

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

WARREN DEVELOPMENT II LLC & CHUNKY
MONKEY LLC/P C Construction

PERMIT ID: 2013-00243

Located at

765 WARREN AVE

CBL: 316 A003001

has permission to **SITE WORK ONLY - Remove fill and associated drainage work for future construction**

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise clsoed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be procured prior to occupancy.

N/A

Fire Prevention Officer

Wm. Schmechel 2/7/13

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
THERE IS A PENALTY FOR REMOVING THIS CARD**

BUILDING PERMIT INSPECTION PROCEDURES
Please call 874-8703 (ONLY)
or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

REQUIRED INSPECTIONS:

Final - DRC



The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 2013-00243	Issue Date:	CBL: 316 A003001
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Location of Construction: 765 WARREN AVE	Owner Name: WARREN DEVELOPMENT II LLC & CHUNKY MONKEY LLC	Owner Address: ONE CANAL PLAZA STE 500 PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: P C Construction	Contractor Address: 131 Presumpscot Street Portland ME 04103	Phone (207) 874-2323
Lessee/Buyer's Name	Phone:	Permit Type: Site	Zone: IM
Past Use: Warehouse	Proposed Use: Warehouse	Permit Fee: \$30.00	Cost of Work: \$1,000.00
Proposed Project Description: SITE WORK ONLY - Remove fill and associated drainage work for future construction		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied <input checked="" type="checkbox"/> N/A	INSPECTION: Use Group: Type: N/A
		Signature: 	Signature: 
		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: LDOBSON	Date Applied For: 02/05/2013	Zoning Approval		
<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work.. 		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>OK perghil</i> 2012-578 2/6/13 Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>OK w/ conditions</i> Date: <i>2/7/13</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:

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



General 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>765 WARREN AVE PORTLAND, Me.</u>		
Total Square Footage of Proposed Structure/Area <u>EXTG STRUCTURE 153,720 S.F.</u>	Square Footage of Lot <u>15 ACRES</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>316 A-00 3001 (Per Assessor)</u> <u>318-A-002 (Per Approval Letter)</u>	Applicant: (must be owner, lessee or buyer) Name <u>Warren Development II LLC</u> <u>Chunky Monkey LLC</u> Address <u>1 CANAL PLAZA</u> City, State & Zip <u>Portland, Me.</u>	Telephone: <u>871-1290 (C)</u> <u>233-1172 (C)</u>
Lessee/DBA <u>N/A</u>	Owner: (if different from applicant) Name <u>SAME</u> Address City, State & Zip	Cost of Work: \$ _____ C of O Fee: \$ _____ Historic Review: \$ _____ Planning Amin.: \$ _____ Total Fee: \$ <u>30-</u>
Current legal use (i.e. single family) <u>warehouse</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>warehouse</u> Proposed Specific use: <u>warehouse</u> Is property part of a subdivision? <u>yes</u> If yes, please name <u>McAlister Farm</u> Project description: <u>This is for site work only RELATED TO ATTACHED APPROVAL LETTER, DATED 11/13/2012.</u>		
Contractor's name: <u>PC Construction</u> Email: _____ Address: <u>Presumptot St #60</u> City, State & Zip <u>Portland Me</u> Telephone: <u>871/290 (C)</u> Who should we contact when the permit is ready: <u>Paul Urenech</u> Telephone: <u>233 1172 (C)</u> Mailing address: <u>CBRE Boulos 1 Canal PLAZA Portland Me</u>		

354-

Please submit all of the information outlined on the applicable checklist. Failure to do so will result in the automatic denial of your permit.

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

and 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.

RECEIVED
FEB 05 2013
Dept. of Building Inspections
City of Portland Maine

Signature: <u>Paul Urenech</u>	Date: <u>2/5/13</u>
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This is not a permit; you may not commence ANY work until the permit is issued

Ureneck, Paul

From: Philip DiPierro [PD@portlandmaine.gov]
Sent: Thursday, January 31, 2013 3:41 PM
To: Ureneck, Paul
Cc: Donald, Rick; Jared Ballard; Marge Schmuckal
Subject: RE: warren ave

Follow Up Flag: Follow up
Flag Status: Flagged

OK Paul, I'll let the Public Services Inspector know too so that he can attend.

Have you applied for a building permit yet? If not, you should at least fill out a General Building/Site Plan Improvements Permit application for site work only so that the site work can begin. It's a 1 page application that can be reviewed and approved by Marge Schmuckal, the Zoning Administrator, fairly quickly. The cost is \$30.00 to cover administrative costs. See the link below.

