

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

BUILDING DEPARTMENT

## PERMIT

OCT 21 2004

Permit Number: 041233

Please Read Application And Notes, If Any, Attached

This is to certify that Delta Realty Corp / Albair Construction  
has permission to 990 ~~2600~~ sq ft Showroom for police chips in EXISTING Bldg And 3600<sup>sq</sup> NEW warehouse Bldg  
AT 342 Warren Ave L 303 H001001

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 information of work requires such information.  
Apply to Public Works for street line and information 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 closed-in.  
HEAR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

Fire Dept. REQUIRED APPROVALS  
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:<br>04-1233 | Issue Date: | CBL:<br>303 H001001 |
|-----------------------|-------------|---------------------|

|   |   |   |                      |
|---|---|---|----------------------|
| Location of Construction:<br>342 Warren Ave | Owner Name:<br>Delta Realty Corp        | Owner Address:<br>120 Exchange St                 | Phone:               |
| Business Name:                              | Contractor Name:<br>Albair Construction | Contractor Address:<br>32 Elmwood Street Portland | Phone:<br>2078786887 |
| Lessee/Buyer's Name                         | Phone:                                  | Permit Type:<br>Alterations - Commercial          | Zone:<br>B-4         |

|   |  |                           |                               |                    |
|---|--|---------------------------|-------------------------------|--------------------|
| Current Use:<br>Restaurant - Commercial | Proposed Use:<br>Change of use for 990 sq ft front bldg from restaurant to pokerchip showroom and revise the roof line - and build new 3600 sq ft bldg for warehouse in rear | Permit Fee:<br>\$2,886.00 | Cost of Work:<br>\$310,000.00 | CEO District:<br>5 |
|---|--|---------------------------|-------------------------------|--------------------|

|   |   |   |
|---|---|---|
| Proposed Project Description:<br>change of use for 990 sq ft front bldg from restaurant to pokerchip showroom and revise the roof line - and build new 3600 sq. ft bldg for warehouse in rear | signature: <i>[Handwritten Signature]</i> | INSPECTION:<br>Use Group: <i>M/S/SType 5B</i><br><i>10/22/04</i><br>Signature: <i>[Handwritten Signature]</i> |
|---|---|---|

|                             |                                 |                        |  |
|-----------------------------|---------------------------------|------------------------|--|
| Permit Taken By:<br>Idobson | Date Applied For:<br>08/19/2004 | <b>Zoning Approval</b> |  |
|-----------------------------|---------------------------------|------------------------|--|

- 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 views<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone <i>Panel 6 Zone X</i><br><input type="checkbox"/> Subdivision<br><input checked="" type="checkbox"/> Site Plan<br><i># 2004-0037</i><br>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/><br><i>OK w/ conditions</i><br>Date: <i>9/21/04</i> | Zoning Appeal<br><input type="checkbox"/> variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied | Historic Preservation<br><input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: <i>[Handwritten Signature]</i> |
|--|---|--|

**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 |

**City of Portland, Maine - Building or Use Permit**

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

|                              |  |                            |
|------------------------------|--|----------------------------|
| <b>Permit No:</b><br>04-1233 | <b>Date Applied For:</b><br>0811912004 | <b>CBL:</b><br>303 H001001 |
|------------------------------|--|----------------------------|

|  |  |  |                                |
|--|--|--|--------------------------------|
| <b>Location of Construction:</b><br>342 Warren Ave | <b>Owner Name:</b><br>Delta Realty Corp        | <b>Owner Address:</b><br>120 Exchange St                 | <b>Phone:</b>                  |
| <b>Business Name:</b>                              | <b>Contractor Name:</b><br>Albair Construction | <b>Contractor Address:</b><br>32 Elmwood Street Portland | <b>Phone</b><br>(207) 878-6887 |
| <b>Lessee/Buyer's Name</b>                         | <b>Phone:</b>                                  | <b>Permit Type:</b><br>Alterations - Commercial          |                                |

|   |  |
|---|--|
| <b>Proposed Use:</b><br>Change of use for 990 sq ft front bldg from restaurant to pokerchip showroom and revise the roof line - and build new 3600 sq ft bldg for warehouse in rear | <b>Proposed Project Description:</b><br>change of use for 990 sq ft front bldg from restaurant to pokerchip showroom and revise the roof line - and build new 3600 sq. ft bldg for warehouse in rear |
|---|--|

