

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK**  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING DEPARTMENT**  
**PERMIT**

Permit Number: 071228

This is to certify that PIEROBELLO FRANK T / Bennett Horhas permission to reconstruct deck, cover steps roofAT 1173 FOREST AVE

L 152 B015001

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 inspection must given and when permission procured before this building or part thereof latched or closed-in.  
 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. Greg Case

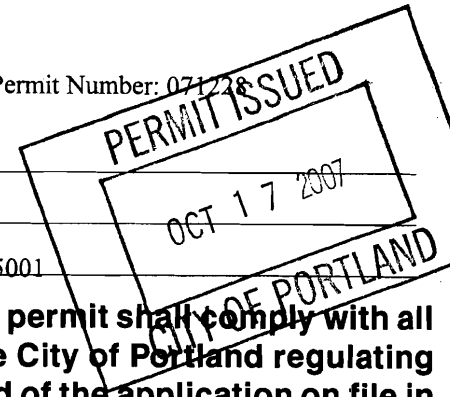
Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Thomas M. Mahoney* 10/17/07  
 Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

# BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 (ONLY)**

**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.**

**A Pre-construction Meeting will take place upon receipt of your building permit.**

**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.

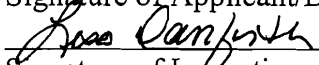
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects **DO** require a final inspection

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

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

  
\_\_\_\_\_  
Signature of Applicant/Designee

9.17.07  
Date

  
\_\_\_\_\_  
Signature of Inspections Official

9.17.07  
Date

CBL: \_\_\_\_\_ Building Permit #: \_\_\_\_\_

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

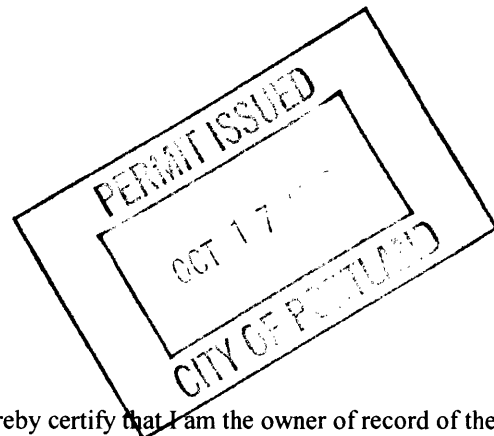
Permit No: 07-1228	Issue Date:	CBL: 152 B015001
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Location of Construction: 1173 FOREST AVE	Owner Name: PIEROBELLO FRANK T	Owner Address: 769 WASHINGTON AVE	Phone:
Business Name:	Contractor Name: Bennett Homes	Contractor Address: 193 Rochester St. Westbrook	Phone 2076322445
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B2

Past Use: Commercial - Morrills Corner Pub.	Proposed Use: Commercial - reconstruct deck cover steps w/ roof	Permit Fee: \$40.00	Cost of Work: \$1,500.00	CEO District: 4
Proposed Project Description: reconstruct deck, cover steps w/ roof		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>Ass(A2) type SB</i> <i>IBC 2003</i>	
		Signature: <i>Greg C...</i> Signature: <i>Jim 10/17/07</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: Idobson	Date Applied For: 09/28/2007	<b>Zoning Approval</b>		
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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..	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland  <input type="checkbox"/> Wetland  <input type="checkbox"/> Flood Zone <i>OK</i>  <input type="checkbox"/> Subdivision  <input type="checkbox"/> Site Plan  Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>  Date: <i>ABA 10/11</i>	<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 <i>ABM</i>  Date: _____
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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

PORTLAND FIRE DEPARTMENT

Portland, Me. 9/11 2007

NOTICE OF HAZARDOUS OR DANGEROUS CONDITIONS

Mr.  
Ms Frank Pierabello  
Morrill's Corner Pub  
797-9826 (b) 774-1979 (h)

As owner, occupant, agent of premises at 1171 Forest Ave.  
You are hereby notified to remedy the following hazardous or dangerous condition now existing, namely:

EM Lights + Exits signs require battery backup + maintenance  
Rear Exit from 2nd floor unacceptable. Second floor off limits.  
All junction boxes require covers.  
Debris on 2nd floor. Excessive fire loading in back rooms.  
Rear Exit on first floor is "sticky". May not open w/ frost.

