

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

<b>PERMIT ISSUED</b>	
Permit No: 02-1272	Issue Date: NOV 22 2002
CBL: 034A C001001	

<b>Location of Construction:</b> 295 Forest Ave	<b>Owner Name:</b> Hannaford Bros Co #351c	<b>Owner Address:</b> Po Box 1000 PORTLAND	<b>Phone:</b> 885-2393
<b>Business Name:</b>	<b>Contractor Name:</b> RDB Construction, Inc	<b>Contractor Address:</b> 155 Center Street Auburn	<b>Phone:</b> 2077836339
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	<b>Zone:</b> B-2

<b>Past Use:</b> Vacant	<b>Proposed Use:</b> Pizza Hut Restaurant	<b>Permit Fee:</b> \$898.00	<b>Cost of Work:</b> \$125,000.00	<b>CEO District:</b> 2
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<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>INSPECTION:</b> Use Group: B Type: 20 11/21/02
<b>Signature:</b> <i>[Signature]</i>	<b>Signature:</b> <i>[Signature]</i>

**Proposed Project Description:**  
 Tenant Fit Up/Pizza Hut Delivery-Carry Out Restaurant with new addition for cooler on rear

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**  
 Action:  Approved  Approved w/Conditions  Denied  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>Permit Taken By:</b> gad	<b>Date Applied For:</b> 11/08/2002	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan exemption expected Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: 11/15/02	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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: _____
	<p><i>Separate permits for any new signage</i></p>		

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

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

CONSTRUCTION

## PERMIT

Permit Number: 021272

Please Read Application And Notes, if Any, Attached

This is to certify that Hannaford Bros Co #351c/R Construction, Inc  
has permission to Tenant Fit Up/Pizza Hut Delivery-Carry Out Restaurant  
AT 295 Forest Ave 034A C001001

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 grade if nature of work requires such information.

Notification of inspection must be given and work in permit must be completed before this building or part thereof is leased or occupied. 48 HOURS 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. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature]  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

02-1272

# All Purpose 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.

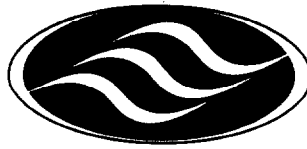
Location/Address of Construction: 295 Forest Avenue Portland, ME		
Total Square Footage of Proposed Structure 1264	Square Footage of Lot Shopping Center	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 34A C 1	Owner: Hannaford Plaza Andrea Killiard	Telephone: 207.885.2393
Lessee/Buyer's Name (if Applicable) Pizza Hut Capital Enterprises	Applicant name, address & telephone: Greg M. Waldo, ASLA 125 S. Washington Wichita, KS 67202 316.262.0451	Cost Of Work: \$ 125,000.00 Fee: \$ 898.00
Current use: <u>Vacant</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Pizza Hut Delivery/Carry Out</u>		
Project description: <u>Tenant finish and rear cooler addition</u>		
Contractor's name, address & telephone: RDB Construction - 155 Center Street Auburn, ME 04210 207.783.6339		
Who should we contact when the permit is ready: <u>RDB Construction</u>		
Mailing address: Same as above <span style="float: right;">Cell-754 6338</span>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: _____		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>Greg Waldo</u>	Date: <u>10/23/02</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall



MARK D. MCCLUGGAGE, AIA, CCS

October 23, 2002

Mr. Bob Brann  
RDB CONSTRUCTION  
155 Center Street  
Auburn, ME 04210

*Via Fed Ex*

**Re: Project #302096  
Capital Enterprises Delco  
Forest Avenue  
Portland, ME  
Architectural Plans**


Dear Mr. Brann:

Enclosed please find a set of sealed vellums of the Architectural Plans. Use these for making whatever sets of plans the Building and Fire Department needs. You will need to combine these with plans by others:

- a. Structural
- b. Mechanical
- c. Electrical
- d. Site Plan

Also, enclosed are the forms required for submission with the plans. You will need to fill out the construction costs. Let me know if you have any questions. Thank you.