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 09/21/2004

**Note:** 9/10/04 I left a voice mail for Ethan - I do not have a stamped approved site plan and it looks like no guarantee fees have been paid. - The applicant submitted no site plan with their application anyway, as required. - Also the site plan application stated that the use was a warehouse and now the building application states a poker chip showroom (retail?)  
9120104 - The poker chip showroom is in the front, existing bldg (990 sq ft) and there is a new addition for a warehouse 3,600 sq ft in the rear.      **OktoIssue:**

- 1) It is understood that the existing front building is changing the use from a restaurant to a poker chip showroom with a new, revised roof line. The new 3,600 sq ft bldg will be used for warehouse uses as approved under siteplan review.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of submitted plans and cover letter explaining usages. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Mike Nugent      **Approval Date:** 10/22/2004

**Note:**      **OktoIssue:**   
1) The foundation system final design must be submitted and approved prior to forming. The Slope on the South side is very close to the structure and of concern.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 0912312004

**Note:**      **Okto Issue:**   
1) fire extinguishers shall be installed in accordance with NFPA 10 standards

**Dept:** Engineering      **Status:** Open      **Reviewer:** Tony      **Approval Date:**

**Note:** PUBLIC WORKS ENGINEERING REVIEW...3110104      **Okto Issue:**

I have reviewed the plans and offer the following comments:

1. Plan sheet 2 of 2 needs a note added that specifies that "any existing granite curb to be removed from Warren Avenue will remain the property of the City and will be delivered by the contractor to a designated stockyard."
2. The plans should specify construction details for the new 5 foot wide sidewalk and the new granite curb in Warren Avenue.
3. The existing utility pole at the northwest corner of the site entrance appears to be in conflict with the proposed radial curb. This should be clarified or resolved.
4. The plans should specify the proposed limits of excavation in Warren Avenue, as a result of this development.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 03/09/2004

**Note:**      **OktoIssue:**

|  |  |  |                                |
|--|--|--|--------------------------------|
| <b>Location of Construction:</b><br>342 Warren Ave | <b>Owner Name:</b><br>Delta Realty Corp        | <b>Owner Address:</b><br>120 Exchange St                 | <b>Phone:</b>                  |
| <b>Business Name:</b>                              | <b>Contractor Name:</b><br>Albair Construction | <b>Contractor Address:</b><br>32 Elmwood Street Portland | <b>Phone</b><br>(207) 878-6887 |
| <b>Lessee/Buyer's Name</b>                         | <b>Phone:</b>                                  | <b>Permit Type:</b><br>Alterations - Commercial          |                                |

- 1) access required for two sides of the structure
- 2) Applicant must show hydrant within 500' path of travel.

**Dept:** Planning      **Status:** Approved with Conditions      **Reviewer:** Ethan Macomber      **Approval Date:** 07/20/2004

**Note:** **Ok to Issue:**

- 1) 1.  The applicant shall enter into a contractual drainage and maintenance agreement with the City of Portland for the drainage swale located on the east edge of the site prior to issuance of a building permit. The drainage and maintenance agreement shall be subject to the final review and approval of the City of Portland's Corporation Counsel.

**Comments:**

10/4/2004-mjn: sent memo of comments to designer and owner

10/18/2004-mjn: Received certification form, sent footing design and exiting question to John Shields.

