

City of Portland, Maine - Building or Use Permit Application

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

Permit No:

05-0230

Issue Date:

PERMIT ISSUED:

263A A044001

Location of Construction: 1030 Brighton Ave		Owner Name: Heritage Realty Limited Partnership		Owner Address: 131 Dartmouth St 6th Fl		Phone: 207 874 2963					
Business Name:		Contractor Name: Benchmark		Contractor Address: 650 Main St Sp. Portland		Phone: 207 874 2963					
Lessee/Buyer's Name		Phone:		Permit Type: Change of Use - Commercial			Zone: B2				
Past Use: Retail/ Payless Shoe		Proposed Use: Full Belly Deli/ Tenant Fit-up/ Change of use		Permit Fee: \$771.00		Cost of Work: \$75,000.00	CEO District: 3				
Proposed Project Description:				FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A2 Type: 26 3/17/05 [Signature]					
				Signature: [Signature]		Signature: [Signature]					
				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: 03/07/2005		Zoning Approval							
<ol style="list-style-type: none">This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.Building permits do not include plumbing, septic or electrical work.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 checked="" type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM Date: 3/10/05		Zoning Appeal <input checked="" 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 Landmar <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: _____			
				Any New Signage Requires A Separate Location							

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

Please Read
Application And
Notes, If Any,
Attached

PERMIT

PERMIT ISSUED

Permit Number: 050230

MAR 18 2005

CITY OF PORTLAND

This is to certify that Heritage Realty Limited Partnership/Berhas permission to Full Belly Deli/ Tenant Fit-up Change of useAT 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 work on permit must be completed before this building or part thereof is closed-in. **48 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALSFire Dept *[Signature]*

Health Dept _____

Appeal Board _____

Other _____

Department Name

[Signature] 3/17/05
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit

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

Permit No: 05-0230	Date Applied For: 03/07/2005	CBL: 263A A004001
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Location of Construction: 1030 Brighton Ave	Owner Name: Heritage Realty Limited Partnership	Owner Address: 131 Dartmouth St 6th Fl	Phone:
Business Name:	Contractor Name: Benchmark	Contractor Address: 650 Main St So. Portland	Phone (207) 874-2963
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Full Belly Deli/ Tenant Fit-up/ Change of use	Proposed Project Description: Full Belly Deli/ Tenant Fit-up/ Change of use
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Dept: Zoning **Status:** Approved **Reviewer:** Marge Schmuckal **Approval Date:** 03/10/2005
Note: **Ok to Issue:** ☐

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 03/17/2005
Note: **Ok to Issue:** ☒

1) HVAC and Kitchen Local exhaust plans and permit must be filed and approved prior to commencement of mechanical installation

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 03/10/2005
Note: **Ok to Issue:** ☒

- 1) fire extinguishers shall be installed in accordance with NFPA 10 standards
- 2) the hood system shall be installed in accordance with NFPA 96 standards
- 3) the fire alarm system shall be maintained to NFPA 72 standards
- 4) the sprinkler system shall be maintained to NFPA 13 standards

Comments:

3/11/2005-mjn: Left message w/ applicant need HVAC/Local exhaust info

BENCHMARK

34 Thomas Drive
Westbrook, ME 04092
207.591.7600
Fax 207.591.7604

FAX

To: Lannie, City of Portland

From: Diane Hopkins

Fax: 874-8716

Phone: (207) 591-7600

Pages: 4 (including cover sheet)

Fax: (207) 591-7604

Re: **Full Belly Deli Project, Pine Tree Shopping Center, 1060 Brighton Avenue,
Portland, Maine - Permit Certificates**

CC: Richard Egan

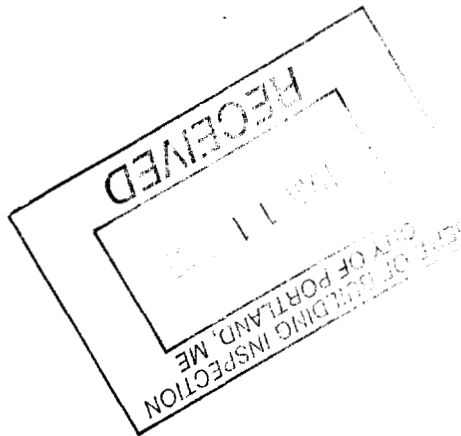
Date: March 11, 2005

☐ Urgent ☐ For Review ☐ Please Comment ☐ Please Reply ☐ Please Recycle

Lannie:

Per your request of March 9th, please find attached the executed Accessibility and Building Code Certificates.

