

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

Location of Construction: 110 Industrial Way Portland 04103		Owner: Turnpike Properties LLC		Phone: 236-6935		Permit No: 0000111	
Owner Address: 21 Lily Pond Dr. Camden ME		Lessee/Buyer's Name:		Phone:		Business Name:	
Contractor Name: **Parco Const. Inc.**		Address: ***475 Main St Sanford ME ***		Phone:		Permit Issued: JAN - 7 1999	
Past Use: VACANT		Proposed Use: Warehouse/office "Bldg. 13"		COST OF WORK: \$ 3000000.00		PERMIT FEE: \$ 1,824.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group S/B Type: 2C DOCA 96	
Proposed Project Description: Construction of new warehouse office				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zoning Approval: EM 326-B-001	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		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 major minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By: K.		Date Applied For: Dec 17 1999 K		Signature: _____		Date: _____	

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

PERMIT ISSUED WITH REQUIREMENTS CEO DISTRICT

[Signature]

SAM

Bldg B

COMI NTS

- 6 Jan. 2000 Inspected site found 50% of Foundation placed without inspection - (Rear-right walls) - Called Patco Supt. Dennis and express my concern - He stated, Lot Lines and Foundation was placed by Land Use Consultants - I ask for a copy of Letter stating Foundation placed as per approved plan -
- 11 Jan - Inspected, Foundation measured to lot lines very close at NW corner -
- 14 Jan, Inspected underground PLBG -
- 20 Jan - Talked with Ron of Patco, again regarding setbacks he stated Land Use set Foundation -
- 4 Feb - Foundation placed.
- 11 Feb. Steel Columns placed.
- 16 Feb. Steel work.
- 25 Feb. Steel work.
- 7 Mar Framing and Sheeting completed including roof.
- 9 Mar PLBG, underground.
- 16 Mar Closing in office right side of bldg - bldg. office layout not as per plans of
- 21 Mar. PLBG -
- 4 Apr. Inspected For-Conf right side - Needs to grade.

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: 9/Mar. underground - _____

Final: _____

Other: _____

3210-B-001

000011



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 110 Industrial Way 326-B-001

Issued to Turnpike Properties LLC

Date of Issue April 7 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 000011, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Building B right side

use group S1/B type 2C Boca 99

Limiting Conditions:

see attached conditions

This certificate supersedes certificate issued

Approved:

6 APRIL 2000

(Date)

Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

4/5/00
MFB
04/07/00



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 110 Industrial Way CBL: 326-B-001

Issued to Turnpike Properties, LLC.

Date of Issue 14 April 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 000011, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Building "B" left side

Use group S1/B
Type of Const. 2C
BOCA 99

Limiting Conditions:

TEMPORARY

See attached conditions June 15, 2000

This certificate supersedes certificate issued

Approved:

14 APRIL 2000
(Date)

Inspector

[Signature]
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

MFB
04/14/00



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 110 Industrial Way 326-B-001

Issued to Turnpike Properties LLC

Date of Issue November 9, 2000

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 00003, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Entire

use group B-S1 Type 2C Boca 96

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

8/11/00 24
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

HKC



DELUCA-HOFFMAN ASSOCIATES, INC.
CONSULTING ENGINEERS

178 MAIN STREET
SUITE 1
SOUTH PORTLAND, MAINE 04106
TEL 207 774 1121
FAX 207 879 0596

- ROADWAY DESIGN
- ENVIRONMENTAL ENGINEERING
- TRAFFIC STUDIES AND MANAGEMENT
- PERMITTING
- AIRPORT ENGINEERING
- SITE PLANNING
- CONSTRUCTION ADMINISTRATION

MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner
Dennis Waters, PATCO Construction

FROM: Gordon Smith, Director of Construction Services
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: March 31, 2000

RE: Certificate of Occupancy - 110 Industrial Way

On March 30, 2000, the site was reviewed for compliance with the conditions of approval. My comments are:

1. The landscape work, including lawns and trees, could not be completed due to the time of year. This work must be completed by June 15, 2000.
2. Final driveway grading and paving could not be completed due to the time of year. This work must be completed by June 15, 2000.
3. Nancy Knauber of the City of Portland's Inspection division, will need to inspect the driveway apron, roadway, and any other right-of-way work in the spring prior to issuance of a permanent certificate of occupancy. Attached is a letter from Dennis Waters of PATCO Construction, Inc. stating that binder pavement and curbing in the City right-of-way will be completed by the end of April 2000.
4. The applicant should be aware that any other requests for certificates of occupancy within the 110 Industrial Way building complex will require all of the parking footprint to be graded and accessible.

It is my opinion that a **temporary certificate of occupancy could be issued**, assuming Code Enforcement has no outstanding issues. However, items 1 through 4 above must be reviewed and approved prior to the issuance of a permanent certificate of occupancy.

Attachment

AR



P A T C O

CONSTRUCTION, INC.

March 31, 2000

Todd F. Merkle
Field Inspection Coordinator
Department of Public Works
City of Portland

RE: 110 Industrial Way - The Galloway Group Project

Dear Todd:

Please be informed that the City of Portland's right-of-way on Industrial Way will have paving binder and curbing completed by the end of April, 2000.

If you have any further questions, please do not hesitate to contact me at your earliest convenience.

Sincerely,

Dennis M. Waters
Vice President

DMW/bbd

cc: Gorham Sand & Gravel



MEMORANDUM

TO: Code Enforcement
Kandi Talbot, Planner

FROM: Chris Earle, Assistant Development Review Coordinator
Reviewed by Steve Bushey, P.E., Acting Development Review Coordinator

DATE: October 25, 2000

RE: Certificate of Occupancy – 110 Industrial Way

On October 25, 2000, the site was reviewed for compliance with the conditions of approval.

It is our opinion that a permanent certificate of occupancy could be issued, assuming neither Code Enforcement nor Public Works has any outstanding issues.