Applicant: Delta Realty

Date: 5/25/04

Address: 344-348 Warren Ave

C-B-L: 303-H-001 to 005  
303-H-006 to 010

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Already Developed

Zone Location - B-4

Interior or corner lot -

Proposed Use/Work -

Sewage Disposal - City

Lot Street Frontage - 60' min - 105'+

Front Yard - 20' min or AVERAGE - N/A - Bldg Already There

Rear Yard - 20' min - 20' exactly shown

Side Yard - 10' min - 10'+ shown

Projections -

Width of Lot - 60' min - 110'+ shown

Height - 65' MAX

Lot Area - 10,000 sq ft min

Lot Coverage Impervious Surface -

Area per Family - N/A

Off-street Parking - 1 per 1,000 sq ft

Loading Bays - 2 per Bldg Shown

Site Plan - # 2004-0037

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - panel 6 - Zone X

MAX Floor Area Ratio (FAR) =  $\frac{41217}{141570}$

0.65 MAX

.29

even less with removal of one of the proposed additions

new plan 5/25/04

1 per revised plans dated 5/25/04  
Additions to existing

40x70' 2,800 sq ft  
40x90' 3,600 sq ft only

no structures 22' setback

141,570 sq ft entire parcel

~~15,400 sq ft~~  
~~13,933 sq ft~~  
~~2,970 sq ft~~

80% MAX for 113,256 sq ft MAX

20,314 min per 100 sq ft

6 PARKING SPACES

for additions only

existing =  $\frac{28 \times 312}{400} = 2.17$  pts SP

6 PKG SP REQ

9 PKG SPCS SHOWN

109,530 sq ft impervious

7

Oct 18 04 10:32a

S.D.C. Inc.

207-934-8039

p. 1



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

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

FROM DESIGNER: Alchetype PA  
48 Union Wharf  
DATE: 8/18/04 Portland, ME 04101  
Job Name: Delta Realty  
Address of Construction: 342 Warren Ave

**THE BOCA NATIONAL BUILDING CODE / 1999 (FOURTEENTH EDITION)**

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

Building Code and Year BXA 1999 Use Group Classification(s) M/S/B  
Type of Construction 5B

**Structural Systems**

**Roof Snow Load**

60 Ground Snow Load (Pg)  
42 If Pg > 10 psf, Flat Roof snow load, Pf  
1.0 If Pg > 10 psf, snow exposure factor, Ce  
1.0 If Pg > 10 psf, roof thermal factor  
1.0 If Pg > 10 psf, snow load importance factor, I  
42 Sloped Roof Snowload Ps

**Earthquake Loads**

0.11 Peak velocity-related acceleration, Av  
0.11 Peak acceleration, Az  
1 Seismic hazard exposure group  
C Seismic performance category  
S1 Soil profile type  
LIGHT FRAME / SHEAR WALL Basic structural system / seismic-resisting system  
R=6 1/2, Cd=4 Response modification factor, R, and deflection amplification factor, Cd

DONE The documents must account for Drift snow load, unbalanced snow load and Sliding snow loads as required.

**Wind Loads**

85 Basic Wind Speed +21 PSF -0.25 Internal Pressure Coefficient  
C Wind Exposure Category -6 PSF Wind Design Pressure 1.10 Wind Importance Factor

**From:** Mike Nugent  
**To:** johnwise@wrebrokers.com; lloyd@archetypepa.com  
**Date:** 10/04/2004 7:01:50 PM  
**Subject:** 342 Warren Ave.

I have commence the reveiw of the above project and have the following questions:

- 1) There is no soils report for the footing/foundation design as required by section 1804.1 of the 1999 BOCA Code.
- 2) You used the old "page 3" which does not have much of the required structural info, I'll **fax** a new one.
- 3) Although specified in the commentary, It doesn't appear that the lower roof was designed with drift loads taken into account, please comment.
- 4) Is there HVAC equipment suspended from the root trusses, is so please provide design information.
- 5) Thickness of wall and roof sheathing , not shown, will "h" clips be utilized in the roof sheathing assembly?
- 6) Is there any painting or special equipment that will need ventilation?

Thanks

|   |
|---|
| <div data-bbox="535 163 1187 272" data-label="Section-Header"> <h1 style="margin: 0;">FAX COVER</h1> </div> |
|---|

|  |  |
|--|--|
| <p>To: Mike Nugent</p> <p>Company : City of Portland Inspection Services</p> <p>Fax Number : 8748716</p> | <p>From : John Shields</p> <p>Company : Archetype, PA</p> <p>Fax Number : 207-772-4056</p> |
|  |  |

Pages including cover page: 3

Time : 11:24:44 AM

Date : 10/19/2004

## MESSAGE

Hello Mike -

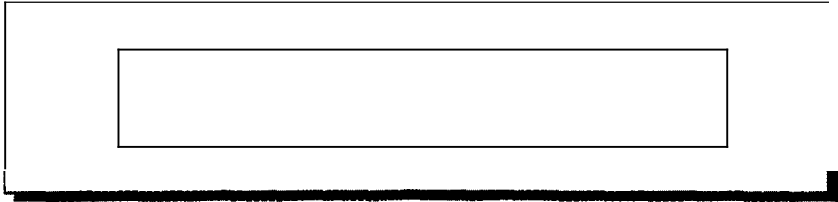
1. Attached are the initial responses to your review.
2. The geo-tech will be Ken Recker of Sebago Technics; he **will** evaluate the soils at the time of excavation. We can then verify the adequacy of the foundation system.
3. I called BOCA about Section 1006.2.1 and spoke to a service representative named Phil. He said, according to their reading of the code, the offices would not require an additional means of egress.

