

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

BUILDING INSPECTION

PERMIT

Permit Number: ~~100460~~ MAY 20 2010

Read on And If Any, hed

certify that John Naylor/R Connolly & Co _____
mission to Reframing existing windows and doors _____ City of Portland
Brighton Ave _____ CP 185 C001001 _____

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

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

Notification of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise closed-in. 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
By [Signature] _____
dept. _____
board _____
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: 10-0430	Issue Date:	CBL: 185 C001001
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Location of Construction: 580 Brighton Ave	Owner Name: John Naylor	Owner Address: 45 Fleetwood	Phone: 207-939-5053
Business Name: Rosemont Market	Contractor Name: R Connolly & Co., Inc.	Contractor Address: P.O. Box 8463 Portland	Phone: 2072338651
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-1

Past Use: Commercial; Retail / Rosemont Market	Proposed Use: <i>etal</i> Commercial / Reframing existing windows and doors.	Permit Fee: \$140.00	Cost of Work: \$12,000.00	CEO District: 3
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FIRE DEPT: <i>w/conditions</i>	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>M</i> Type: <i>SB</i>
<i>5/10/10</i>	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

Proposed Project Description:
Reframing existing windows and doors.

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action:	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Signature:	<input type="checkbox"/> Denied	
Date:		

Permit Taken By: gg	Date Applied For: 04/28/2010	Zoning Approval	
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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..

Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>[Signature]</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: <i>[Signature]</i>	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: <i>[Signature]</i>
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PERMIT ISSUED

MAY 20 2010

City of Portland

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0430	Date Applied For: 04/28/2010	CBL: 185 C001001
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Location of Construction: 580 Brighton Ave	Owner Name: John Naylor	Owner Address: 45 Fleetwood	Phone: 207-939-5053
Business Name: Rosemont Market	Contractor Name: R Connolly & Co., Inc.	Contractor Address: P.O. Box 8463 Portland	Phone: (207) 233-8651
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / Reframing existing windows and doors.	Proposed Project Description: Reframing existing windows and doors.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/03/2010
Note: **Ok to Issue:** ✓

- 1) This property shall remain retail only in use as previously was the previously approved use. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Tammy Munson **Approval Date:** 05/20/2010
Note: **Ok to Issue:** ✓

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Ben Wallace Jr. **Approval Date:** 05/10/2010
Note: **Ok to Issue:** ✓

- 1) All means of egress to remain accessible at all times
- 2) All construction shall comply with NFPA 1 and 101.

BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 (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 Inspection 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 with construction.**

 X **Final inspection required at completion of work.**

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



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>580 Brighton AVE</u>		
Total Square Footage of Proposed Structure/Area 2000 <u>2000</u>	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>185</u> Block# <u>C 001</u> Lot#	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>John Naylor</u> Address <u>45 Fleetwood</u> City, State & Zip <u>Portland, ME 04112</u>	Telephone: <u>939-5053</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>12,000</u> C of O Fee: \$ Total Fee: \$ <u>140.00</u>
<p>RECEIVED APR 28 2010 Dept. of Building Inspections City of Portland Maine</p>		
Current legal use (i.e. single family) <u>Retail</u> Number of Residential Units _____ If vacant, what was the previous use? <u>Retail</u> Proposed Specific use: <u>Rosemont market / Retail</u> Is property part of a subdivision? <u>no</u> If yes, please name <u>A+B</u> Project description: <u>Re frame existing window walls - Re frame Entry to Acap</u> <u>3' Double Drs - cut opening @ rear of Building for additional 3' stud</u> <u>exit Dr</u>		
Contractor's name: <u>R Connolly & Co, Inc</u> Address: <u>3 upper main rd</u> <u>Call will pick up</u> City, State & Zip <u>Portland, ME 04069</u> Telephone: <u>233-8651</u> Who should we contact when the permit is ready: <u>Robert Connolly</u> Telephone: <u>233-8651</u> 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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

