

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number. 081399

Please Read
Application And
Notes. If Any
Attached

This is to certify that 1140 BRIGHTON AVENUE ASSOCIATION Seaside Park Land
has permission to Amendment to permit #080527 Change Floor Plan & build an addition
AT 1140 BRIGHTON AVE CBL 265 B004001

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 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

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____

DEC 23 2008

Department Name
CITY OF PORTLAND

Christy S. Miller 12/23/08
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: 08-1399	Issue Date: 12/23/08	CBL: 265 B004001
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Location of Construction: 1140 BRIGHTON AVE	Owner Name: 1140 BRIGHTON AVENUE ASSO	Owner Address: 1140 BRIGHTON AVE	Phone:
Business Name:	Contractor Name: Ocean Park Land Surveying LLC. /	Contractor Address: PO Box 7265 Ocean Park	Phone: 2077499471
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	Zone: B-2

Past Use: Commercial - restaurant - Amendment to permit #080527	Proposed Use: Commercial - restaurant - Amendment to permit #080527 - Change Facade, Floor Plan & build an addition	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>A-2</i> Type: <i>2B</i> <i>IBC-2003</i>	

Proposed Project Description: Amendment to permit #080527 Change Facade, Floor Plan & build an addition <i>(occupant load 250)</i>	Signature: <i>Greg Cass</i>	Signature: <i>EL 12/23/08</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: 10/31/2008	Zoning Approval
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<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 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"/> <i>OK w/ condition</i> Date: <i>11/12/08 ABN</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: <i>ABN</i>
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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 _____

12/29/08 - Rough-in Inspection - exterior walls of existing structure only. Electrical - Mike Moreno / Chris Harkin
Plumbing - Chris / Mike

OK to Close-in. exterior walls only.

NOTE - All abandoned wiring and plumbing to be removed from basement.

Electrical Panels may need to be replaced "Corrosion", has been wet.

We need a steel plan for roof support in ^{tepponyak} ~~habrai~~ Room. *Chris*

02/03/09 Framing Firework / shuri beams
OKAY *MS*

05/18/09 closed out
MS

City of Portland, Maine - Building or Use Permit

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Permit No: 08-1399	Date Applied For: 10/31/2008	CBL: 265 B004001
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Location of Construction: 1140 BRIGHTON AVE	Owner Name: 1140 BRIGHTON AVENUE ASSO	Owner Address: 1140 BRIGHTON AVE	Phone:
Business Name:	Contractor Name: Ocean Park Land Surveying LLC. /	Contractor Address: PO Box 7265 Ocean Park	Phone (207) 749-9471
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	

Proposed Use: Commercial - restaurant - Amendment to permit #080527 - Change Facade, Floor Plan & build an addition	Proposed Project Description: Amendment to permit #080527 Change Facade, Floor Plan & build an addition
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 11/17/2008

Note: CSH requested a site plan from Bob Greenlaw on 11/04/2008 he will fax to Ann M. CSH **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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 12/23/2008

Note: Contacted Bob Greenlaw requesting a site plan of entire site showing new stoage area. He will get this to Ann M. CSH 12/01/2008 requested more info on indoor pond,insulation details,ventilation system, and details of facade **Ok to Issue:**

- 1) Separate Permits shall be required for any new signage.
- 2) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) An inspection of the installation of the steel and concrete and structural bracing shall be conducted by a licensed engineer and his/her certification shall be submitted to this office stating compliance with the approved plans.
- 4) The basement is **NOT** approved as habitable space. A code compliant 2nd means of egress must be installed in order to change the use of this space.
- 5) The tables and chairs must not block any means of egress of any building, even during storage.
- 6) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 7) Equipment must be installed in compliance with the manufacturer's specifications
- 8) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 9) **Approval of license is subject to health inspections per the Food Code.**
- 10) New restaurant, lounge or bar must meet the requirements of the City and State Food Codes

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 11/18/2008

Note: **Ok to Issue:**

- 1) The kitchen shall not be used as a means of egress for patrons
- 2) **Application requires State Fire Marshal approval.**
- 3) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 4) **The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.**
- 5) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 6) Fire alarm system requires a Masterbox connection per city ordinance.



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Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	

- 7) All means of egress to remain accessible at all times
- 8) Emergency lights are required to be tested at the electrical panel.
Additional lights may be required.

Comments:

11/21/2008-gg: received granted site exemption as of 11/20/08

11/4/2008-amachado: Permit went right to Chris Hanson. Should have gone to zoning first. Chris passed it to zoning today. Chris noticed that an addition had been added to the structure. Waiting for site plan from Bob Greenlaw.

12/15/2008-csh: Gave Bob Greenlaw a copy of the list of requirements to be able to complete the review. List included, 1. Set of complete drawings w/ design professionals seal embossed (Larry Fischer), 2. Cert. Of Design W/seal, 3. Accessibility of Building Code Cert. Sealed, Special inspection, and Cert of design appl. Completed.

11/10/2008-amachado: Left voicemail for Bob Greenlaw. Received siteplan from him on 11/07/08. Not to scale. Needs to submit siteplan exemption application. Needs to submit building plans for construction of addition.

11/12/2008-amachado: Received revised siteplan. Addition is 7' from property line. Needs to be a minimum of 10'. Spoke to Bob Greenlaw. He said that it was replacing a previous larger outbuilding but I can find no record of it on file. The new addition has to meet the rear setback.

11/17/2008-amachado: Spoke to Missy from Ocean Park Land Surveying. She wanted to know what the holdup was on the permit. I told her that the addition does not meet the 10' rear setback. I also told her that I had spoken to Bob Greenlaw about this on Nov 12. We need a revised siteplan that shows that the addition is meeting the rear setback. We also need revised construction details for the new addition. When we receive a revised siteplan there will have to be a site plan exemption applied for.

11/17/2008-amachado: Gave siteplan exemption to Barbara.

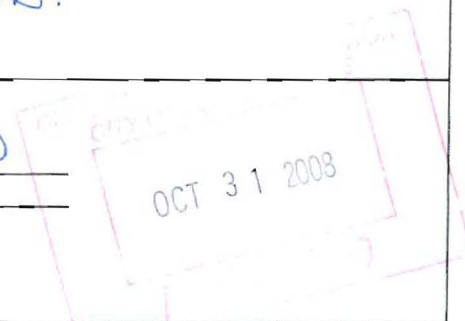




General Building Permit Application

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>1140 BRIGHTON AVE</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>265</u> Block# <u>B</u> Lot# <u>4</u>		Owner: <u>BRIGHTON AVE ASSOC.</u> Telephone:
Lessee/Buyer's Name (If Applicable) <u>N/A</u>	Applicant name, address & telephone:	Cost Of Work: \$ _____ Fee: \$ <u>30</u> C of O Fee: \$ _____
Current legal use (i.e. single family) <u>RESTAURANT</u> If vacant, what was the previous use? <u>SAME</u> Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name <u>N/A</u> Project description: <u>AMMENDMENT TO FACADE & FLOOR PLAN.</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>Bob GREENLAW</u> Mailing address: _____ Phone: <u>749-9471</u>		



Please submit all of the information outlined in the Commercial Application 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 of applicant: <u>[Signature]</u>	Date: <u>10/31/2008</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