263AA 4



FROM DESIGNER: JOHN W. COLE
DATE: 03/07/05
Job Name: FULL BELLY DELI
Address of Construction: UNIT 10, PINETREE SHOPPING CENTER, GRAND BLVD, PORTLAND, ME

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) A2
Type of Construction II B
Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IBC YES
Is the Structure mixed use? NO if yes, separated or non separated (see Section 302.3) NON SEPARATED
Supervisory alarm system? NO Geotechnical/Soils report required? (See Section 1802.2) NO

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members
(1003.1, 1003.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS
(1603)

Uniformly distributed floor live loads (1603.2.1, 1607)

Floor Area Use	Loads Shown

Wind loads (1603.1.4, 1609)

Design option utilized (1603.1.1, 1609.5)
Basic wind speed (1609.5)
Building category and wind importance factor, I_w (Table 1604.5, 1609.5)
Wind exposure category (1609.4)
Internal pressure coefficient (ASCE 7)
Component and cladding pressures (1609.1.1, 1609.5.2.2)
Main force wind pressures (1603.1.1, 1609.5.2.1)

Earthquake design data (1609.1.5, 1614 - 1623)

Design option utilized (1614.1)
Seismic use group ("Category") (Table 1604.5, 1616.2)
Spectral response coefficients, S_{DS} & S_{D1} (1616.1)
Site class (1616.1.5)

Live load reduction
(1609.1.1, 1607.9, 1607.10)

Roof live loads (1603.1.2, 1607.11)

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
(1608.3)

If $P_g > 10$ psf, snow exposure factor, C_e
(Table 1608.3.1)

If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)

Roof thermal factor, C_t (Table 1608.3.2)

Sloped roof snowload, P_s (1608.1.4)

Seismic design category (1616.3)

Basic seismic force-resisting system
(Table 1617.6.2)

Response modification coefficient, R , and deflection amplification factor, C_d
(Table 1617.6.2)

Analysis procedure (1616.6, 1617.5)

Design base shear (1617.4, 1617.5.1)

Flood loads (1603.1.3, 1612)

Flood hazard area (1612.3)

Elevation of structure

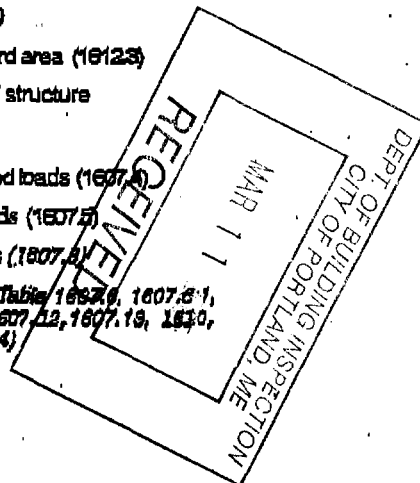
Other loads

Concentrated loads (1607.5)

Partition loads (1607.5)

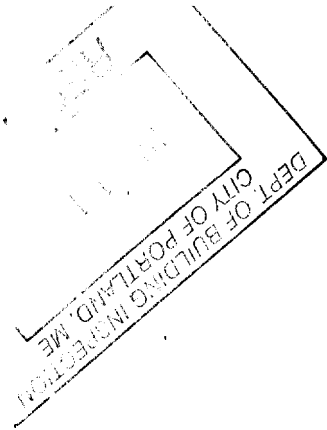
Impact loads (1607.5)

Misc. loads (Table 1607.5, 1607.5.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)





CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101



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

FROM: JOHN W. COLE

RE: Certificate of Design

DATE: 03/07/05

These plans and / or specifications covering construction work on:

FULL BELL DELI, UNIT 10, PINETREE SHOPPING CENTER

RAND ROAD, 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.

263A4 (SEAL)

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.

Signature: John W. Cole

Title: Principal

Firm: ARROWSTREET INC.

Address: 212 ELM ST,
SOUMERVILLE, MA 02144



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE**
389 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: JOHN W. COLE

Address of Project: PINETREE SHOPPING CENTER, RAND ROAD, PORTLAND, ME

Nature of Project: FULL BELL DELI, UNIT 10

INTERIOR FIT OUT OF RESTAURANT AND

KITCHEN

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.

Signature: John W. Cole

Title: PRINCIPAL

Firm: ANNON STREET

Address: 212 ELM ST

PORTLAND, ME

Phone: 617-623-5535

(SEAL)

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

263AA4

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>Pinetree Shopping Center 1064 Brighton Avenue</u>		
Total Square Footage of Proposed Structure <u>2,400 SF</u>	Square Footage of Lot <u>1,271,516 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>263A - A - 004 - 001</u>	Owner: <u>Heritage SPE LLC</u>	Telephone: <u>617-247-2200</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Larry POPE</u> <u>Heritage Property Investment Trust</u> <u>131 DARTMOUTH STREET</u> <u>Boston, MA 02116 (617) 247-2200</u>	Cost Of Work: \$ <u>75,000⁺⁻</u> Fee: \$ <u>696.00</u>
Current use: <u>Retail</u> + 75⁰⁰000000		
If the location is currently vacant, what was prior use: <u>Payless Shoe Source</u> 698⁰⁰00		
Approximately how long has it been vacant: <u>1 Month</u>		
Proposed use: <u>Retail - Full Belly Deli Restaurant</u>		
Project description: <u>Fitout Former shoe store for occupancy by Full Belly Deli</u>		
Contractor's name, address & telephone: <u>Unknown</u>		
Who should we contact when the permit is ready: <u>LARRY POPE</u>		
mailing address: <u>131 DARTMOUTH ST.</u> <u>Boston, MA. 02116</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: 617-247-2200		

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.

DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME Signature of applicant: <u>Lawrence Pope</u>	Date: <u>3/4/05</u>
MAR 7 2005 RECEIVED	
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	