Robert Orantti Manager

Inspection of building and premises by the authority of Section 1.6 of the Life Safety Code.

By order of.

Chief of Department

Recommend time of compliance: 32 days

By Ben Wallace Jr. Inspector Badge # 202

Station Fire Prevention Company No. \_\_\_\_\_



# 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: <b>1173 FOREST AVE PORTLAND, ME.</b>		
Total Square Footage of Proposed Structure/Area <b>48 SF.</b>	Square Footage of Lot <b>2,014 SF</b>	
Tax Assessor's Chart, Block & Lot Chart# <b>152</b> Block# <b>B</b> Lot# <b>15</b>	Applicant * <b>must</b> be owner, Lessee or Buyer* Name <b>FRANK T. PIEROBELLO</b> Address <b>769 WASHINGTON AVE.</b> City, State & Zip <b>PORTLAND, ME 04103</b>	Telephone: _____
Lessee/DBA (If Applicable) <b>MORRIS CORNER PUB</b>	Owner (if different from Applicant) Name _____ Address <b>1173 FOREST AVE</b> City, State & Zip <b>PORTLAND, ME</b>	Cost Of Work: \$ <b>1500.00</b> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <b>RETAIL &amp; PERSONAL SERVICES - Morris Corner Pub</b> If vacant, what was the previous use? <b>N/A</b> Proposed Specific use: <b>N/A</b> Is property part of a subdivision? <b>No</b> If yes, please name _____ Project description: <b>RECONSTRUCT A 6'-6" X 4'-0" DECK W/ 5 STEPS &amp; COVER STEPS W/ 4'-8" X 4'-0" ROOF</b>		
Contractor's name: <b>BENNETT HOMES.</b> Address: <b>931 CAPE ROAD</b> City, State & Zip <b>LIMINGTON ME 04049</b> Telephone: <b>637-2136</b> Who should we contact when the permit is ready: <b>DAVID BENNETT.</b> <b>CON</b> Telephone: <b>632-2445</b> Mailing address: _____		

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

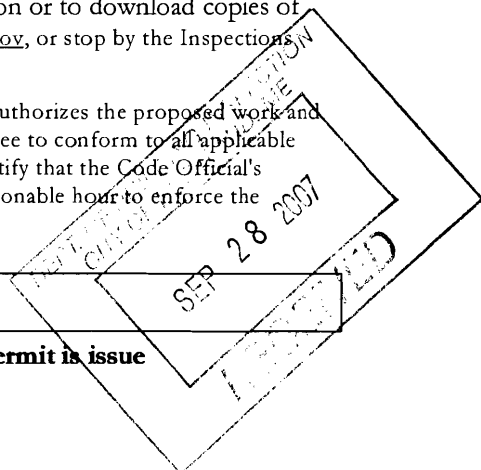
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division 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:

Date: **9/29/07**

**This is not a permit; you may not commence ANY work until the permit is issue**



September 28, 2007

Bennett Homes  
031 Cape Road  
Limington, Maine 04049

City of Portland

RE: 48ss.f.replacement  
of egress deck and  
stairs

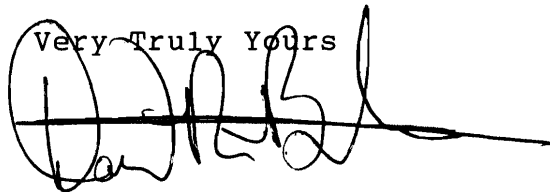
Dear staff,

Enclosed please find the required information for a 48 s.f. replacement deck and stairs for the Morrills Corner Pub, located at 1173 Forest Avenue.

Frank Pierobello is requesting a permit to reconstruct said deck and stairs. Due to this being a fire escape we have provided a small roof to cover the stairs.

All required information is provided to the best of our knowledge. Feel free to contact David Bennett of Bennett Homes with any questions or comments you may have at 632-2445.