Please call if you have any questions or concerns.

Thanks - John

cc: John Wise





|  |  |
|--|--|
| <b>To: Mike Nugent</b><br><br><b>Company : City of Portland Inspection Services</b><br><br><b>Fax Number : 8748716</b> | <b>From : John Shields</b><br><br><b>Company : Archetype, PA</b><br><br><b>Fax Number : 207-772-4056</b> |
| <b>Subject :</b>   |  |

Pages including cover page: 1

Time : 3:14:48 PM

Date : 10/6/2004

# MESSAGE

Hello Mike - regarding your email of October 4, 2004.

Attached *are* my structural engineer's responses to items 1, 3 and 5.

My responses to items 2, 4 and 6 .

Item 2 - I haven't yet received *your* new "page 3". Fax ~~or~~ mail one over and I'll complete it.

Item 4 - there will be no HVAC equipmentsuspended from the trusses.

Item 6 - there will be no painting ~~or~~ special equipment that will need ventilation.

Any questions, please call. The Owner is anxious to break ground.

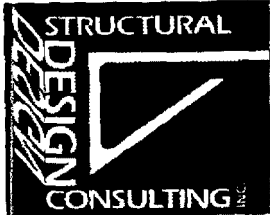
*Thanks - John*

Oct 06 04 02:27p

S.D.C. Inc.

207-934-8039

p. 1



22 Oakmont Drive  
 Old Orchard Beach, ME 04064-4121  
 Phone: (207) 934-8038  
 Fax: (207) 9348039

**FAX MEMO**

---

Date: October 6, 2004  
 To: John Shields, Archetype, P.A.  
 Fax #: 772-4056  
 From: David Tetreault  
 Subject: Delta Realty, 342 Warren Ave, Portland, ME

Hard copy will follow                      YES                       NO

---

John,

Following are responses to comments on the subject projects Contract Documents made by Mike Nugent in a fax to David Lloyd dated Oct. 4, 2004:

1. The foundation has **been** designed using a presumptive bearing capacity of 3000 psf. The bearing strata **will be** verified by a geotechnical engineer during construction
2. architect respond
3. The lower roof has a drift with a magnitude ranging from 90 psf adjacent to the taller portion of the building to 0 psf at a distance of 16'-0" from the taller portion of the building. The drift is indicated on sheet A.3 as part of the design criteria for the metal-plate-connected wood trusses. The truss design will be reviewed during the shop drawing phase.
4. architect respond
5. Wall sheathing is 1/2" OSB. Roof sheathing is 5/8" OSB with H-clips at all joints midspan between trusses.
6. architect respond

48 Union Wharf  
Portland, ME 04101



Phone: (207) 772-6022  
Fax: (207) 772-4056

## Fax Cover Page

To: Micheal Nugent

Fax Number: 8748716

Company : City of Portland

Date : 10/18/2004

---

From : Susan McEwen

Pages including cover page: 2

---

Subject : 342 Warren Ave.

Message:

Mike,

See attached 3rd page required for the 342 Warren Avenue building permit.

CC: John Wise

**From:** Mike Nugent  
**To:** John Shields  
**Date:** 10/18/2004 1:14:17 PM  
**Subject:** Re: FW: 342 Warren Ave.

Thanks for the Certification form

Can you forward the response that you provided the my 1015 question list, can't put my hands on it?

As I review the plans:

If the footing design is based on presumptive loads, can you advise via statement of special inspections, what engineer will be observing the foundation and fill placement?

Would you please look at the egress configuration for the offices and Section 1006.2.1, it appears that we would need a second means of egress if our only egress is through the Storage area.