<http://www.portlandmaine.gov/planning/residentialadditions.pdf>

Let me know if you have any questions. Thanks.

Phi

Philip DiPierro
Development Review Coordinator
City of Portland Planning Division
389 Congress Street
Portland, Maine 04101

Phone 207 874-8632
Fax 207 756-82581

>>> "Ureneck, Paul" <PUreneck@Boulos.com> 1/31/2013 3:22 PM >>>

Thank you Phil. I believe the closing is scheduled for Monday afternoon and the L of C would be signed at that time by the Bank. Let's tentatively plug in Wednesday afternoon at 1pm on site. If anything should change I'll let you know. Thanks, Paul.

Paul Ureneck | Partner, Senior Vice President, Project Management
CBRE | The Boulos Company | Boulos Property Management
One Canal Plaza | Portland, ME 04101
T +1 207 871 1290 | F +1 207 772 2647
pureneck@boulos.com | www.boulos.com | [Personal Profile](#)

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From: Philip DiPierro [mailto:PD@portlandmaine.gov]
Sent: Thursday, January 31, 2013 3:03 PM
To: Ureneck, Paul
Cc: Donald, Rick; Jared Ballard
Subject: Re: warren ave

Ureneck, Paul

From: Barbara Barhydt [BAB@portlandmaine.gov]
Sent: Thursday, January 17, 2013 3:27 PM
To: Ureneck, Paul; Jeff Levine
Cc: Philip DiPierro
Subject: Re: 765 Warren Ave.

Hello Paul:

Thank you for your request to do site work prior to the issuance of a building permit.

I spoke with Phil about the status of the performance guarantee. He said that he is waiting for the cost estimate and the draft pg for his review. When will you be able to provide this information to Phil? We are willing to provide written authorization for you to begin the site work once the pg is in place and preconstruction meeting is scheduled.

Please let me know your schedule.

Thank you.

Barbara

*Pre-con mtg
2/6/13*

Barbara Barhydt
Acting Planning Division Director
Planning Division
389 Congress Street 4th Floor
Portland, ME 04101
(207) 874-8699
Fax: (207) 756-8256

bab@portlandmaine.gov >> "Ureneck, Paul" <PUreneck@Boulos.com> Thursday, January 17, 2013 12:29 PM >>>
Jeff, Barbara; a hard copy will follow in today's mail. As always, thank you for working with me. Paul.

Paul Ureneck | Partner, Senior Vice President, Project Management
CBRE | The Boulos Company | Boulos Property Management
One Canal Plaza | Portland, ME 04101
T +1 207 871 1290 | F +1 207 772 2647
pureneck@boulos.com | www.boulos.com | [Personal Profile](#)

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Notice: Under Maine law, documents - including e-mails - in the possession of public officials or city employees about government business may be classified as public records. There are very few exceptions. As a result, please be advised that what is written in an e-mail could be released to the public and/or the media if requested.



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Planning & Urban Development Department
Jeff Levine, AICP, Director

Planning Division
Alexander Jaegerman, FAICP, Director

November 13th, 2012

Warren Avenue Development LLC and Chunky
Monkey LLC
c/o Paul Ureneck, Boulos Property Management
One Canal Plaza
Portland, ME 04101

Will Conway
Sebago Technics
75 John Roberts Road, Suite 1A
South Portland, ME 04106

Project Name: **Addition of loading docks and parking**
Address: 765 Warren Avenue
CBL: 318-A-002
Applicant: Warren Avenue Development LLC and Chunky Monkey LLC
Project ID: #2012-578
Planner: Jean Fraser

Dear Sirs:

On November 13th, 2012, the Planning Authority approved with conditions a Level II site plan for additional loading docks and reconfigured parking for the existing building at 765 Warren Avenue. The decision is based upon the application, documents and plans as prepared and submitted by Will Conway of Sebago Technics, including Plan Set (18 sheets) Rev D dated 11-02-2012. The proposal was reviewed for conformance with the standards of Portland's site plan ordinance.

WAIVERS

The Planning Authority waives the Technical Standard, Section 14-498 and 14-499 pertaining to the provision of curbing along the frontage with Warren Avenue.

