

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 031048

Please Read Application And Notes, If Any, Attached

This is to certify that Baker Dwight P/Owner

has permission to Construct a 40' x 42' Addition

AT 314 Warren Ave 296 D002001

provided that the person or persons who accept 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 when permission is procured before this building or part thereof is occupied or otherwise closed-in. 24 HOUR NOTICE 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

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 03-1048	Issue Date: DEC 31 2003	CBL: 296 D002001
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Location of Construction: 314 Warren Ave	Owner Name: Baker Dwight P	Owner Address: 336 Warren Ave	Phone: 797-3159
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Leasee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B4

Past Use: Commercial	Proposed Use: Commercial/SBM Associates	Permit Fee: \$633.00	Cost of Work: \$68,000.00	CEO District: 1
Proposed Project Description: Construct a 40' x 42' Addition		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: SB 12/30/03	

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

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: gad	Date Applied For: 08/26/2003	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan</p> <p><i>2002-0025</i></p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK with conditions</i></p> <p>Date: <i>9/12/03</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Handwritten Signature]</i></p>
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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

03-1048

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>314 Warren Ave</u>		
Total Square Footage of Proposed Structure <u>1600 #</u>	Square Footage of Lot <u>12000 #</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>C3L 296D002001</u> Block# Lot#	Owner: <u>Dwight Baker</u>	Telephone: <u>329-9080</u> <u>797-3159</u>
Lessee/Buyer's Name (if Applicable) <u>[Signature]</u>	Applicant name, address & telephone: <u>D.P. Baker</u> <u>336 Warren Ave</u> <u>797-3159</u>	Cost Of Work: \$ <u>68000</u> Fee: \$ <u>633.00</u>
Current use: _____		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: <u>Site Plan already approved</u>		
Proposed use: <u>3 Wall Addition to existing building</u>		
Project description: <u>for additional work circa</u>		
Contractor's name, address & telephone: <u>D. P. Baker</u> <u>797-3159</u> <u>336 Warren Ave</u> <u>Portland, Me</u>		
Who should we contact when the permit is ready: <u>D.P. Baker</u> <u>tr call</u>		
Mailing address: <u>336 Warren Ave. Portland</u> <u>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:		

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>D.P. Baker</u>	Date: <u>8/25/03</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

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
DRC Copy**

2002-0025

Application I. D. Number

1/28/2001

Application Date

Warren Ave Additions

Project Name/Description

Baker Dwight P

Applicant

336 Warren Ave, Portland, ME 04103

Applicant's Mailing Address

Jim Haskell

Consultant/Agent

Applicant Ph: (207) 329-9080 Agent Fax: or 797-3159

Applicant or Agent Daytime Telephone, Fax

336 - 336 Warren Ave, Portland, Maine

Address of Proposed Site

303 H011001

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Other (specify) 3 proposed additions

1710, 2900, 1720

103320 sq. ft.

B4

Proposed Building square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla \$400.00 Subdivision _____ Engineer Review _____ Date 1/28/2002

DRC Approval Status:

Reviewer Jay Reynolds

- Approved Approved w/Conditions
See Attached Denied

Approval Date 3/11/2002 Approval Expiration 3/11/2003 Extension to _____ Additional Sheets
Attached

Condition Compliance Kandi Talbot 6/11/2002
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____	_____	_____
	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	_____	_____	
	date	amount	
<input type="checkbox"/> Building Permit Issue	_____		
	date		
<input type="checkbox"/> Performance Guarantee Reduced	_____	_____	_____
	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	_____	<input type="checkbox"/> Conditions (See Attached)	_____
	date		expiration date
<input type="checkbox"/> Final Inspection	_____	_____	
	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	_____		
	date		
<input type="checkbox"/> Performance Guarantee Released	_____	_____	
	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	_____	_____	_____
	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	_____	_____	
	date	signature	

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2002-0025

Application I. D. Number

1/28/2001

Application Date

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Baker Dwight P

Applicant

336 Warren Ave, Portland, ME 04103

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Jim Haskell

Consultant/Agent

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Applicant or Agent Daytime Telephone, Fax

336 - 336 Warren Ave, Portland, Maine

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Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 1. No change in grading is proposed for the additions. However, if a change in grading is necessary, a revised site plan shall be submitted and reviewed by staff.
- 2 2. Currently, vehicles are parked within the City right-of-way at 336 Warren Avenue. These vehicles must be removed from the City right-of-way.