Sincerely,

  
Greg M. Waldo, ASLA

Enclosure(s)

GMW/rmg

xc: Mr. Jay Wagnon, *Via Fed Ex*



# Application for Construction Permit

Department of Public Safety  
State Fire Marshal's Office  
52 State House Station  
Augusta, Maine 04333-0052  
Tel: 207-624-8744 x 1  
Fax: 207-624-8767

### Project Information

Project Name: Pizza Hut Delivery/Carry Out  
 Street Location: 295 Forest Ave. Town Location: Portland, ME  
 County: \_\_\_\_\_  
 New Building:  Renovation:  Addition:  Occupancy Change:   
 Sprinkler System:  No  Sprinkler System Supervised:  Yes  No   
 Date of Construction Start-up: \_\_\_\_\_ Estimated Project Cost: \_\_\_\_\_  
 Date of Construction Completion: \_\_\_\_\_ Construction Permit Fee: \_\_\_\_\_  
(Fee schedule is on back)

### Occupancy Classification

Apartments <input type="checkbox"/>	Nursing Home <input type="checkbox"/>	Educational <input type="checkbox"/>
Hotel / Motel <input type="checkbox"/>	Industrial <input type="checkbox"/>	Daycare <input type="checkbox"/>
Rooming & Lodging <input type="checkbox"/>	Residential Care Level I <input type="checkbox"/>	Detention <input type="checkbox"/>
Congregate Housing <input type="checkbox"/>	Residential Care Level II <input type="checkbox"/>	Business <input type="checkbox"/>
Hospital <input type="checkbox"/>	Assembly Class $\geq 1000$ <input type="checkbox"/> $>300 < 1000$ <input type="checkbox"/> $\leq 300$ <input type="checkbox"/>	Other <input type="checkbox"/>
Limited Care <input type="checkbox"/>	Mercantile A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/>	

### Construction Type

Fire Resistive: Type I (443), (332) <input type="checkbox"/>	Unprotected Ordinary: Type III (200) <input type="checkbox"/>
Protected Non-Combustible: Type II (222), (111) <input type="checkbox"/>	Heavy Timber: Type IV (2HH) <input type="checkbox"/>
Unprotected Non-Combustible: Type II (000) <input type="checkbox"/>	Protected Wood Frame: Type V (111) <input type="checkbox"/>
Protected Ordinary: Type III (211) <input type="checkbox"/>	Unprotected Wood Frame: Type V (000) <input type="checkbox"/>

### Addresses

**Owner's Name:** Capital Enterprises (Fred Saul) Telephone: 207.249.4339 Fax: 240.332.4547  
 Mailing Address: 42 Birchwood Ave.  
 Town: Bangor State: ME Zip Code: 04401

**Design Professional:** Mark D. McCluggage Telephone: 316.262.0451 Fax: 316.262.5465  
 Maine Registration Number: AN2323 E-mail: \_\_\_\_\_  
 Mailing Address: 125 S. Washington  
 Town: Wichita State: KS Zip Code: 67202

**General Contractor:** RDB Construction Telephone: 207.783.6339 Fax: 207.784.1269  
 Mailing Address: 155 Center Street  
 Town: Auburn State: ME Zip Code: 04210

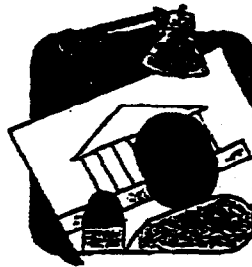
### Signature of Applicant:

Fred Walls

Preliminary Approval: <input type="checkbox"/>	Date: _____	Approved By: _____
Construction Permit: <input type="checkbox"/>	Date: _____	Approved By: _____
Approval Letter: <input type="checkbox"/>	Date: _____	Approved By: _____