**CC:** John Wise



# Commercial 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: <b>342 Warren Avenue</b>   |  |   | <b>19</b>  |
| Total Square Footage Of Proposed Structure<br><b>4590 sq. ft. (existing 990 sq. ft., new 3,600 sq. ft.)</b>   |  | Square Footage Of Lot   |  |
| Tau Assessor's Chart, Block & Lot<br>Chart# <b>303</b> Block# <b>H</b> Lot# <b>1</b>  |  | Owner: <b>Delta Realty</b><br><b>120 Exchange Street</b><br><b>Portland, ME</b>   | Telephone:<br><b>(207) 775-3499</b><br><b>John Wise</b>                  |
| Lessee/Buyer's Name (If Applicable)<br><b>Poker Chip.com</b><br><b>380 Warren Avenue</b><br><b>Portland, Maine</b>  |  | Applicant name, address & telephone:<br><b>John Wise</b><br><b>Delta Realty</b><br><b>120 Exchange Street</b><br><b>Portland, ME</b><br><b>775-3499</b> | Cost Of Work \$ <b>310,000.-</b><br>Fee: \$ <b>2811</b><br><b>25 cot</b> |
| Current Specific use: <u>Existing 990 sq. ft. building - Restuarant</u>   |  |   | <b>5886</b>  |
| Proposed Specific use: <u>Existing 990 sq. ft. building - Mercantile. New 3,600 sq. ft. building - Storage and Business.</u>  |  |   |  |
| Project description:<br>The existing <b>990 sq. ft.</b> , single story, wood framed building at <b>342 Warren Avenue</b> previously functioned as a <b>restuarant</b> . This building has been gutted down to the studs. It will receive new roof trusses and new interior and exterior finishes and will serve as the showroom for a company that manufactures poker chips. The existing building walls are 2x6 @ 16" o.c., additional studs will be added to increase this to <b>2x6 @ 8" o.c.</b> The existing building has a presumed <b>4"</b> thick concrete slab with <b>8"</b> frost walls and footings below the frost depth - no evidence of frost heaving is apparent.<br>A new <b>3,600 sq. ft.</b> building will be added to the existing building, this building will be used for office space and storage of poker chips. No manufacturing of poker chips will take place in this building, the chips are manufactured at <b>381 Warren Avenue</b> . |  |   |  |
| Contractor's name, address & telephone: <b>Albair Construction</b><br><b>Portland, ME</b>   |  |   |  |
| Who should we contact when the permit is ready: <u><b>John Wise</b></u>   |  |   |  |
| Mailing address: <b>Delta Realty</b><br><b>120 Exchange Street</b><br><b>Portland, ME</b>   |  |   | Phone: <b>(207) 775-3499</b>   |

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

At the discretion of the **Planning and Development** Department, additional **information** may be required prior to permit approval. For further information stop by the **Building Inspections** 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 of applicant: **John Wise**      Date: **8-20-04**

**Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$7.00 per additional \$1000.00 cost**

**This is not a Permit; you may not commence any work until the Permit is issued.**



**CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE**

**Designer:** David Lloyd, Archetype

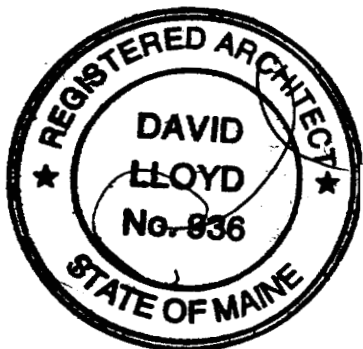
**Address of Project** Delta Realty, 342 Warren Avenue

**Nature of Project** Addition of a Storage/Business occupancy  
to an existing building.

**Date** August 18, 2004

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

(SEAL)



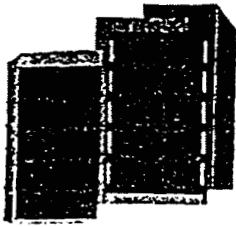
**Signature** 

**Title** Architect

**Firm** Archetype, P.A.

Portland, ME 04101

**Telephone** (207) 772-6022



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

3

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

**FROM:** Archetype, P.A.

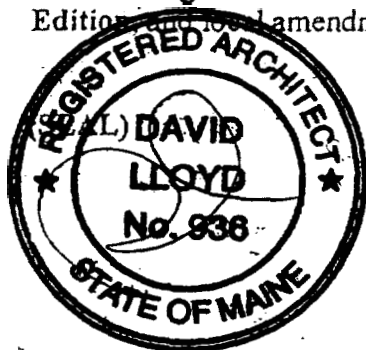
**RE:** Certificate of Design

**DATE:** August 18, 2004

These plans and/or specifications covering construction work on:

Delta Realty, 342 Warren Avenue

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 its amendments.



Signature DL

Title Architect

Firm Archetype, P.A.