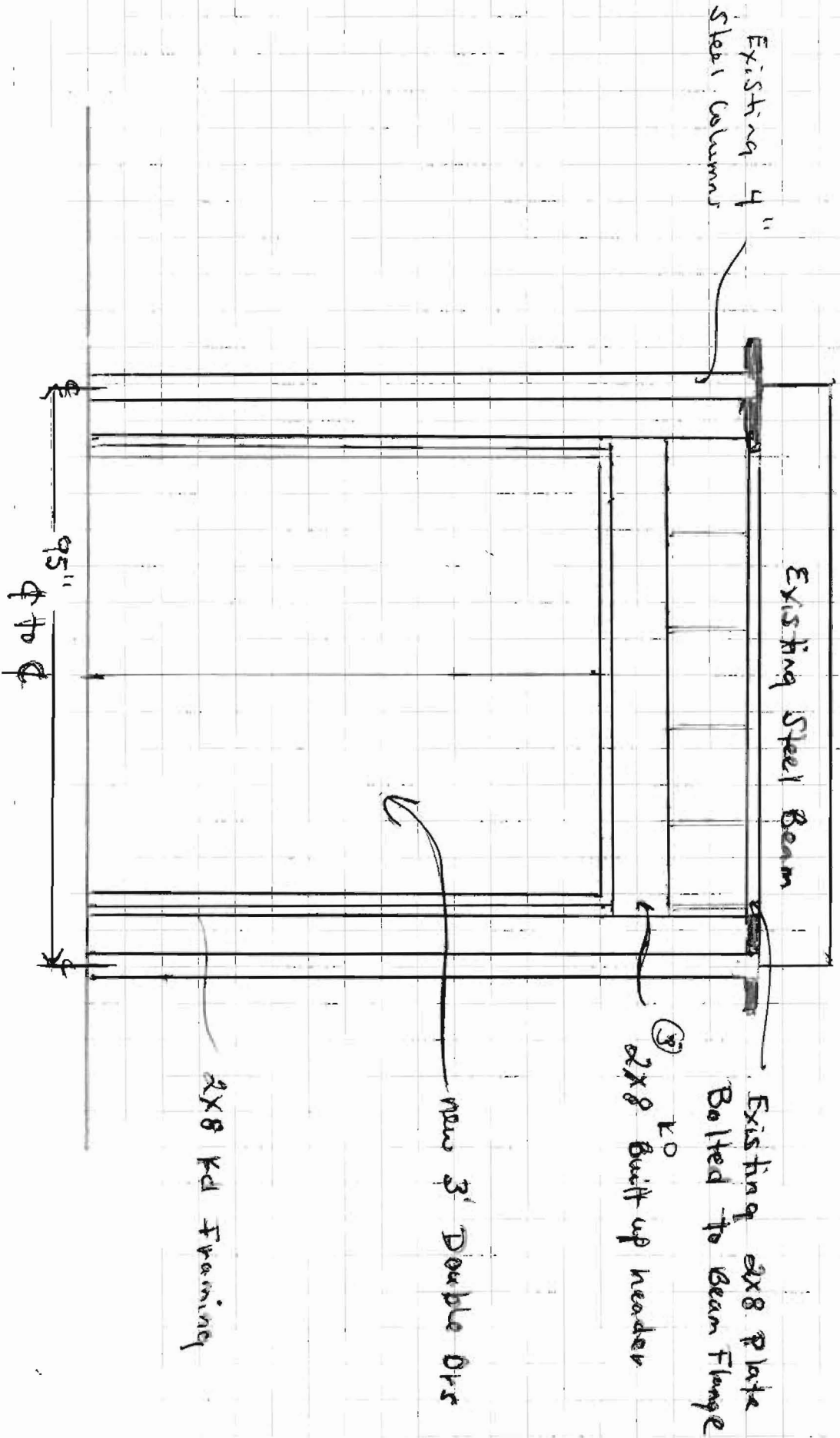
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: R Connolly Date: 4-28-2010