Approval Conditions of DRC

- 1 See Planning conditions

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Planning Copy**

2002-0025

Application I. D. Number

1/28/2001

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Acresage of Site

B4

Zoning

Check Review Required:

Site Plan
(major/minor)

Subdivision
of lots _____

PAD Review

14-403 Streets Review

Flood Hazard

Shoreland

Historic Preservation

DEP Local Certification

Zoning Conditional
Use (ZBA/PB)

Zoning Variance

Other _____

Fees Paid: Site Pla **\$400.00** Subdivision _____ Engineer Review _____ Date **1/28/2002**

Planning Approval Status:

Reviewer **Kandi Talbot**

Approved

Approved w/Conditions
See Attached

Denied

Approval Date **3/11/2002**

Approval Expiration **3/11/2003**

Extension to _____

Additional Sheets
Attached

OK to Issue Building Permit

Kandi Talbot
signature

6/11/2002
date

Performance Guarantee

Required*

Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

Performance Guarantee Accepted

_____ date

_____ amount

_____ expiration date

Inspection Fee Paid

_____ date

_____ amount

Building Permit Issue

_____ date

Performance Guarantee Reduced

_____ date

_____ remaining balance

_____ signature

Temporary Certificate of Occupancy

_____ date

Conditions (See Attached)

_____ expiration date

Final Inspection

_____ date

_____ signature

Certificate Of Occupancy

_____ date

Performance Guarantee Released

_____ date

_____ signature

Defect Guarantee Submitted

_____ submitted date

_____ amount

_____ expiration date

Defect Guarantee Released

_____ date

_____ signature

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
ADDENDUM**

2002-0025

Application I. D. Number

1/28/2001

Application Date

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Baker Dwight P

Applicant

336 Warren Ave, Portland, ME 04103

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Jim Haskell

Consultant/Agent

Applicant Ph: (207) 329-9080 Agent Fax: or 797-3159

Applicant or Agent Daytime Telephone, Fax

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Approval Conditions of DRC

- 1 See Planning conditions

**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Fire Copy**

2002-0025

Application I. D. Number

1/28/2001

Application Date

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Project Name/Description

Baker Dwight P

Applicant

336 Warren Ave, Portland, ME 04103

Applicant's Mailing Address

Jim Haskell

Consultant/Agent

Applicant Ph: (207) 329-9080 Agent Fax: or 797-3159

Applicant or Agent Daytime Telephone, Fax

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Acreage of Site

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Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
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(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla \$400.00 Subdivision _____ Engineer Review _____ Date 1/28/2002

Fire Approval Status:

Reviewer Lt. McDougall

- Approved Approved w/Conditions
See Attached Denied

Approval Date 2/20/2002 Approval Expiration 2/20/2003 Extension to _____ Additional Sheets
Attached

Condition Compliance Lt. McDougall 2/20/2002
signature date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------|--|-----------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ | _____ | _____ |
| | date | amount | expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ | _____ | |
| | date | amount | |
| <input type="checkbox"/> Building Permit Issue | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Reduced | _____ | _____ | _____ |
| | date | remaining balance | signature |
| <input type="checkbox"/> Temporary Certificate of Occupancy | _____ | <input type="checkbox"/> Conditions (See Attached) | _____ |
| | date | | expiration date |
| <input type="checkbox"/> Final Inspection | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Certificate Of Occupancy | _____ | | |
| | date | | |
| <input type="checkbox"/> Performance Guarantee Released | _____ | _____ | |
| | date | signature | |
| <input type="checkbox"/> Defect Guarantee Submitted | _____ | _____ | _____ |
| | submitted date | amount | expiration date |
| <input type="checkbox"/> Defect Guarantee Released | _____ | _____ | |
| | date | signature | |

