

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

B

PERMIT

Permit Number: 050193

This is to certify that Heritage Realty Limited Partnership/Packard Development

has permission to 1 Story brick / EFIS Caad Structure w/ steel frame

AT 1030 Brighton Ave

263A A004001

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 written permission procured before this building or part thereof is entered or closed-in. **NO WORKER 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. W.H.M. 2

Health Dept. _____

Appeal Board _____

Other _____

Department Name



[Signature] 7/22/05
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: 05-0193
 Issue Date: OCT 5 2005
 CBL: 263A A004001

Location of Construction: 1030 Brighton Ave	Owner Name: Heritage Realty Limited Partnership	Owner Address: 535 Boylston St	Phone: 617-965-1966
Business Name:	Contractor Name: Packard Development	Contractor Address: 1 Wells Drive Newton	Phone: 617-965-1966
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-2

Past Use: Vacant / Parking Area	Proposed Use: Commercial retail 1 story brick / EFIS Chad Structure w/ steel frame	Permit Fee: \$5,421.00	Cost of Work: \$600,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>B</i> Type: <i>2B</i>	

Proposed Project Description: 1 Story brick / EFIS Chad Structure w/ steel frame	Signature: <i>dm</i>	Signature: <i>Chad</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: dmartin	Date Applied For: 02/23/2005	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 <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Shoreland zone</i> <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>2004-0070</i> Maj <input checked="" type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>2/23/05</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: _____
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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

City of Portland, Maine - Building or Use Permit

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

Permit No:	Date Applied For:	CBL:
05-0193	02/23/2005	263A A004001

Location of Construction: 1030 Brighton Ave	Owner Name: Heritage Realty Limited Partnership	Owner Address: 535 Boylston St	Phone:
Business Name:	Contractor Name: Packard Development	Contractor Address: 1 Wells Drive Newton	Phone (617) 965-1966
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use:

Commercial retail 1 story brick / EFIS Clad Structure w/ steel frame in front of lot - called Bldg "A"

Proposed Project Description:

1 Story brick / EFIS Clad Structure w/ steel frame

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/28/2005**Note:** **Ok to Issue:** ☒

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 03/22/2005**Note:** **Ok to Issue:** ☒

- 1) Must receive contractors statement of responsibility prior to commencement of project.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 03/02/2005**Note:** **Ok to Issue:** ☒

- 1) the fire alarm system shall be installed in accordance with NFPA 72 standard
- 2) fire extinguishers shall be installed in accordance with NFPA 10 standard
- 3) the fire alarm system and sprinkler system shall tested to the appropriate standard and the results shall be submitted to the Portland Fire Department
- 4) the sprinkler system shall be installed in accordance with NFPA 13 standard

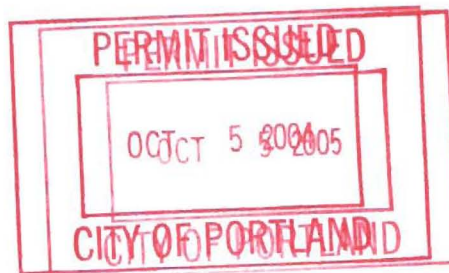
Dept: Engineering **Status:** Open **Reviewer:** Tony **Approval Date:****Note:** PUBLIC WORKS ENGINEERING REVIEW....4/26/04 **Ok to Issue:** ☐

I have reviewed the submittal dated 4/14/04 and offer the following comments:

1. Due to the limited content supplied and received, to date, a detail review of this project can not be accomplished.
2. The applicant's engineer should discuss modifications to the Brighton Avenue frontage with Eric Labelle, the City Engineer. He has some specific requirements as it relates to improvements along Brighton Ave.
3. The applicant needs to be aware that any roadway impacts to Rand Road will require permits and some substantial fees. The fees are large due to the fact that Rand Road is a moratorium roadway.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 05/05/2004**Note:** **Ok to Issue:** ☒

- 1) Application requires State Fire Marshal approval.
- 2) access shall be from all sides of structure
- 3) additional hydts required per meeting with fire protection engineer



Location of Construction: 1030 Brighton Ave	Owner Name: Heritage Realty Limited Partnership	Owner Address: 535 Boylston St	Phone:
Business Name:	Contractor Name: Packard Development	Contractor Address: 1 Wells Drive Newton	Phone (617) 965-1966
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Dept: DRC Status: Approved with Conditions Reviewer: Steve Bushey Approval Date: 07/27/2004
 Note: Ok to Issue: ☒
 1) see planning conditions

Dept: Planning Status: Approved with Conditions Reviewer: Kandi Talbot Approval Date: 07/27/2004
 Note: Ok to Issue: ☒

