

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT

PERMIT ISSUED
Permit Number: 051474
NOV 8 2005
CITY OF PORTLAND

This is to certify that 424 WARREN AVENUE LI Application
has permission to Create office space, showroo ADA ba room in an exist structure.
AT 429 WARREN AVE 304 80320

provided that the person or persons, firm or organization accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the ordinances of the City of Portland regulating the construction, maintenance and use of buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and when permission is procured before this building or part thereof is leased or occupied. 24 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. Jay Kelley P.F.D. 10/28/05
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: 05-1474	Issue Date: PERMIT ISSUED NOV 8 2005	CBL: 04 B032001
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Location of Construction: 429 WARREN AVE	Owner Name: 424 WARREN AVENUE LLC	Owner Address: 401 WARREN AVE	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B4

Past Use: Commercial Vacant Space	Proposed Use: Commercial/ office space/ Create office space, showroom, Ada bathroom inside an existing structure.	Permit Fee: \$276.00	Cost of Work: \$20,000.00	CEO District: 5
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Proposed Project Description: Create office space, showroom, ADA bathroom inside an existing structure.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: F-1/B Type: 53 11/07/05
Signature: JLK p.r.D. 10/28/05	Signature: [Handwritten Signature]	

Permit Taken By: Idobson	Date Applied For: 10/05/2005	Zoning Approval
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	Special Zone or Reviews	Zoning Appeal	Historic Preservation
1.	<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
2.	<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
3.	<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
	<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
	<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MN <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
	Date: 10/27/05	Date:	Date: [Handwritten]

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

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Proposed Use: Commercial/ office space/ Create office space, showroom, Ada bathroom inside an existing structure.	Proposed Project Description: Create office space, showroom, ADA bathroom inside an existing structure.
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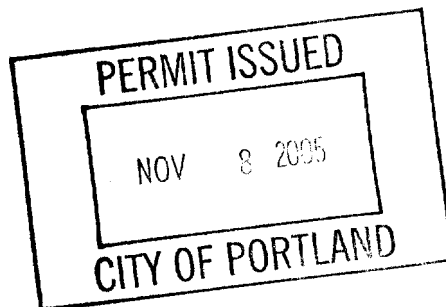
Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 10/27/2005
Note: **Ok to Issue:**

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 11/07/2005
Note: **Ok to Issue:**

1) The area above the office cannot be used for storage until a permit for stairs and guards is approved and the construction is accomplished in compliance with those approved plans.

Dept: Fire **Status:** Approved **Reviewer:** Jay Kelley **Approval Date:** 10/28/2005
Note: **Ok to Issue:**

1) maintain all life safety standards nfpa 72 13





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: <u>429 Warren Avenue, Unit #8</u>		
Total Square Footage of Proposed Structure <u>Unit #8 equals 4,500 sq. ft.</u>	Square Footage of Lot	
<input checked="" type="checkbox"/> Assessor's Chart, Block & Lot	Owner: <u>424 Warren Avenue, LLC</u>	Telephone: <u>207-878-2121</u>
Chart#	Block#	Lot#
Lessee/Buyer's Name (If Applicable) <u>F.C. Morang Cabinetmakers, LLC</u>	Applicant name, address & telephone: <u>Frank C. Morang Jr.</u>	Cost Of Work: <u>-</u>
Owner: <u>Frank C. Morang Jr.</u>	<u>13 Stonewall Way</u> <u>Falmouth, Maine 04105</u>	Fee: \$
Current Specific use: <u>New construction - currently unoccupied space</u>	<u>COMM. OFFICE SPACE</u>	
Proposed Specific use: <u>Retail showroom + manufacturing for furniture + cabinetmaking</u>	<u>Office space - for furniture retail</u>	
Project description: <u>we will be building a 750 sq ft showroom, office space, ADA bathroom inside of the existing structure. We will also install a 60 sq ft bathroom in the shop space. The 750 sq ft space will be constructed to handle inventory for storage - to be completed at a future date.</u>		
Contractor's name, address & telephone:	<u>Frank C. Morang Jr., 13 Stonewall Way, Falmouth, Maine</u> <u>207-797-9588</u>	
Who should we contact when the permit is ready:	<u>Same as above</u>	
Mailing address:	<u>Same as above</u>	
		Phone: <u>207-797-7588</u>

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.

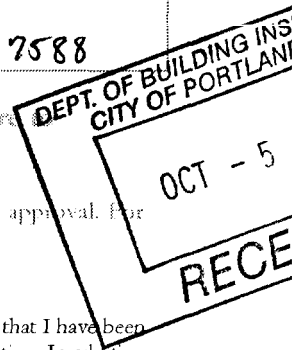
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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: <u>Frank C. Morang Jr.</u>	Date: <u>9/21/05</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

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



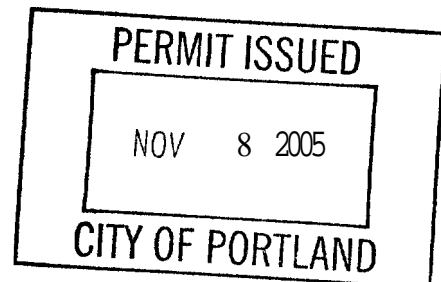
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Note:	Ok to Issue: <input checked="" type="checkbox"/>		
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Note:	Ok to Issue: <input type="checkbox"/>		
1) The area above the office cannot be used for storage until a permit for stairs and guards is approved and the construction is accomplished in compliance with those approved plans.			
Dept: Fire	Status: Approved	Reviewer: Jay Kelley	Approval Date: 10/28/2005
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) maintain all life safety standards nfpa 72 13			





PORTLAND MAINE

Strengthening a Remarkable City. Building a Community for Life - www.portlandmaine.gov

*Lee Urban- Director of Planning and Development
Michael J. Nugent- Inspections Division Director*

June 20, 2005

William Whited
1321 Washington Ave.
Portland, ME 04103

Re: 429 Warren Ave. (304 B32)

Dear Bill,

I have reviewed your request to reclassify the 60' x 325' and 60' x 300' structures built pursuant to Permit 040085 and 040086 from type 2 B construction to type 5B for the purpose of using wood studs in the nonbearing partitions in tenant fitups.

The following are the facts presented:

- 1) The buildings are both equipped with fire suppression systems pursuant to NFPA 13.
- 2) The square footage of the structures is 19,500 and 18,000.
- 3) The buildings are at least 20 feet from all lot lines.
- 4) The Use Group of the buildings are primarily S1/F1 with small office areas (B)

Based on this information, the request is compliant with the 2003 IBC. The maximum allowable structure for type 5B construction for all of the above uses is 34,000 with suppression, not including additional allowable increases for open space. Table 602 allows a Zero fire rating for the exterior wall if you are at least 10 feet from the property line.

All future permits for these buildings will be reviewed as type 5B construction.

Yours truly,

Michael J. Nugent
Inspections Division Director