Address 48 Union Wharf, Portland, ME 04101

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.

PSH 6/20/2k



**CITY OF PORTLAND MAINE**

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-871-8716

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

**FROM DESIGNER:** Archetype, P.A.  
8 Union Wharf  
Portland, ME 04101

**DATE:** August 18, 2004

**Job Name:** Delta Realty

**Address of Construction:** 342 Warren Avenue

**THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION**

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

Building Code and Year 1999 Use Group Classification(s) M/S/B

Type of Construction 5B Bldg. Height 25'-5" Bldg. Sq. Footage 4,590 sq. ft.

Seismic Zone A<sub>v</sub> = 0.11 Group Class 1

Roof Snow Load Per Sq. Ft. 42 psf Dead Load Per Sq. Ft. 15 psf

Basic Wind Speed (mph) 85 mph Effective Velocity Pressure Per Sq. Ft. 18.5 psf

Floor Live Load Per Sq. Ft. 125 psf

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

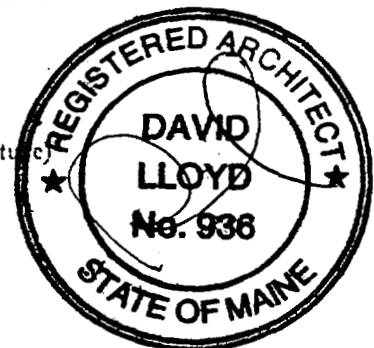
Is structure being considered unlimited area building: Yes        No        n/a

If mixed use, what subsection of 313 is being considered 313.1.1

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

PSH 6/07/2K

(Designers Stamp & Signature)







**Aquarion Engineering Services**

222 St. John Street Suite 314  
Portland, Maine 04102  
Tel. (207)828-1272 Fax (207) 774-6907

April 5, 2004

Ethan Macomber, Planner  
City of Portland  
389 Congress Street  
Portland, Maine 04101

**Subject: Warren Avenue Warehouse  
Delta Realty**

Dear Ethan:

The enclosed colored plan shows the areas that are, or proposed to be, pervious areas. The entire parcel totals 141,570 SF. To meet the 80% impervious rule the site must not exceed 113,256 SF of impervious area, leaving 28,314 SF as "green" area. The shaded area on the enclosed plan totals 32,040 SF, thereby satisfying the 80% impervious rule. It should be noted that this new development will actually decrease the amount of impervious area (including gravel area) that exists today and improve water quality by eliminating the gravel area.

Landscaping similar to that provided on the earlier warehouse project will be provided. The landscaping will be updated upon receipt of any additional comments you may have. I understand from our previous discussions that you are preparing written comments and will be sending those directly to us as the applicant's agent.

If you have any questions, please feel free to give me a call at 828-1272 ext. 12.

Very truly,

**Aquarion Engineering Services**

Stephen J. Bradstreet, P.E.

Cc: Art Girard

P:\851 Warren Ave\Macomber04-05-04.doc

5/25/04 to Ethan  
voice mail

full  
parking? - I'm not seeing it all  
- Need Bldg elevations

MAY 18 2004

RECEIVED

From: Marge Schmuckal  
To: Ethan Boxer-Macomber  
Date: Tue, May 25, 2004 11:43 AM  
Subject: 344-348 Warren Ave - Delta Realty

Ethan,

I have reviewed the most recent plans that have been submitted to this office which removes the proposed addition to the rear warehouse, leaving only one addition to the front building.

This proposal is located within the B-4 business zone which **allows** the warehouse use. All setbacks, impervious surface, F.A.R, parking, height and other B-4 zone requirements are being met.

Marge Schmuckal  
Zoning Administrator

Delta Realty  
120 Exchange Street  
Portland, ME 04101

September 20, 2004

To: Marge Schmuckal  
From: Tim Albair - 93  
Re: Construction--342 Warren Avenue

*one question*

I have attached a copy of the Permit application for our project at **342** Warren Avenue.

We are taking an existing 990 sf single story building, formerly a restaurant, and making it a retail showroom. We will gut the interior and have an open showroom in the existing building. We will be removing the roof and installing a new truss system so that this new roof will line up with the roof of the new warehouse. We will be installing new interior wall finishes and a new exterior finish.

We will be constructing a new storage/shipping warehouse that is 3,600 sf in size. It will contain a couple of offices and a bathroom.

Thanks you for your assistance in this process.