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1048	Date Applied For: 08/26/2003	CBL: 296 D002001
-----------------------	---------------------------------	---------------------

Location of Construction: 314 Warren Ave	Owner Name: Baker Dwight P	Owner Address: 336 Warren Ave	Phone: () 797-3159
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Commercial/SBM Associates	Proposed Project Description: Construct a 40' x 42' Addition
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/12/2003

Note: **Ok to Issue:**

- 1) Because your site plan shows that you have exactly ten (10) feet to the side property line along Fern Street, you will be required to stake the property lines for the Code Enforcement Officer to verify the setbacks PRIOR to pouring of any concrete. It is YOUR responsibility to contact the CEO PRIOR to pouring. A certificated from a surveyor verifying the ten (10) foot setback may be required. Check with your CEO PRIOR to pouring.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted on 9/10/03. Any deviations shall require a separate approval before starting that work. Please note that the revised approved site plan is the documented and official plan to show setbacks. The hand sketch that was also submitted later is not a legal, approved site plan and would not be considered accurate.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 12/29/2003

Note: **Ok to Issue:**

- 1) A statement of Special Inspection is required for the masonry/rebar and steel as per 1705. Owner agrees and will provide provide prior to block erection.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 09/15/2003

Note: **Ok to Issue:**

- 1) fire extinguishers shall be provided in accordance with NFPA 10 standards

Comments:

9/23/2003-mjn: Met w/Kandi & Jay Reynolds, needs site review approval, left message w/ owner
Planning approved 12/10/03

12/11/2003-mjn: Spoke with Harvey Sawyer, Architect, need seismic design, presumptive soil loads that the footing designs are based on.

SBM Associates, Inc.

ARCHITECT

RESIDENTIAL

COMMERCIAL

INDUSTRIAL

Fax # 874-8716

Date: 9/23/03

Number of pages including cover: _____

Project #: SKIP BAKER

Fax to: MIKE NUGENT

From: PEPE SAWYER

Re: 1608A (99 BONA)

This message, and its contents, is intended to be read by only the individual or entity to which it is addressed. It may contain information that is privileged, confidential and exempt from disclosure under applicable law. If you, the reader of this message, are not the intended recipient, or the employee or agent responsible for delivering the message to the intended recipient, do not read the message or the contents contained, and instead, please deliver this message to the intended recipient. You are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify us immediately by telephone, and return the original message and contents to us at the address below via the Postal Service. Thank you.

Message:

Pf = C.e.I.Pg

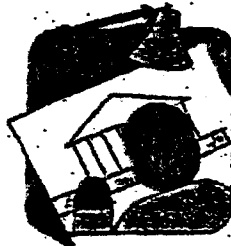
C.e = .7

Pf = (.7)(1.0)(50)

I = 1.0

Pf = 35 PSE

Pg = 50 (PER COME FAX)



CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: SBM ASSOCIATES, INC.
HARVEY E SAUNDERS III

DATE: 8/12/03

Job Name: Proposed ADXAZ ADDITION

Address of Construction: 352 WARDEN AVE PORTLAND ME

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year 99 Use Group Classification(s) Business
Type of Construction SB Bldg. Height 14' Bldg. Sq. Footage 1680
Seismic Zone _____ Group Class I
Roof Snow Load Per Sq. Ft. 1e0 Dead Load Per Sq. Ft. 10
Basic Wind Speed (mph) 90 Effective Velocity Pressure Per Sq. Ft. 20
Floor Live Load Per Sq. Ft. N/A