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

Front Entry

Plan C

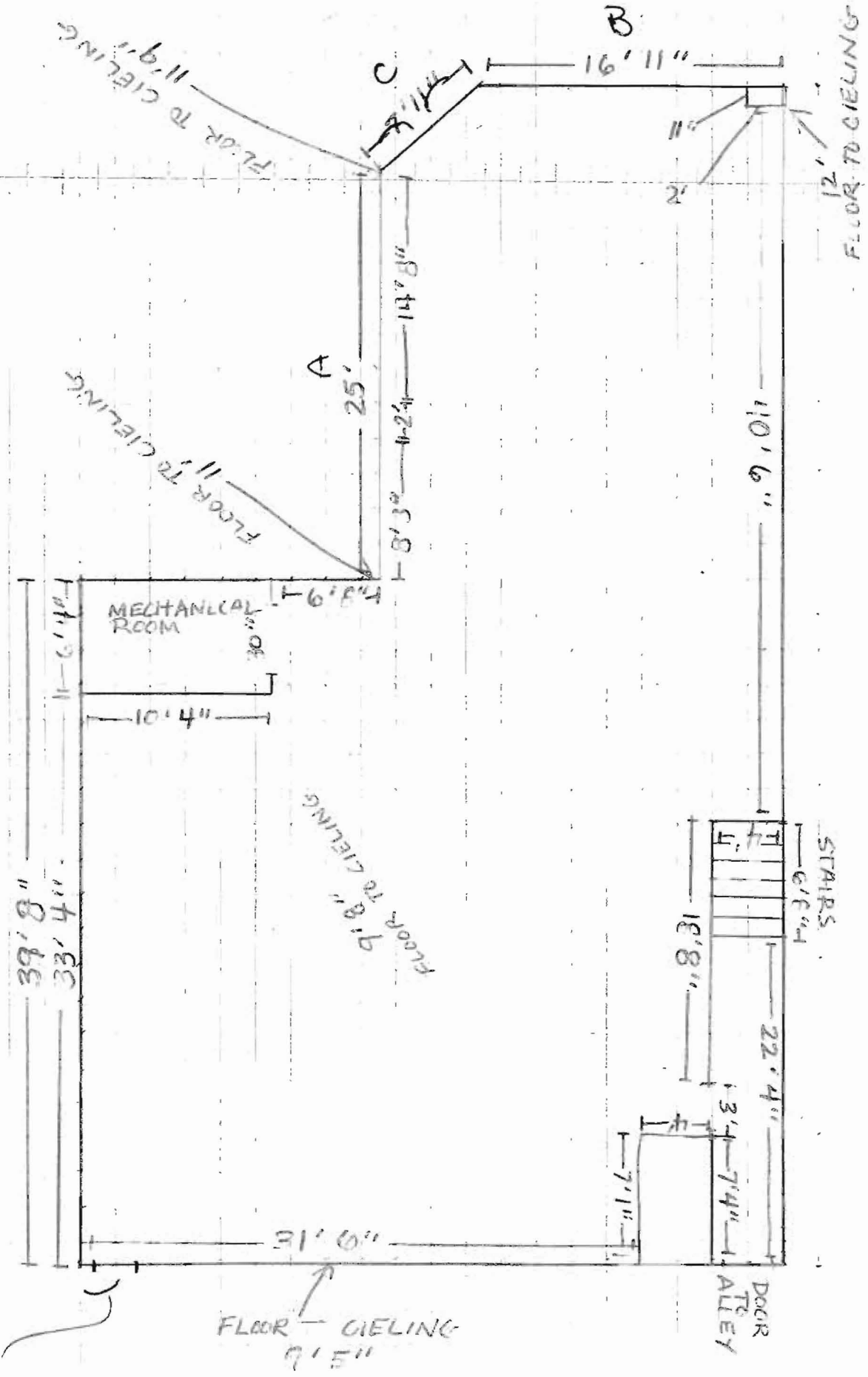


BRIGATON AVE

B

FLOOR TO CEILING
11'9"

FLOOR TO CEILING
12'