SEP 21 2004  
REIVE



# Commercial 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: 342 Warren Avenue  |  |  |
| Total Square Footage of Proposed Structure<br>4590 sq. ft. (existing 990 sq. ft., new 3,600 sq. ft.) |  | Square Footage of Lot                      |
| Tax Assessor's Chart, Block & Lot<br>Chart#                  Block#                  Lot#            | Owner: Delta Realty<br>120 Exchange Street<br>Portland, ME   | Telephone:<br>(207) 775-3499<br>John Wise  |
| Lessee/Buyer's Name (If Applicable)<br>Poker Chip.com<br>380 Warren Avenue<br>Portland, Maine        | Applicant name, address & telephone:<br>John Wise<br>Delta Realty<br>120 Exchange Street<br>Portland, ME<br>775-3499 | Cost Of Work \$ _____<br><br>Fee: \$ _____ |
| <p>_____</p> <p>_____</p>  |  |  |
| Contractor's name, address & telephone: <b>Albair Construction</b><br>Portland, ME                   |  |  |
| Who should we contact when the permit is ready: <b>John Wise</b>                                     |  |  |
| Mailing address: Delta Realty<br>120 Exchange Street<br>Portland, ME                                 |  |  |
| Phone: (207) 775-3499  |  |  |

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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 873-8703

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.

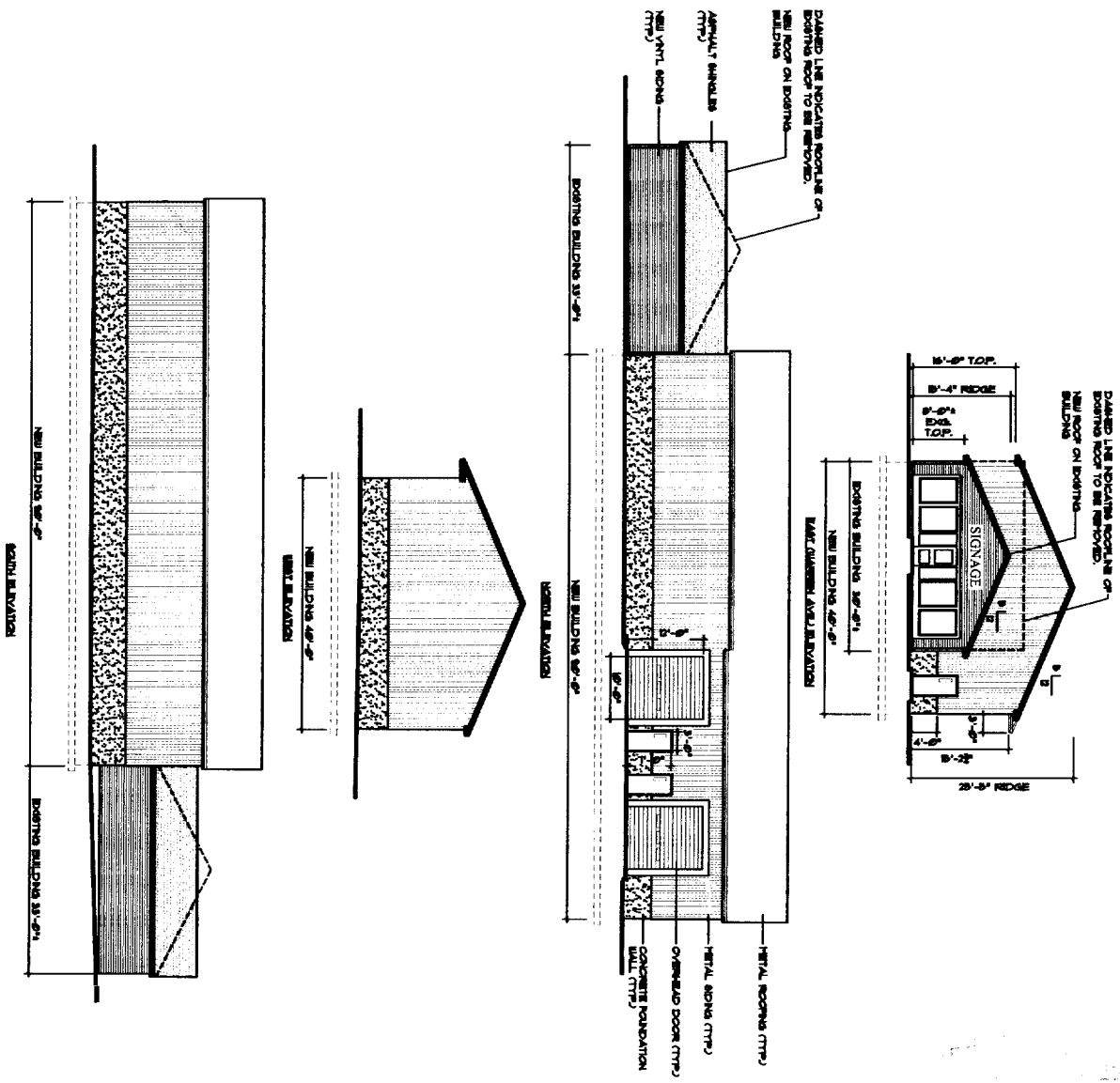
|                         |       |
|-------------------------|-------|
| signature of applicant: | Date: |
|-------------------------|-------|