Structure has full sprinkler system? Yes _____ No Alarm System? Yes _____ No
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

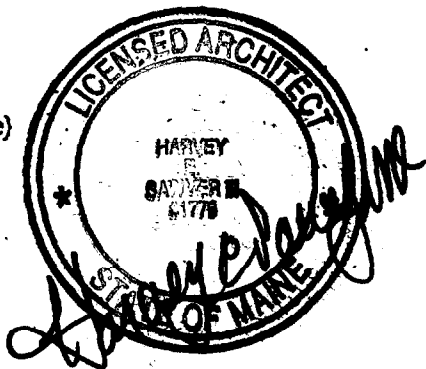
Is structure being considered unlimited area building: Yes _____ No _____

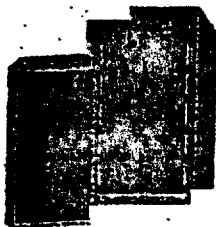
If mixed use, what subsection of 313 is being considered 4

List Occupant loading for each room or space, designed into this Project.

PSH 6/07/2K

(Designers Stamp & Signature)





**CITY OF PORTLAND
BUILDING CODE CERTIFICATE**
389 Congress St., Rm 315
Portland, ME 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Harvey E Sawyer III

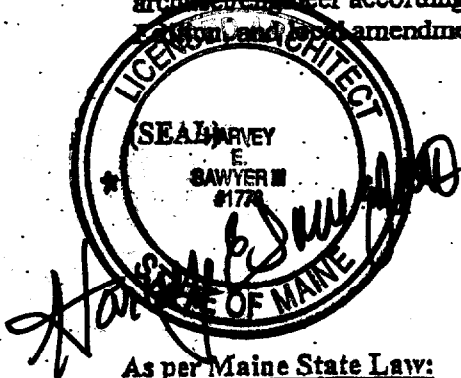
RE: Certificate of Design

DATE: 8/2/03

These plans and/or specifications covering construction work on:

Proposed 40' x 42' ADDITION
391 WANNING AVE

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition and local amendments.