-When a permit is not required

LOG #	DATE PLANS RECEIVED	REVIEW FEE	DATE FEE RECEIVED	CHECK #	PLAN REVIEWER	DATE PERMIT ISSUED	PERMIT #



**CITY OF PORTLAND MAINE**

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

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

**FROM DESIGNER:** Mark D. McCluggage, AIA, CCS

**DATE:** October 22, 2002

**Job Name:** Pizza Hut Delivery/Carry Out

**Address of Construction:** 295 Forest 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 \_\_\_\_\_ Use Group Classification(s) Mercantile

Type of Construction \_\_\_\_\_ Bldg. Height: \_\_\_\_\_ Bldg. Sq. Footage 1264

Seismic Zone \_\_\_\_\_ Group Class \_\_\_\_\_

Roof Snow Load Per Sq. Ft. \_\_\_\_\_ Dead Load Per Sq. Ft. \_\_\_\_\_

Basic Wind Speed (mph) \_\_\_\_\_ Effective Velocity Pressure Per Sq. Ft. \_\_\_\_\_

Floor Live Load Per Sq. Ft. \_\_\_\_\_

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

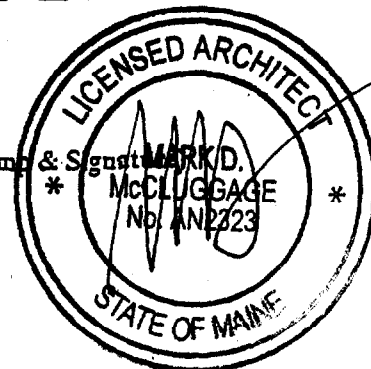
Is structure being considered unlimited area building: Yes \_\_\_\_\_ No \_\_\_\_\_

If mixed use, what subsection of 313 is being considered \_\_\_\_\_

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

PSH 6/07/2K

(Designers Stamp & Sign) **MARK D. McCLUGGAGE**





**CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE**

**Designer:** Mark D. McCluggage, AIA, CCS

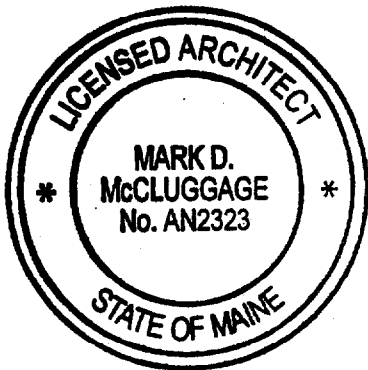
**Address of Project** 295 Forest Ave.

**Nature of Project** Pizza Hut Delivery/Carry Out

**Date** October 22, 2002

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** 

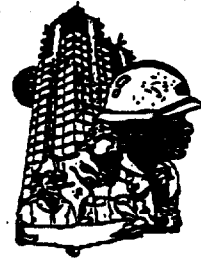
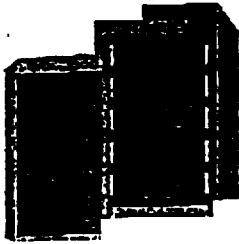
**Title** Architect

**Firm** Mark D. McCluggage, AIA, CCS

**Address** 125 S. Washington

Wichita, KS 67202

**Telephone** 316.262.0451



**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:** Mark D. McCluggage, AIA, CCS

**RE:** Certificate of Design

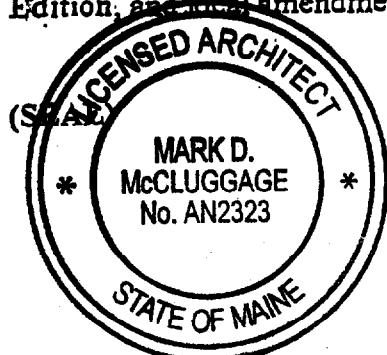
**DATE:** October 22, 2002

These plans and/or specifications covering construction work on:

295 Forest Ave.

Portland, ME

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.



