

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-0085	PERMIT ISSUED Issue Date: MAR 29 2004	CBL: 304 B032001
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Location of Construction: 429 Warren Ave. (Building #2)	Owner Name: 424 Warren Avenue Llc	Owner Address: 401 Warren Ave	Phone: 207-878-2121
Business Name: n/a	Contractor Name: Biskup Construction, Inc.	Contractor Address: 16 Danielle Drive Windham	Phone: 2078929800
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Commercial	Zone: B4

Past Use: Vacant	Proposed Use: New 60' x 325' pre-engineered metal Spec Building for multiple commercial tenants.	Permit Fee: \$4,542.00	Cost of Work: \$494,000.00	CEO District: 5
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Proposed Project Description: New 60' x 325' pre-engineered spec building for multiple commercial tenants.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B300R Type: 2C BUILDING SHELL ONLY 3/29/04
	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: 01/28/2004	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 type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: _____</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><i>[Signature]</i></p> <p>Date: _____</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

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.

ar **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.

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

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

Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

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

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

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

[Signature]
Signature of Applicant/Designee

3/28/04
Date

[Signature]
Signature of Inspections Official

3/29/04
Date

CBL: 304 B023

Building Permit #:

04 0086

0085

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

2003-0105

Application I. D. Number

6/3/2003

Application Date

Office/Warehouse Facility

Project Name/Description

424 Warren Avenue Lic

Applicant

401 Warren Ave , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 878-2121 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

425 - 449 Warren Ave, Portland, Maine

Address of Proposed Site

304 B032001

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) _____

36,000 s.f.

Proposed Building square Feet or # of Units

Acreeage of Site

B4

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 _____ Subdivision _____ Engineer Review **\$1,885.00** Date 2/13/2004

Planning Approval Status:

Reviewer Kandi Talbot

- Approved **Approved w/Conditions** Denied
 See Attached

Approval Date 11/25/2003 Approval Expiration 11/25/2004 Extension to _____ Additional Sheets Attached

OK to Issue Building Permit Kandi Talbot 2/13/2004
 signature date

Performance Guarantee Required* Not Required

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

<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>2/12/2004</u> date	<u>\$108,390.00</u> amount	<u>4/16/2006</u> expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	<u>2/12/2004</u> date	<u>\$2,168.00</u> 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	_____ date	<input type="checkbox"/> Conditions (See Attached)	_____ 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**

2003-0105

Application I. D. Number

6/3/2003

Application Date

Office/Warehouse Facility

Project Name/Description

424 Warren Avenue Llc

Applicant

401 Warren Ave , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 878-2121 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

425 - 449 Warren Ave, Portland, Maine

Address of Proposed Site

304 B032001

Assessor's Reference: Chart-Block-Lot

Approval Conditions of Planning

- 1 1. That at such time as mr. Waxler develops roadway on his reserved easement, the applicant be required to close his driveway onto Warren Avenue and construct an access onto this roadway, subject to Planning staff review and approval with respect to dimensions and location of new driveway.
- 2 2. That the City Arborist review and approve the landscape plan.

Approval Conditions of DRC

- 1 1. See planning conditions

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

2003-0105
Application I. D. Number
6/3/2003
Application Date
Office/Warehouse Facility
Project Name/Description

424 Warren Avenue Lic
Applicant
401 Warren Ave , Portland , ME 04103
Applicant's Mailing Address

425 - 449 Warren Ave, Portland, Maine
Address of Proposed Site
304 B032001
Assessor's Reference: Chart-Block-Lot

Consultant/Agent
Applicant Ph: (207) 878-2121 Agent Fax:
Applicant or Agent Daytime Telephone, Fax

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

36,000 s.f. Proposed Building square Feet or # of Units **B4** Zoning
Acreage of Site

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 _____ Subdivision _____ Engineer Review **\$1,885.00** Date **2/13/2004**

Fire Approval Status:

Reviewer **Lt. MacDougal**

- Approved** **Approved w/Conditions** See Attached **Denied**

Approval Date **6/11/2003** Approval Expiration **6/11/2004** Extension to _____ Additional Sheets Attached

Condition Compliance **Lt. MacDougal** signature **6/11/2003** date

Performance Guarantee **Required*** **Not Required**

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<input checked="" type="checkbox"/> Performance Guarantee Accepted	2/12/2004 date	\$108,390.00 amount	4/16/2006 expiration date
<input checked="" type="checkbox"/> Inspection Fee Paid	2/12/2004 date	\$2,168.00 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	_____ date	<input type="checkbox"/> Conditions (See Attached)	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
Engineering Copy**

2003-0105

Application I. D. Number

6/3/2003

Application Date

Office/Warehouse Facility

Project Name/Description

424 Warren Avenue Llc

Applicant

401 Warren Ave , Portland , ME 04103

Applicant's Mailing Address

Consultant/Agent

Applicant Ph: (207) 878-2121 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

425 - 449 Warren Ave, Portland, Maine

Address of Proposed Site

304 B032001

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) _____

36,000 s.f.

Proposed Building square Feet or # of Units

Acreeage of Site

B4

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
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of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
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| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | | <input type="checkbox"/> Other _____ |

Fees Paid: Site Pla _____ Subdivision _____ Engineer Review **\$1,885.00** Date **2/13/2004**

Engineering Approval Status:

Reviewer **Tony**

- Approved Approved w/Conditions
See Attached Denied

Approval Date **11/20/2003** Approval Expiration **11/20/2004** Extension to _____ Additional Sheets
Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

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<input checked="" type="checkbox"/> Performance Guarantee Accepted	<u>2/12/2004</u> date	<u>\$108,390.00</u> amount	<u>4/16/2006</u> expiration date
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<input type="checkbox"/> Final Inspection	_____ date	_____ signature	
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<input type="checkbox"/> Defect Guarantee Released	_____ date	_____ signature	

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

2003-0105

Application I. D. Number

6/3/2003

Application Date

Office/Warehouse Facility

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424 Warren Avenue Lic

Applicant

401 Warren Ave , Portland , ME 04103

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Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Other _____ | |

Fees Paid: Site Pla _____ Subdivision _____ Engineer Review \$1,885.00 Date 2/13/2004

DRC Approval Status:

Reviewer Sebago Technic

- Approved **Approved w/Conditions** Denied
 See Attached

Approval Date 11/25/2003 Approval Expiration 11/25/2004 Extension to _____ Additional Sheets Attached

Condition Compliance Kandi Talbot 2/13/2004
 signature date

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

2003-0105

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Approval Conditions of DRC

- 1 1. See planning conditions

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0085	Date Applied For: 01/28/2004	CBL: 304 B032001
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Business Name: n/a	Contractor Name: Biskup Construction, Inc.	Contractor Address: 16 Danielle Drive Windham	Phone: (207) 892-9800
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Commercial	

Proposed Use: New 60' x 325' pre-engineered metal Spec Building for multiple commercial tenants.	Proposed Project Description: New 60' x 325' pre-engineered spec building for multiple commercial tenants.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/27/2004

Note: 2/27/04 Just received stamped site plan from Kandi - see notes on Bldg #1

Ok to Issue:

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

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 03/29/2004

Note:

Ok to Issue:

- 1) This permit is for the shell of the building only, future tenants require separate tenant fit up permits.
- 2) Separate permits are required for heating, HVAC, plumbing and electrical.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 03/08/2004

Note:

Ok to Issue:

- 1) a hydrant must be within 500' path of travel for fire apparatus
- 2) the sprinkler system shall be installed in accordance with NFPA 13 standards

Comments:

3/11/2004-mjn: Plans not prepared by a design professional..no geotech report... Advised the owner, applicant and designer.

Received stamped plans, geotech report and special inspection info.