SITE PLAN REVIEW

The Planning Authority found the plan is in conformance with the Site Plan Standards of the Land Use Code subject to the following conditions of approval:

1. That the applicant/future owner conducts, and submits to the Planning Authority, an annual monitoring traffic study until the project is fully occupied. The monitoring study would include documentation of traffic generation and employee information for the project and shall include traffic estimates according to actual employee/land use information. At the time of full occupancy the City reserves the right to request traffic counts at the project driveway; and

2. The applicant and all assigns shall comply with the conditions of Chapter 32 Storm Water including Article III. Post-Construction Storm Water Management, and the approved Revised Stormwater Management Plan dated October 4, 2012 prepared by Sebago Technics, which specifies the annual inspections and reporting requirements. The developer/ contractor/ subcontractor must comply with conditions of the construction storm water management plan and sediment & erosion control plan based on our standards and state guidelines; and
3. That the noise levels of the external HVAC and other mechanical equipment shall comply with the noise standards of the I-M zone, and the owner/applicants for each unit shall submit documentation to confirm compliance of both the unit and the building in respect of rated noise levels and cumulative noise levels, to the satisfaction of the Zoning Administrator prior to the issuance of a building permit for that unit; this requirement shall be written into the lease for each unit. If the City receives any complaints concerning the noise generated by any of the HVAC condenser units or other mechanical equipment, the owner shall take appropriate measures to mitigate any noise, including cumulative noise, above that allowed by the current ordinance; and
4. That a 3 foot clear space shall be maintained around the circumference of the fire hydrants and Fire Department connections, especially by units 1,3 and 5, except as otherwise required or approved; and
5. That any new signage or the alteration of existing signage requires separate permits through the City's Inspections Division; and
6. That any additional site lighting, including the proposed exterior wall mounted lighting, shall meet the City's photometric standards as currently set out in Section 12 *Site Lighting Standards* in the City's Technical Manual.

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. As based on consultation with the MDEP, this approval amends the MDEP Site Location Permit L-014644-26-A-N (re L.L. Bean) dated September 16, 1987.

STANDARD CONDITIONS OF APPROVAL

Please note the following standard conditions of approval and requirements for all approved site plans:

1. **Develop Site According to Plan** The site shall be developed and maintained as depicted on the site plan and in the written submission of the applicant. Modification of any approved site plan or alteration of a parcel which was the subject of site plan approval after May 20, 1974, shall require the prior approval of a revised site plan by the Planning Board or Planning Authority pursuant to the terms of Chapter 14, Land Use, of the Portland City Code.
2. **Separate Building Permits Are Required** This approval does not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.
3. **Site Plan Expiration** The site plan approval will be deemed to have expired unless work has commenced within one (1) year of the approval or within a time period up to three (3) years from the approval date as agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the one (1) year expiration date.

4. **Performance Guarantee and Inspection Fees** A performance guarantee covering the site improvements, inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Department prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised site plan application for staff review and approval.
5. **Defect Guarantee** A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. **Preconstruction Meeting** Prior to the release of a building permit or site construction, a pre-construction meeting shall be held at the project site. This meeting will be held with the contractor, Development Review Coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the Development Review Coordinator will confirm that the contractor is working from the approved site plan. The site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. **Department of Public Services Permits** If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)
8. **As-Built Final Plans** Final sets of as-built plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.

The Development Review Coordinator must be notified five (5) working days prior to the date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. All site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Jean Fraser at (207) 874- 8728.

Sincerely,



Alexander Jaegerman, FAICP
Planning Division Director

- Attachments: 1. Chapter 32 – Storm Water
 2. Performance Guarantee Packet

cc:

Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Jean Fraser, Planner
Philip DiPierro, Development Review Coordinator, Planning
Margo Schmuckal, Zoning Administrator, Inspections Division
Tammy Munson, Inspection Division Director
Lannie Dobson, Administration, Inspections Division
Gayle Guertin, Administration, Inspections Division
Michael Bobinsky, Public Services Director
Katherine Earley, Engineering Services Manager, Public Services
Bill Clark, Project Engineer, Public Services
David Margolis-Pineo, Deputy City Engineer, Public Services
Approval Letter File

Doug Roncarati, Stormwater Coordinator, Public Services
Greg Vining, Associate Engineer, Public Services
Michelle Swecny, Associate Engineer
John Low, Associate Engineer, Public Services
Rhonda Zazzara, Field Inspection Coordinator, Public Services
Mike Farmer, Project Engineer, Public Services
Jane Ward, Administration, Public Services
Jeff Tarling, City Arborist, Public Services
Jeremiah Bartlett, Public Services
Captain Chris Pironc, Fire Department
Thomas Errico, P.E., TY Lin Associates
David Senus, P.E., Woodard and Curran
Rick Blackburn, Assessor's Department