Colonial SF



new 3' steel exit door

o

14' 5 1/2"

typ. window configuration
new

Photo A + B

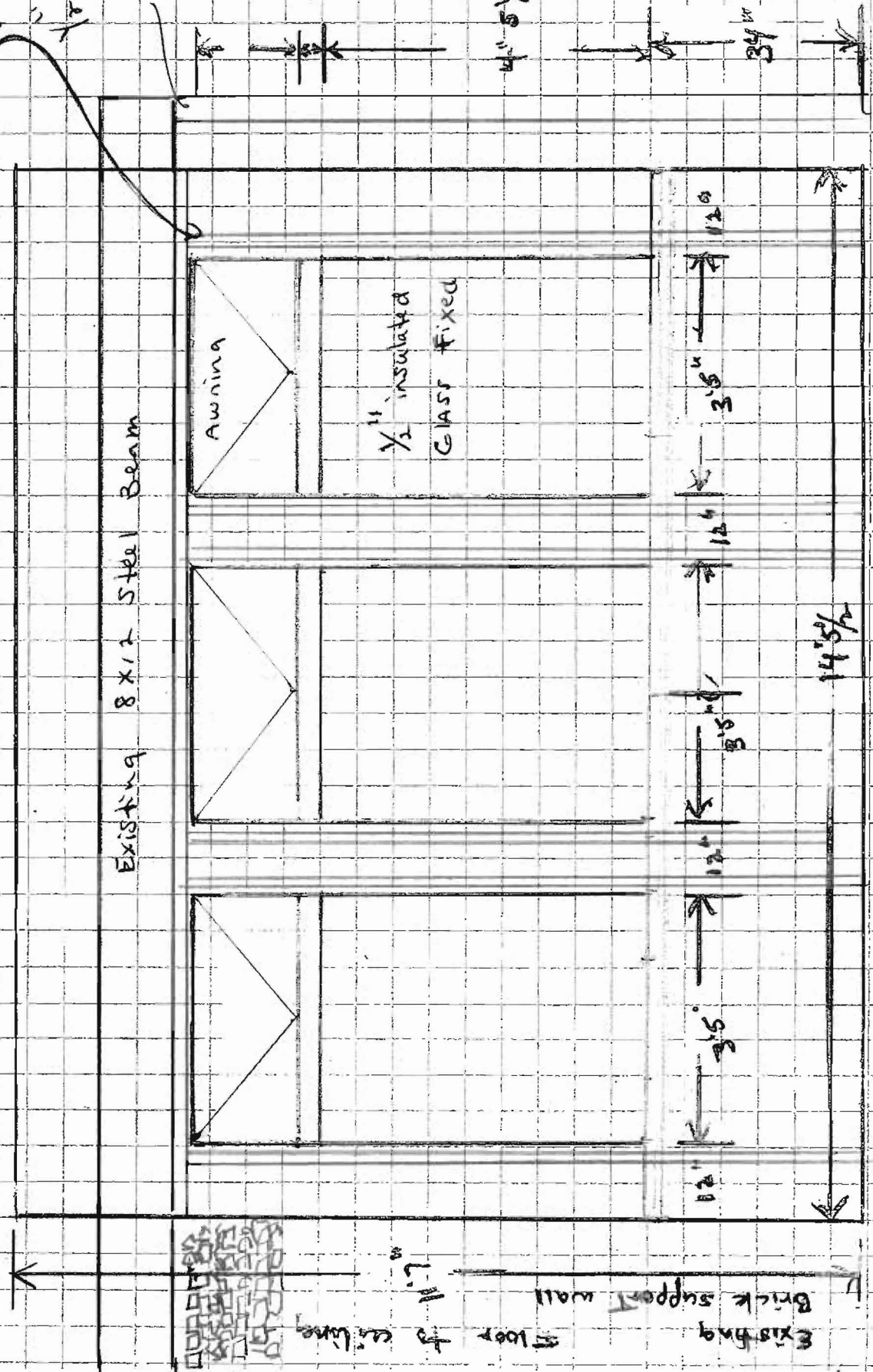
2x4 KD Studs
Interior
2x4
2x4

Existing 8x12 Steel Beam

Existing 4" Steel Column



Existing floor to ceiling
Brick support wall



Awning

1/2" insulated
GLASS FIXED

1' 5"

3 1/2"

4' 5 1/2"

34" sill height

12" 12" 12" 3' 5" 3' 5" 3' 5" 12" 14 5/8"