Very Truly Yours

A handwritten signature in black ink, appearing to read 'David Bennett', with a long horizontal flourish extending to the right.

David Bennett



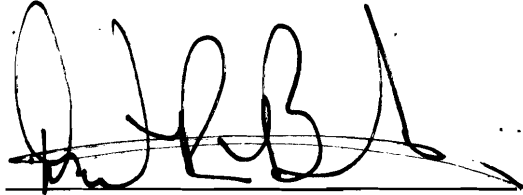
# Accessibility Building Code Certificate

Designer: BENNETT HOMES.

Address of Project: 1173 FORESTAVE. PORT. ME

Nature of Project: 48 SF REPLACEMENT DECK &  
STAIR FOR 2ND FLOOR  
EGRESS.

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: 

Title: OWNER

Firm: BENNETT HOMES

Address: 931 CAPE RD.

LIMINGTON, ME  
04049

Phone: 637-2136 OFFICE.

632 2445 CELL

(SEAL)

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



## Certificate of Design

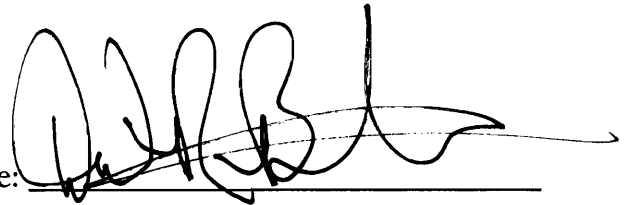
Date: SEPTEMBER 28. 2007

From: BENNETT HOMES.

These plans and / or specifications covering construction work on:

1173 FOREST AVE. PORTLAND, ME.

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.

Signature: 

Title: OWNER

Firm: BENNETT HOMES.

Address: 931 CAPE RD.

LIMINGTON, ME 04049

Phone: 637-2136 OFFICE  
632-2445 CELL.

(SEAL)

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)





# Certificate of Design Application

From Designer:

BENNET HOMES.

Date:

9.28.07

Job Name:

MORRIS CORNER PUB.

Address of Construction:

1173 FOREST AVE. PORTLAND ME.

## 2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2003 Use Group Classification (s) \_\_\_\_\_

Type of Construction PRESSURE TREATED WOOD

Supervisory alarm System? N/A.

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IBC N/A.

Is the Structure mixed use? NO If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_

Geotechnical/Soils report required? (See Section 1802.2) \_\_\_\_\_

### Structural Design Calculations

\_\_\_\_\_ Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____

### Wind loads (1603.1.4, 1609)

\_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)  
\_\_\_\_\_ Basic wind speed (1809.3)  
\_\_\_\_\_ Building category and wind importance Factor,  $w$   
table 1604.5, 1609.5)  
\_\_\_\_\_ Wind exposure category (1609.4)  
\_\_\_\_\_ Internal pressure coefficient (ASCE 7)  
\_\_\_\_\_ Component and cladding pressures (1609.1.1, 1609.6.2.2)  
\_\_\_\_\_ Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

\_\_\_\_\_ Design option utilized (1614.1)  
\_\_\_\_\_ Seismic use group ("Category")  
\_\_\_\_\_ Spectral response coefficients,  $S_D$ s &  $S_{D1}$  (1615.1)  
\_\_\_\_\_ Site class (1615.1.5)

50 PSF Live load reduction  
60 PSF Roof live loads (1603.1.2, 1607.11)  
20 DRIFT Roof snow loads (1603.7.3, 1608)  
\_\_\_\_\_ Ground snow load,  $P_g$  (1608.2)  
\_\_\_\_\_ If  $P_g > 10$  psf, flat-roof snow load  $P_f$   
\_\_\_\_\_ If  $P_g > 10$  psf, snow exposure factor,  $C_e$   
\_\_\_\_\_ If  $P_g > 10$  psf, snow load importance factor,  $I_s$   
\_\_\_\_\_ Roof thermal factor,  $C_t$  (1608.4)  
\_\_\_\_\_ Sloped roof snowload,  $P_s$  (1608.4)  
\_\_\_\_\_ Seismic design category (1616.3)  
\_\_\_\_\_ Basic seismic force resisting system (1617.6.2)  
\_\_\_\_\_ Response modification coefficient,  $R$ , and  
deflection amplification factor  $C_d$  (1617.6.2)  
\_\_\_\_\_ Analysis procedure (1616.6, 1617.5)  
\_\_\_\_\_ Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