Signature \_\_\_\_\_

Title Architect

Firm Mark D. McCluggage, AIA, CCS

Address 125 S. Washington, Wichita, KS 67202

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 6/20/02k





# Application for Barrier-Free Permit

Department of Public Safety  
State Fire Marshal's Office  
52 State House Station  
Augusta, Maine 04333-0052

Tel: 207-624-8744 x 1  
Fax: 207-624-8767



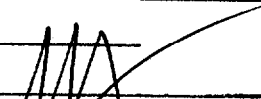
Project Name: Pizza Hut Delivery/ Carry Out  
 Street Location: 295 Forest Ave. Town Location: Portland  
 County: \_\_\_\_\_ State: ME Zip Code: \_\_\_\_\_

New Building:

Renovation:

Change of Use:

Project Cost: \_\_\_\_\_ Fee (fee schedule is on back): \_\_\_\_\_

Design Professional's Name: Mark D. McCluggage, AIA, CCS  
 Mailing Address: 125 S. Washington  
 Town: Wichita State: KS Zip Code: 67202  
 Maine Registration Number: AN2323  
 Design Professional's Signature:  Date: 10/23/02

Approved for Permit:  Date: \_\_\_\_\_ Plan Reviewer: \_\_\_\_\_  
 Comments: \_\_\_\_\_

LOG #	DATE PLANS RECEIVED	REVIEW FEE	DATE FEE RECEIVED	CHECK #	PLAN REVIEWER	DATE PERMIT ISSUED	PERMIT #



919 U.S. Route One    ■    Yarmouth, ME 04096    ■    tel. 207.846.6670    ■    fax 207.846.6671

11/03/02

Robert Brann  
RDB Construction  
155 Center Street  
Building G Box 7  
Auburn, ME 04210

RE: Pizza Hut, Forest Avenue  
Hannaford Shopping Center

Dear Bob:

At your request we have conducted an engineering study, to determine the adequacy of the existing framing to accommodate roof top units and the construction of a shaft wall to enclose ducts from the first floor ceiling to the roof, for the above referenced project. The original construction drawings provided by Hannaford Bros. were used for this study.

At the roof level we considered a 900 lb air make-up unit and three 250 lb condensers. We determined that if the units are located as shown in our enclosed sketch sheet no. 1 of 2, the existing framing is adequate. No additional structural framing is required. We further determined that if the shaft walls are located as shown in our enclosed sketch sheet no. 2 of 2 no additional framing is required.

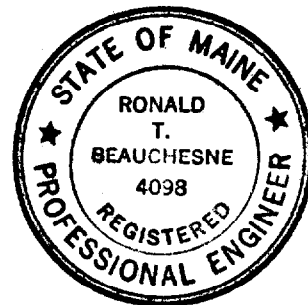
Please call me if you have any question or if we can be of further service.