Signature Harvey E Sawyer III

Title ARCHITECT

Firm SBM ASSOCIATES

Address 14 DEER RUN DRIVE GORHAM, ME

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Applicant: Dwight Baker

Date: 9/2/03

Address: 314 Warren Ave

C-B-L: 296-D-002

CHECK-LIST AGAINST ZONING ORDINANCE

Date - existing Developed Lot

Zone Location - B-4

Interior or corner lot -

Proposed Use/Work - Construct addition 40' x 42' for SBM ASSOC

Sevage Disposal - city

Lot Street Frontage - 60' req - 60' shown

Front Yard - N/A

Rear Yard - 20' req - 20' shown

OK with conditions
→ Side Yard - 10' req - 8' shown
for 2 stories in corner lot

9/10/03 revised site plan states a 10' side setback on the FERN side

Projections - None shown

Width of Lot - 60' min - 60' shown

Height - 65' MAX - 15.5' scaled

Lot Area - 10,000[±] - ~~13,000[±] shown~~

Lot Coverage / Impervious Surface - 80% MAX - ~~100% MAX~~ 46,014.40

Area per Family - N/A

Off-street Parking - 2 new spaces shown - OK per existing parking on site

Loading Bays - 2 new 10x42' overhead doors

Site Plan - 2002-0025

Shoreland Zoning / Stream Protection - N/A

Flood Plains - Panel 6 Zone X

46,014.40

40x43 = 1720

55x65 = 2900

44x54 = 2376

20x40 = 800

13x15 = 195

25x45 = 1125

+ front park 100x80

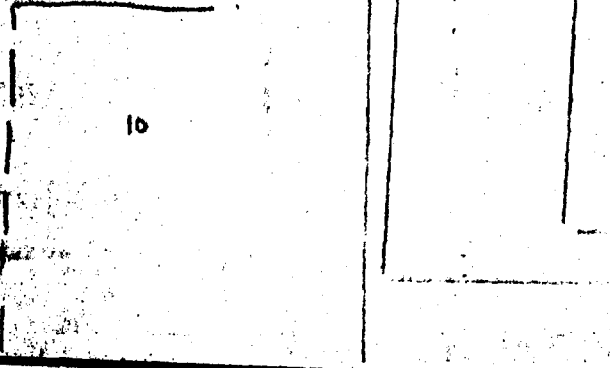
9116

8000

(D)

50' SEWER R/W

10/03



10

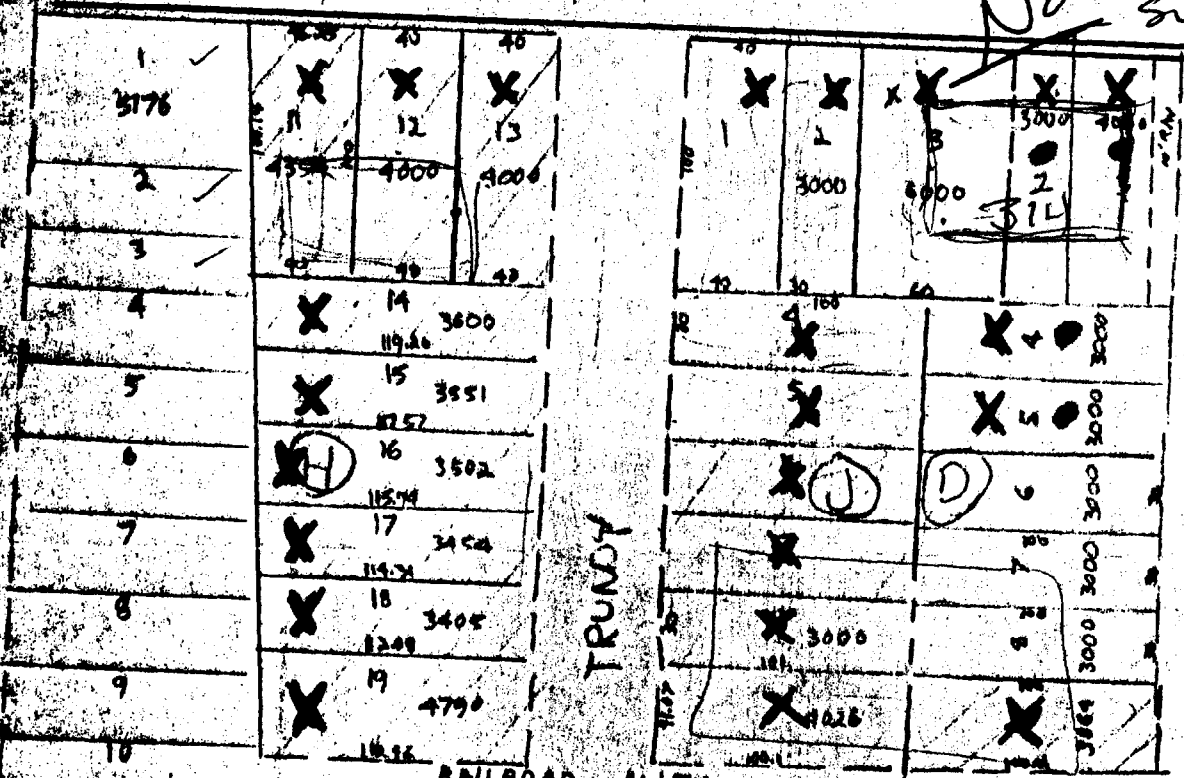
15

WARREN AVE

WARREN AVE

This is
not an app
site

ALL LOTS ARE OWNED BY SKIP BAKER
ON WARREN AVE.