\_\_\_\_\_ Flood Hazard area (1612.3)  
\_\_\_\_\_ Elevation of structure

### Other loads

\_\_\_\_\_ Concentrated loads (1607.4)  
\_\_\_\_\_ Partition loads (1607.5)  
\_\_\_\_\_ Misc. loads (Table 1607.8, 1607.6.1, 1607.7,  
1607.12, 1607.13, 1610, 1611, 2404)

PORTLAND FIRE DEPARTMENT

Portland, Me. 9/11 2007

NOTICE OF HAZARDOUS OR DANGEROUS CONDITIONS

Mr.  
Ms Frank Pierabello  
Morrill's Corner Pub  
797-9826 (b) 774-1979 (h)

As owner, occupant, agent of premises at 1171 Forest Ave.  
You are hereby notified to remedy the following hazardous or dangerous condition now existing, namely:

EM Lights + Exits signs require battery backup + maintenance  
Rear Exit from 2nd floor unacceptable. Second floor off limits.  
All junction boxes require covers.  
Debris on 2nd floor. Excessive fire loading in back room.  
Rear Exit on first floor is "sticky". May not open w/ frost.

Robert Orantt Mangue

Inspection of building and premises by the authority of Section 1.6 of the Life Safety Code.

By order of.

Chief of Department

Recommend time of compliance: 32 days

By Ben Wallace Jr. Inspector Badge # 202

Station Fire Prevention Company No. \_\_\_\_\_

September 28, 2007

To whom it may concern,

I, Frank Pierobello, owner of 1173 Forest Avenue, authorize David Bennett of Bennett Homes to act as my agent for a 48 s.f. reconstruction of deck and stairs.

Very truly yours,

A handwritten signature in black ink, appearing to read 'Frank Pierobello', written in a cursive style.

Frank Pierobello

058589  
WARRANTY DEED

BK 7999PG 0001

**Know all Men by these Presents,**

That ARTHUR A. DILLON and KATHLEEN A. DILLON of Scarborough  
in the County of Cumberland and State of Maine

in consideration of One Dollar (\$1.00) and other valuable consideration

paid by FRANK T. PIEROBELLO

whose mailing address is

Portland, Maine

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and  
convey unto the said FRANK T. PIEROBELLO

his heirs and assigns forever, a certain lot or parcel of land with the  
buildings thereon, situated on the easterly side of Forest Avenue  
in Portland in the County of Cumberland and State of Maine, bounded  
and described as follows:

Beginning on said easterly side of said Forest Avenue at the north-  
westerly corner of land now or formerly of Charles E. Fox et al  
(formerly erroneously described as the northeasterly corner);  
thence northerly by said Forest Avenue a distance of thirty-seven  
and thirty-seven hundredths (37.37) feet to a point; thence  
easterly by land now or formerly of William L. Beecher a distance  
of fifty-four and fifty-four hundredths (54.54) feet to a point;  
thence southerly by an included angle of eighty-eight degrees  
thirty-three minutes and thirty seconds (88° 33' 30") a distance of  
thirty-seven and thirty-seven hundredths (37.37) feet to an iron;  
thence by an included angle of ninety-one degrees thirty minutes  
(91° 30') a distance of fifty-three and thirty hundredths (53.30)  
feet to the point of beginning.

Together with any right we have in and to a right of way over a  
strip of land five (5) feet in width along the northerly sideline  
of the above described premises for the passage of pedestrian and  
vehicular traffic.

Meaning and intending to describe the same premises as conveyed to  
Arthur A. Dillon et al by deed of Eugene D'Allessandro dated  
December 18, 1982, and recorded in the Cumberland County Registry  
of Deeds in Book 5084, Page 272.

Being the same premises which is the subject of a Bond for a Deed  
dated November 30, 1984, and recorded in said Registry of Deeds.