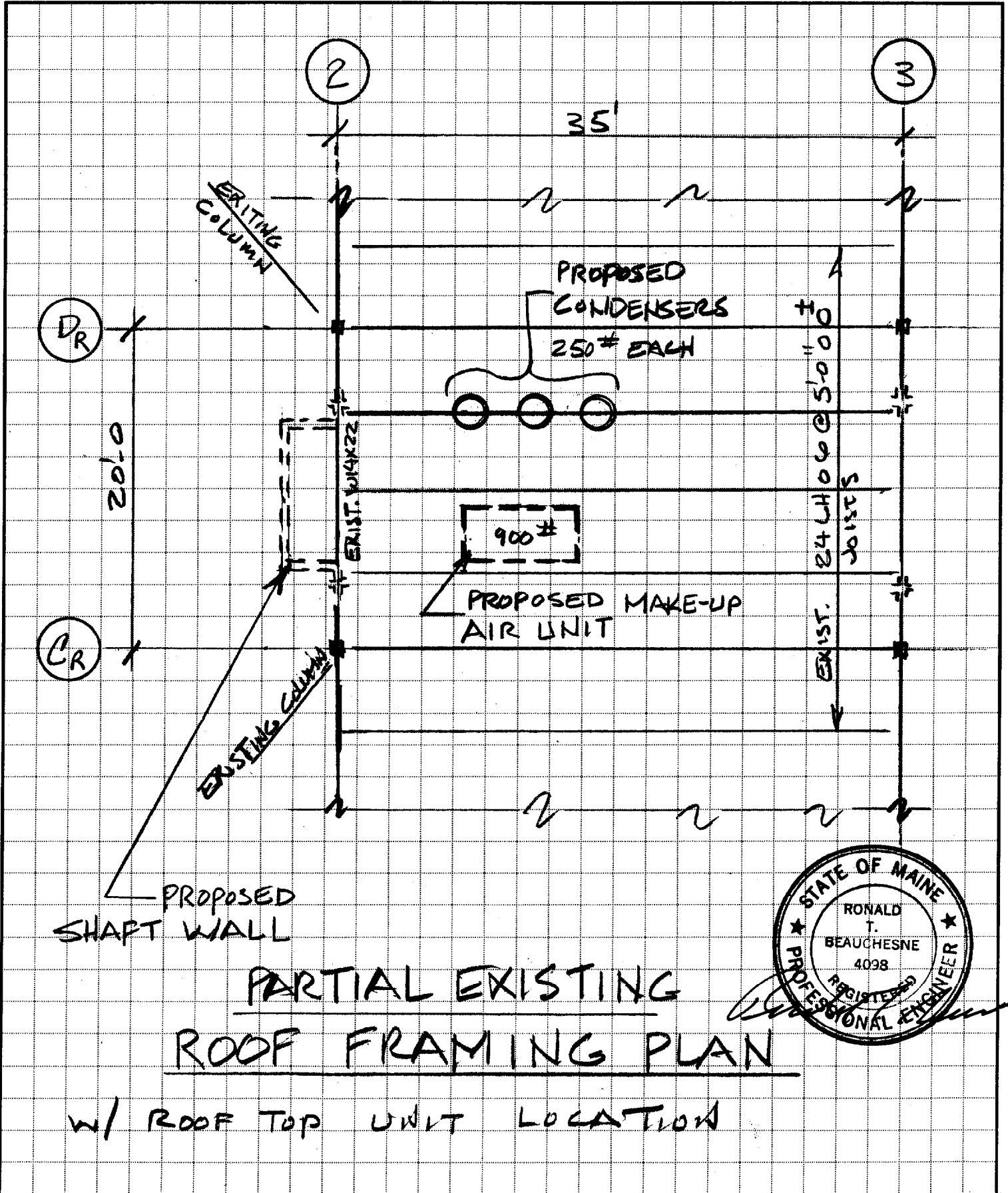
Sincerely,

A handwritten signature in cursive script that reads 'Ronald T. Beauchesne'.

Engineering Ventures, Inc.  
Ronald Beauchesne, P.E.

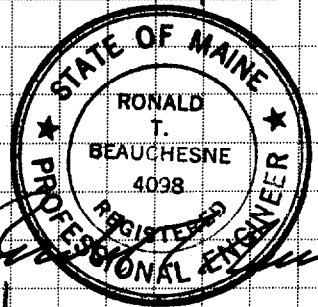
Enclosure: Sketch sheet 1 of 2  
Sketch sheet 2 of 2