ST

FERM

TRUNDY

RAILROAD ALLEY

LAND TERMINAL EXEMPT LOCATION

SCALE 1" = 20'

HAP 303

HAP 296

303 - H - 11 + 0.19 = 34,656 sq ft
 303 - J - 6 + 0.19 = 13,026 sq ft
 296 - D - 9 = 3,864 sq ft

51546

51546 sq ft
 19000 sq ft
 70546 sq ft

Skip Baker

Agent

City of...

...

in building vicinity of...

City of...



This page contains a detailed description of the Parcel ID you selected. Press the New Search button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number	1 of 1
Parcel ID	296 D002001
Location	314 WARREN AVE
Land Use	RETAIL & PERSONAL SERVICE
Owner Address	BAKER DWIGHT P 336 WARREN AVE PORTLAND ME 04103
Book/Page	13375/62
Legal	296-D-2-3-4-5 WARREN AVE 314-316 FERN ST 13000 SF

Valuation Information

Land	Building	Total
\$54,920	\$72,290	\$127,210

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1956	1	2352	1
Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.298	2352		RETAIL - SINGLE OCCUPANCY	SUNMASTERS

Exterior/Interior Information

Section	Levels	Size	Use
1	01/01	780	MULTI-USE SALES
1	01/01	1572	MULTI-USE STORAGE

Height	Walls	Heating	A/C
13	CONC. BLOCK	NONE	
14	CONC. BLOCK	NONE	

Building Other Features

Line	Structure Type	Identical Units
2	OVERHEAD DOOR - WD/MT	1
2	OVERHEAD DOOR - WD/MT	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
1972	ASPHALT PARKING	1500	1
1972	FENCE CHAIN	1800	1



CITY OF PORTLAND

SARA HOPKINS
874-8720

March 18, 2002

Dwight P. Baker
336 Warren Avenue
Portland, ME 04103

RE: 3 Proposed Additions
ID #2002-0025, CBL #303-H-011

Dear Mr. Baker:

On March 11, 2002, the Portland Planning Authority granted minor site plan approval to construct three (3) additions totaling 6,330 sq. ft. The additions will be located at 312 Warren Avenue, 324 Warren Avenue and 336 Warren Avenue. The approval is subject to the following conditions:

- i. A note shall be added to the plan stating that no change in grading is proposed for the additions.
- ii. Currently, vehicles are parked within the City right-of-way at 336 Warren Avenue. These vehicles must be removed from the City right-of-way.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

- 1. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. A one-year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
- 2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 2.0% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.
- 3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

Department of Planning & Development
Lee D. Urban, Director



CITY OF PORTLAND

Division Directors
Mark B. Adelson
Housing & Neighborhood Services

Alexander Q. Jaegerman, AICP
Planning

John N. Lufkin
Economic Development

April 17, 2003

Dwight Baker
Sunmasters
314 Warren Ave
Portland, ME 04103

RE: 314 Warren Avenue Site Plan Extension
ID# 2002-0025, CBL 303 H 011

Dear Mr. Baker:

Thank you for your recent letter requesting an extension to your site plan approval for the three building additions located in the vicinity of 312 Warren Ave, 324 Warren Ave, and 336 Warren Ave. I understand that your request is based on the fact that construction is due to begin at 314 Warren Avenue with completion anticipated this fall.

In my capacity as Planning Division Director for the City of Portland, I am granting your request to extend your approval to March 18, 2004.

If you have any questions, please contact Sarah Hopkins at 874-8720.