- 1) 9. any revisions that shall occur, such as landscaping or parking changes, based on the securing of additional right of way, shall be reviewed and approved by the Planning Authority.
- 2) 2. That the developer revise the plans in accordance with the Traffic Engineer's memo dated July 20, 2004, to be reviewed and approved by the City's Traffic Engineer and that the developer shall reconfigure the Pine Tree Shopping Center Driveway approach to Brighton Avenue, opposite Taft Avenue, to provide an exclusive right turn lane and a shared left/through/right turn lane. The plans shall be revised to include additional low dense landscaping and/or berm, within the landscaped island on Brighton Avenue in front of the developer's leased area to deter mid block crossing on Brighton Avenue and the plan shall be amended to remove reference to the fence. Landscaping and/or berm for the island shall be reviewed and approved by the City Arborist.
- 3) 1. That within the first year after completion of the project, the Rand Road/Pine Tree/Forest City Driveway be monitored to determine whether the intersection meets signal warrants. Documentation shall be submitted to the City's Traffic Engineer. After monitoring, if it is determined that the intersection warrants a traffic signal, the developer shall be responsible for installation of the traffic signal. The developer shall also provide a performance guarantee, prior to issuance of a building permit, in the amount of \$75,000 to be held until that time that it is determined whether a traffic signal is warranted at this driveway and shall be held for up to 18 months. Monitoring data shall occur during one year after completion and traffic warrant shall be determined within 6 months of the monitoring.
- 4) 10. That the applicant shall place in escrow \$12,000 to extend the landscaping island within Rand Road, prior to issuance of a building permit. The funds will be placed in escrow until Rand Road is no longer a moratorium street, which will occur in 2008, at which time the improvements to Rand Road shall be completed.
- 5) 7. That the required fire hydrants be added to the site plan for review and approval by the Fire Department.
- 6) 4. That revised building elevations shall be submitted for review and approval by Planning staff.
- 7) 3. That the developer shall provide a pedestrian access easement for the sidewalk along Brighton Avenue, between Rand Road and Applebee's Restaurant, which is located out of the City's right of way. The pedestrian access easement shall be submitted prior to issuance of a building permit, and shall be reviewed and approved by Corporation Counsel.
- 8) 8. That as part of this development, the developer shall complete the Brighton Avenue streetscape from where the project was completed up to the Brighton Avenue Bridge. In lieu of completing the Brighton Avenue streetscape, the developer shall make a contribution of \$3000,000 to the City, prior to issuance of a building permit, for the City to complete the Brighton Avenue streetscape project. The developer will also utilize best efforts to secure, from Heritage Realty, additional Brighton Avenue right of way in fee or easement as required by the City for up to 15 feet on the southerly side of Brighton Avenue, plus the elimination of the property line "bulge", westerly of the entry drive to Pine Tree Shopping Center, or, if not able to secure such right of way prior to issuance of a building permit, the developer shall deposit up to \$100,000 in escrow to be used by the City to defray acquisition costs of such right of way if acquired by the City through an eminent domain proceeding, plus necessary structures to maintain the functionality of the existing development.
- 9) 6. That the plans be revised in accordance with the Development Review Coordinator's (DRC) memo dated July 19, 2004 and shall be reviewed and approved by the DRC. Any minor revisions during the DEP Site Location review shall be reviewed and approved by the DRC. To the extent that City requirements on the proposed changes are more stringent than DEP requirements, the City standards shall apply.
- 10) 5. That a sewer capacity letter from the Portland Sewer Division is submitted to staff prior to issuance of a building permit.

Comments:

3/3/2005-mjn:

RECEIVED ALL MATERIALS

Location of Construction: 1030 Brighton Ave	Owner Name: Heritage Realty Limited Partnership	Owner Address: 535 Boylston St	Phone:
Business Name:	Contractor Name: Packard Development	Contractor Address: 1 Wells Drive Newton	Phone (617) 965-1966
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

- 1) I faxed a new page 3 certification form, the top part was not completed.
- 2) Section 1705.3 Contractor's Statement of responsibility...please review this section and have the GC and subs if applicable respond.
- 3) Division 3, Cast in Place Concrete was omitted from my spec book.
- 4) Concrete strength not shown.
- 5) Does the use of 5/8 inch plywood for the sign band violate Section 603.1?
- 6) I do not have final planning approval to release this permit.

3/22/2005-mjn: HOLD FOR FINAL PLANNING SIGNOFF.....

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: <u>RETAIL 2 1030 BRIGHTON AVE PORTLAND, ME.</u>		
Total Square Footage of Proposed Structure <u>9,998 sq. ft.</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>263AA</u> Block# <u>00</u> Lot# <u>4</u>	Owner: <u>PORTLAND PINE TREE LLC</u> <u>C/O PACKARD DEVELOPMENT LLC</u>	Telephone: <u>607-965-1966</u>
Lessee/Buyer's Name (If Applicable) <u>—</u>	Applicant name, address & telephone: <u>HOWARD MINTZ</u> <u>SAME AS ABOVE</u>	Cost Of Work: <u>\$6,00,000</u> Fee: <u>\$5,421.00</u>
Current use: <u>VACANT / PARKING AREA</u>		
If the location is currently vacant, what was prior use: <u>PARKING AREA</u>		
Approximately how long has it been vacant: <u>—</u>		
Proposed use: <u>RETAIL</u>		
Project description: <u>1 STORY BRICK / EPSI CAD STRUCTURE W/STEEL FRAME.</u>		
Contractor's name, address & telephone: <u>PACKARD Development</u> <u>1 Wells AVE, Newton, MASS</u>		
Who should we contact when the permit is ready: <u>HOWARD MINTZ</u>		
Mailing address: <u>SEE ABOVE</u>		
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: <u>617-965-1966</u> <u>Ext. 304</u>		

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

FEB 23 2005

RECEIVED

02459

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>[Signature]</u>	Date: <u>2/17/05</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 4th floor of City Hall