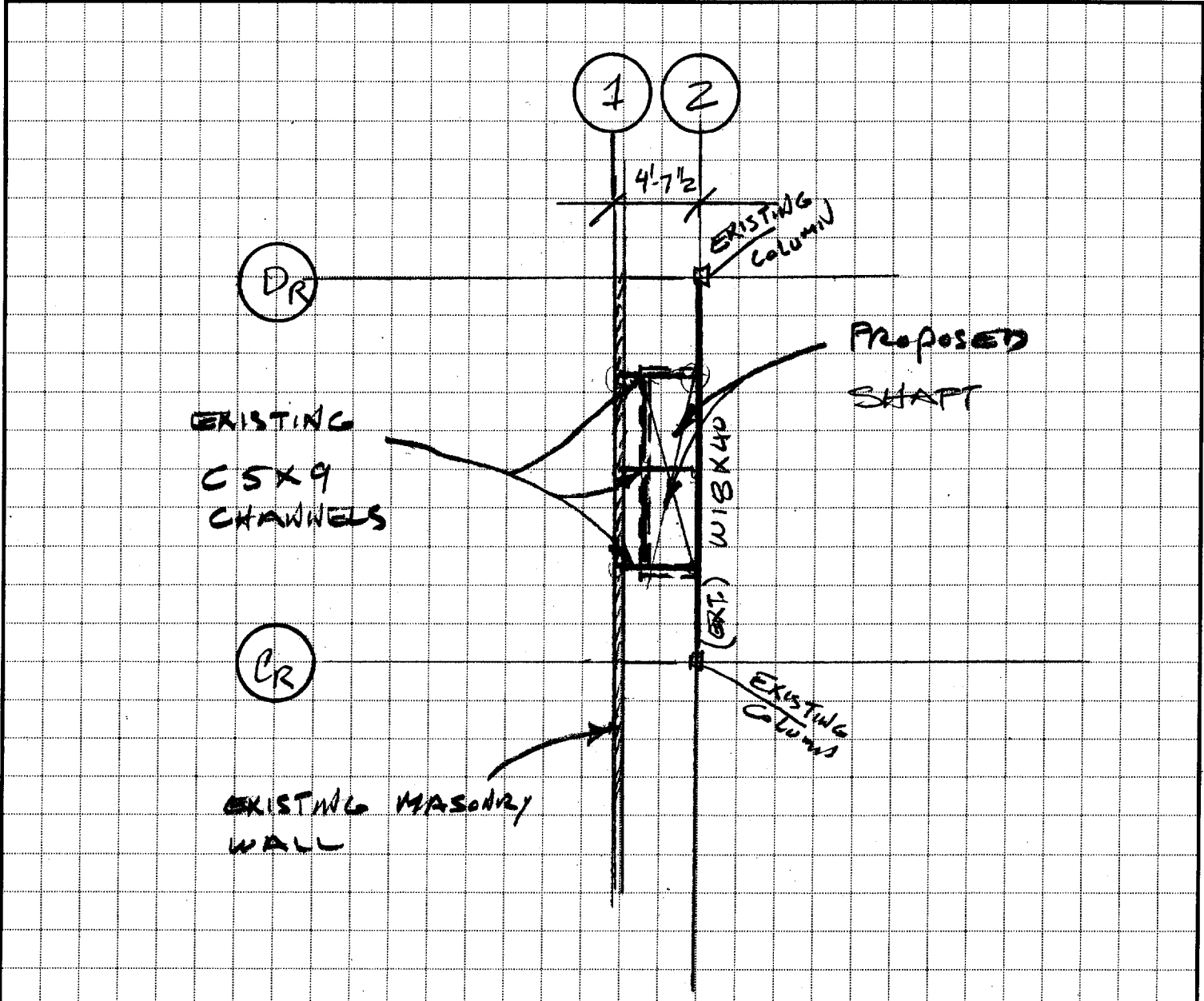




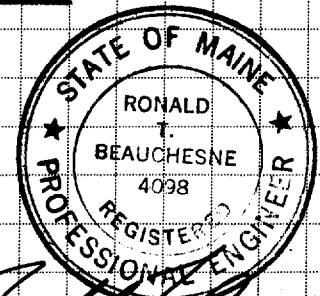
**PARTIAL EXISTING  
 ROOF FRAMING PLAN**

w/ ROOF TOP UNIT LOCATION





SHAFT WALL LOCATION  
AT LOWER ROOF LEVEL



*Ronald T. Beauchesne*

# 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.

JB 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.

~~NA~~ NA Footing/Building Location Inspection: Prior to pouring concrete

NA Re-Bar Schedule Inspection: Prior to pouring concrete

NA 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.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

x [Signature] 11/25/12  
Signature of applicant/designee Date  
[Signature] 11/25/12  
Signature of Inspections Official Date

CBL: 03 4AC 001 Building Permit #: 02 1272