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$7.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued,**

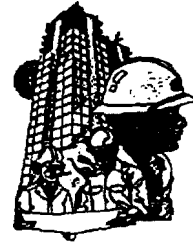
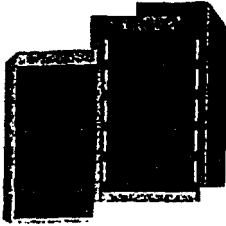
SEP 2 1 2004

RECEIVED



SEP 2 2004

|  |   |   |  |               |
|--|---|---|--|---------------|
| <p><b>Exteriors</b><br/><b>EXTERIOR ELEVATIONS</b></p> | <p>Date: 05/04/04<br/>Scale: 1/8" = 1'-0"</p> | <p>Project:<br/>DELTA REALTY STORAGE FACILITY<br/>342 WARREN AVENUE<br/>PORTLAND, MAINE</p> | <p>Architect:<br/><b>ARCHETYPE, P.A.</b><br/><b>ARCHITECTS</b><br/>49 Main Street Portland, Maine 04101<br/>(207) 775-8822 Fax: (207) 775-8820</p> | <p>Owner:</p> |
|--|---|---|--|---------------|



**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:** Archetype, P.A.

**RE:** Certificate of Design

**DATE:** August 18, 2004

These plans and/or specifications covering construction work on:

Delta Realty, 342 Warren Avenue

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.

(SEAL)

Signature \_\_\_\_\_

Title Architect

*Firm* Archetype, P.A.

Address 48 Union Wharf, Portland, ME 04101

**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.

PSH6/20/2k

SEP 2 1 2004



**CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE**

**Designer:** David Lloyd, Archetype

**Address of Project** Delta Realty, 342 Warren Avenue

**Nature of Project** Addition of a Storage/Business occupancy  
to an existing building.

**Date** August 18, 2004

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** \_\_\_\_\_

**Title** Architect

**Firm** Archetype, P.A.

**Address** 48 Union Wharf

Portland, ME 04101

**Telephone** (207) 772-6022

SEP 2 1 2004



**CITY OF PORTLAND MAINE**

**389 Congress St., Rm 315**

**Portland, ME 04101**

**Tel. - 207-874-8704**

**Fax - 207-871-8716**

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

**FROM DESIGNER:** Archetype, P.A.  
48 Union Wharf  
Portland, ME 04101

**DATE:** August 18, 2004

**Job Name:** Delta Realty

**Address of Construction:** 342 Warren Avenue

**THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION**

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

Building Code and Year 1999 Use Group Classification(s) M/S/B

Type of Construction 5B Bldg. Height 25'-5" Bldg. Sq. Footage 4,590 sq. ft.

Seismic Zone A<sub>v</sub> = 0.11 Group Class I

Roof Snow Load Per Sq. Ft. 42 psf Dead Load Per Sq. Ft. 15 psf

Basic Wind Speed (mph) 85 mph Effective Velocity Pressure Per Sq. Ft. 18.5 psf

Floor Live Load Per Sq. Ft. 125 psf

Structure has Full sprinkler system? Yes \_\_\_\_\_ No X Alarm System? Yes \_\_\_\_\_ No X

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 \_\_\_ n/a

If mixed use, what subsection of 313 is being considered 313.1.1

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

(Designers Stamp & Signature)

PSH 6/07/2K

SEP 2 | 2004