Sincerely,

Alexander Jaegerman
Planning Division Director

cc: Lee D. Urban, Planning and Development Department Director
Sarah Hopkins, Development Review Services Manager
Jay Reynolds, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Karen Dunfey, Inspections
Larry Ash, Traffic Engineer
Tony Lombardo, Project Engineer
Eric Labelle, City Engineer
Jeff Tarling, City Arborist
Penny Littel, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
✓ Don Hall, Appraiser, Assessor's Office
Approval Letter File

O:\PLANDEVREV\WARREN336\EXTENSIONLETTER.DOC

Oxford Bank



1586 Main Street
Oxford, ME 04270

tel. 207-743-8131
800-464-8100
fax 207-743-5248

August 14, 2003

Dwight P. Baker
Auto Image, Inc.
336 Warren Ave.
Portland, ME 04103

Dear Skip:

In response to your recent request for financing, I am pleased to advise you that Oxford Bank, a division of Banknorth, N.A. (the Bank), has approved your request in the form of a loan (the "Loan") on the following terms and conditions.

BORROWER: Dwight P. Baker

AMOUNT: \$125,000.00

PURPOSE: The proceeds of the Loan will be used to fund improvements to an existing building located at 314 Warren Avenue in Portland, Maine. The proceeds will fund 100% of the costs.

INTEREST RATE:

The Loan shall bear interest at a fixed rate of Bank's cost of borrowing funds from the Federal Home Loan Bank under the regular classic program as of the day of closing plus 2.50% for a term of 5 years. The applicable current Federal Home Loan Bank advance rate is 4.18% as of August 14, 2003.

All interest hereunder shall be computed on the basis of the actual number of days elapsed over a 360-day year.

Marge

This is a corrected site plan moving the addition as you suggested. I believe the existing building is actually 20' back from Fern St. It appears that the site plan places the building on the 10' ft easement as shown on the map # 296. The building seems to set 10' back from the easement giving it a total setback of 20'

? only 10' noted

Shirley Baker



797-3159 W
29-9080 C

ARCHETYPE, P.A.
 48 Union Wharf
 PORTLAND, MAINE 04101

LETTER OF TRANSMITTAL

(207) 772-6022
 FAX (207) 772-4056

TO City of Portland
Building Inspectors
City Hall

DATE	9/17/03	JOB NO.
ATTENTION		
RE:	Mike Nugent	
	re: Dawforths Heights	
	Stair Tower - Store-	
	front installation	

WE ARE SENDING YOU Attached Under separate cover via _____ the following items:

Shop drawings Prints Plans Samples Specifications
 Copy of letter Change order final report

COPIES	DATE	NO.	DESCRIPTION
1		1	field report
1		1	final report.

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS _____

COPY TO _____
 SIGNED: John Shields



5 Balsam Lane
Falmouth, ME 04105-2448
Phone: (207) 878-8038
Fax: (207) 878-8293

FIELD NOTES

JOB NAME: Danforth Heights Apartments
JOB NO.: 03031
DATE OF VISIT: 8/26/03
TIME: 9 A.M and 4 P.M
WEATHER: 80°, sunny
CLIENT: Archhetype, P.A.
OBSERVERS: David Tetreault, SDC

9 A.M.

One level of existing storefront is being removed. Observed existing conditions for support of new storefront. Storefront will be supported on existing HSS beams and span vertically between the HSS beams at each level (concrete slab at upper level). No side connections are to be made. Connections of storefront subframe and finish frame to the HSS beams will be made with countersunk 1/4-20 tek screws spaced at a maximum of 36". Connections to the concrete slab will be made with 2 3/4x 3/16 tapcon anchors spaced at 36".

4 P.M.

One level of existing has been completely removed. New storefront frame is partially installed. Connections are being made in accordance with Contract Documents and instructions presented at this morning's meeting.

