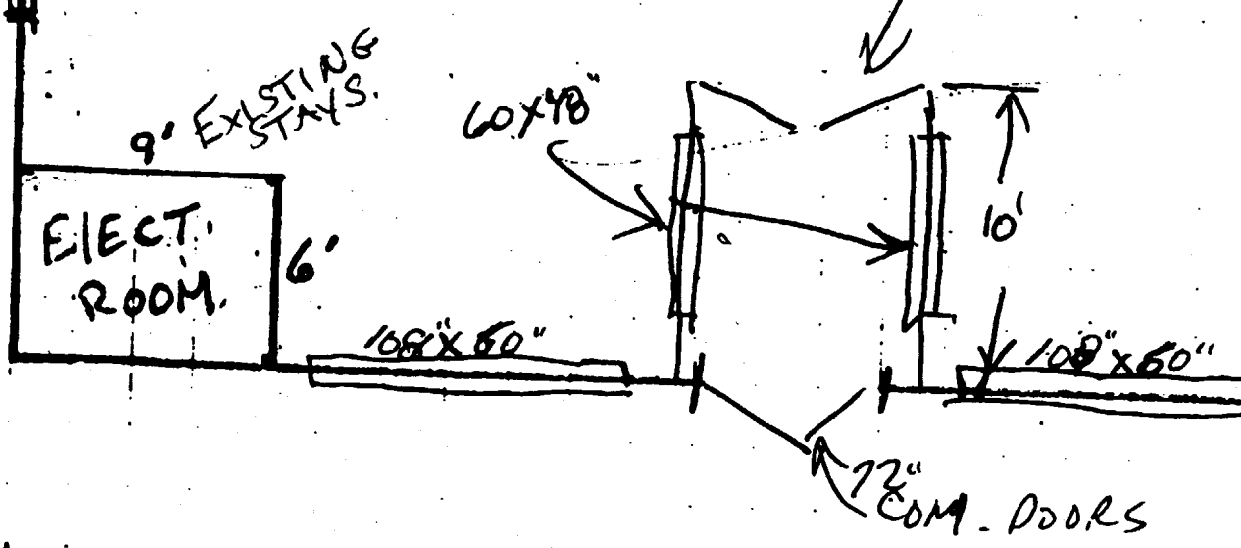
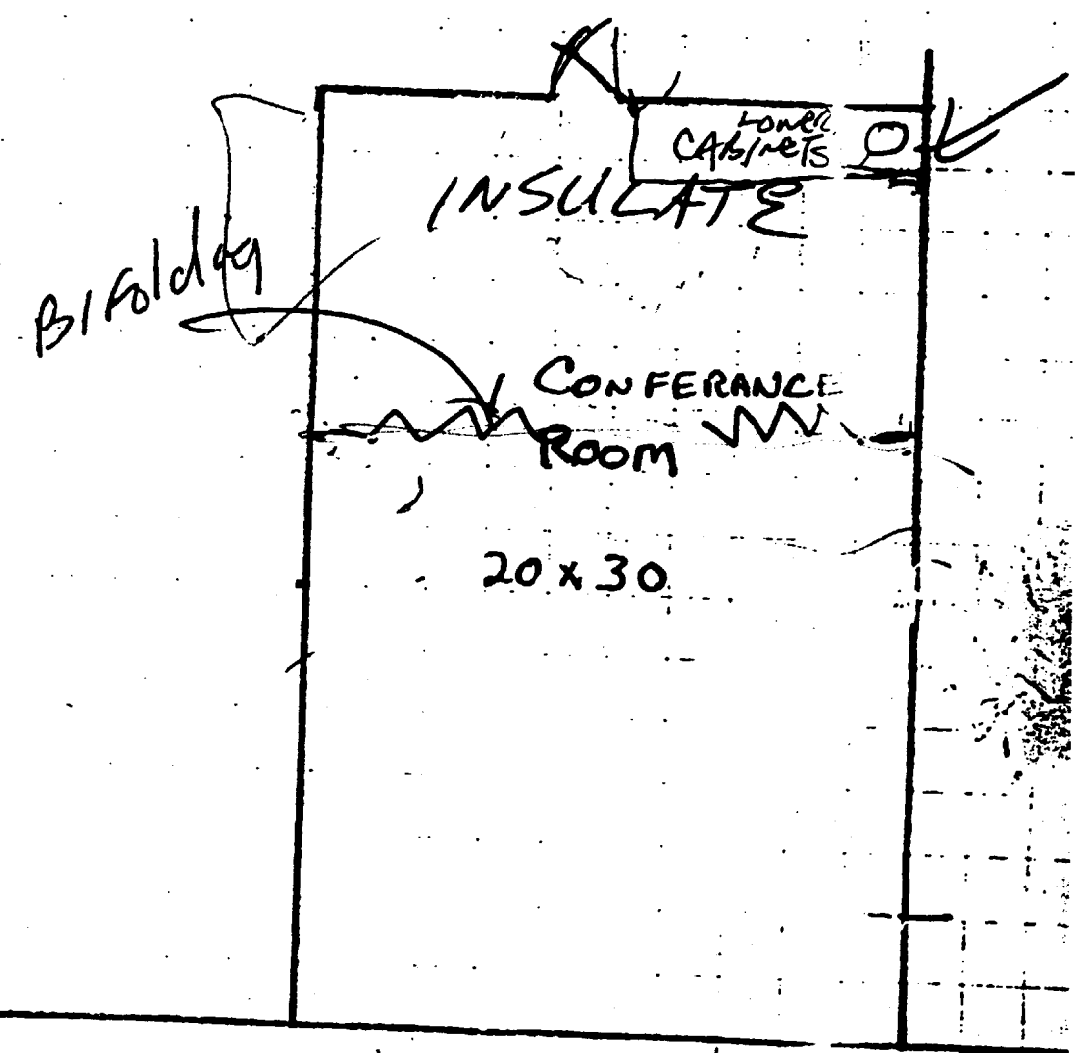
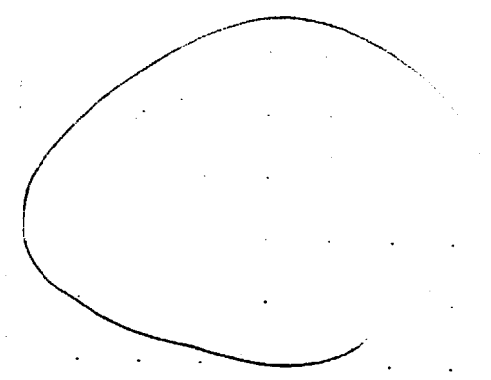
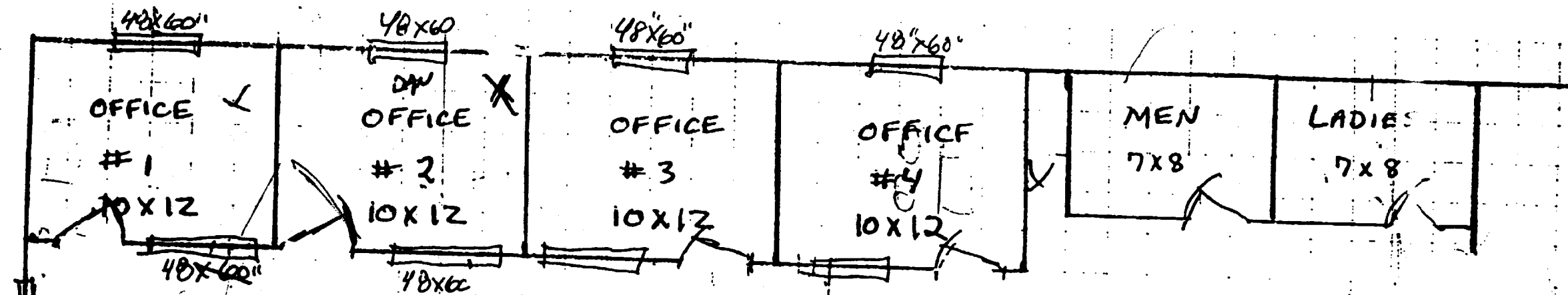
6'

WATER



1' 8"

50'



61'

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

_____ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before **any** site work begins on any project other than single family additions or alterations.

N/A **Footing/Building Location Inspection:** Prior to pouring concrete

N/A **Re-Bar Schedule Inspection:** Prior to pouring concrete

N/A **Foundation Inspection:** Prior to placing ANY backfill

Call ✓ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

Call ✓ **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]
Signature of applicant/designee

11-27-02
Date

[Signature]
Signature of Inspections Official

11/27/02
Date

CBL: 2964001 Building Permit #: 02 1294