SIGNATURE: _____

David Tetreault

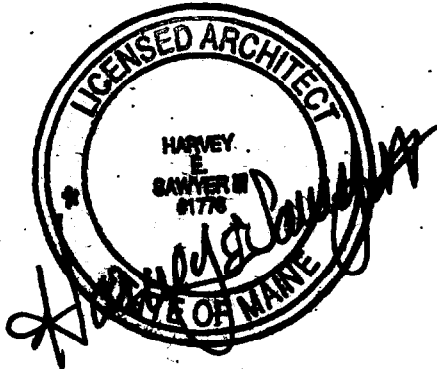


CITY OF PORTLAND
ACCESSIBILITY CERTIFICATE

Designer: SBM ASSOCIATES INC. HARVEY E SAWYER #
Address of Project 336 WARDEN AVE PORTLAND ME
Nature of Project PROPOSED ADDITION 40' X 42' TO EXISTING
BUSINESS / RENTAL SPACE
Date 8/12/03

The technical submissions covering the proposed construction work as described above have been have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

(SEAL)



Signature Harvey E Sawyer
Title ARCHITECT
Firm SBM ASSOCIATES
Address 14 DEER RUN DRIVE
GRHAM, MAINE 04038
Telephone 889-2420



JAMES THYNG PAVING

Owner Operated

264 So. Waterboro Rd. • Lyman, ME 04006

(207) 499-0059 • FREE ESTIMATES

Work done for Skip Baker

At _____

Home Phone _____ Work Phone _____

For the Sum of \$ \$7500.00 Guaranteed for _____ years

MAKE CHECKS PAYABLE TO: James Thyng (after 30 days, 15% interest)

- Approximately 2 1/2 of Asphalt
- Stone Base
- Fine Grading
- Dig Out
- 2 Courses of Asphalt
- Curbing
- Power Rolled
- Trucking
- Machine Laid
- Seal Coating
- Snow Plowing

Dig out and regrade Roadway Entrance. Add gravel as needed for grade. Power Roll gravel with rolling machine - Lay approx 2 1/2 of Base Course Asphalt in Roadway Entrance and power Roll Asphalt with rolling machine.

Building ←

For good and valuable consideration the undersigned warrantor hereby warrants to the customer named above that the work will be guaranteed as to cracking, heaving, washouts, materials. Said work is to be completed in a workmanlike manner for a period of one year from installation.

Customer Initial: _____

This warranty policy shall not apply in the case of defects or damage resulting from or aggravated by any neglect or failure by the customer to act as a reasonably prudent person as to maintaining the asphalt surface. More over, it is the customer's responsibility in hot weather not to permit heavy vehicles, high heeled shoes, gasoline, oil spillages, sharp objects such as ladders and chairs or the turning of vehicle wheels on pavement surface since holes in the asphalt may result. Since minor frost heaves and depressions are natural conditions they are excluded from this warranty, coupled with the normal characteristics of asphalt such as stone flake out and tire markings. Furthermore, customer agrees to hold warrantor (James Thyng Paving) harmless for any damage to vegetation within a _____ ft. perimeter of area to be paved, this warranty is non-transferrable.

Customer Initial: _____

In witness whereof the parties have signed and sealed this warranty as part of their contract this _____ day of _____ 20____.

Authorized Signature of James Thyng Paving _____ Authorized Signature of Customer _____

3/23/01 - Footings / Setbacks - Rear pin ok - Could not find front pin - Plan shows "Exactly 10' Side Setbacks" - They will locate front pin & call back (D)

3/23/04 pins located, line out - Front Corner 10'6" Rear 10'2" ok to pour (D)

12/27/04 Called for final, CFO

1/5/04 OK - ^{open} _{work} (D) No need of close in

(2) Window in Common CMU Wall
Breaches Fire wall

1/5/04 permit # 04-1211 (3) no Heating System permit
(note: Caddy Heating unit - need structural)

1/5/04 OK - (4) Lulls NOT Bolted @ Floor

1/5/04 OK (5) Fire Door not adjusted to auto close



CITY OF PORTLAND, MAINE
Department of Building Inspections

Aug. 26 2003

Received from Shirley Baker

Location of Work 314 Waverly

Cost of Construction \$ _____

Permit Fee \$ 633.00

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 196 D002

Check #: 6902

Total Collected \$ 633.00

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy