

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

## BUILDING INSPECTION

### PERMIT

Permit Number: 031128

Please Read Application And Notes, If Any, Attached

This is to certify that City Of Portland/Hardy Pond Construction  
has permission to New 12' x 45' Foundation for new walk  
AT 1097 Brighton Ave 269 B001001

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 occupied or otherwise used-in. **HEAR NOTICES REQUIRED.**

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

#### OTHER REQUIRED APPROVALS

Fire Dept. 4/11/13  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
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: 03-1128	Issue Date:	CBL: 269 B001001
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<b>Location of Construction:</b> 1097 Brighton Ave	<b>Owner Name:</b> City Of Portland	<b>Owner Address:</b> 389 Congress St	<b>Phone:</b>
<b>Business Name:</b> n/a	<b>Contractor Name:</b> HardyPond Construction	<b>Contractor Address:</b> 45 Bridgton Rd. Westbrook	<b>Phone:</b> 2077976066
<b>Lessee/Buyer's Name:</b> n/a	<b>Phone:</b> n/a	<b>Permit Type:</b> Additions - Commercial	<b>Zone:</b> RS
<b>Past Use:</b> Commercial / Barron Center	<b>Proposed Use:</b> Barron Center / New 12' x 45' Foundation for new walk in coolers. ( Related to demo of existing coolers).	<b>Permit Fee:</b> \$0.00	<b>Cost of Work:</b> \$42,000.00
<b>Proposed Project Description:</b> New 12' x 45' Foundation for new walk in coolers.		<b>CEO District:</b> 3	<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied
		<b>INSPECTION:</b> Use Group: U Type: 2 COOLERS 9/25/03	<b>Signature:</b> <i>[Signature]</i>
		<b>Signature:</b> <i>[Signature]</i>	<b>Signature:</b> <i>[Signature]</i>
<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>			
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
<b>Signature:</b>		<b>Date:</b>	

<b>Permit Taken By:</b> gg	<b>Date Applied For:</b> 09/15/2003	<b>Zoning Approval</b>	
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland <i>HA</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>see signed exemption</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>OL 9/24/03</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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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 \_\_\_\_\_

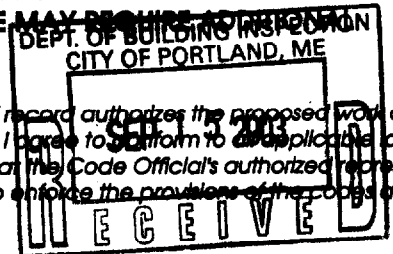
# All Purpose Building Permit Application

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: <sup>1125-1145</sup> <u>Brighton Avenue Portland</u>		
Total Square Footage of Proposed Structure <u>500 +/- sq<sup>2</sup></u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>269</u> Block# <u>B</u> Lot# <u>001</u>	Owner: <u>City of Portland</u> <u>Barron Center</u>	Telephone: <u>Owners McCallough</u> <u>ScholarTech @ 56-0291</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>Jeffrey Frey</u> <u>Hardywood Const.</u> <u>45 Bridgton Rd</u> <u>Westbrook Me 04092</u>	Cost Of Work: \$ <u>42,000</u> Fee: \$ <u>waiver?</u> <u>399.00</u>
Current use: <u>City Hospital / Nursing Facility</u> <u>777-6066</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>new 12x45 Foundation <del>work</del> for new walk-in coolers</u>		
Project description: <u>related demo of existing coolers</u>		
Contractor's name, address & telephone: <u>Hardywood Const. 45 Bridgton Rd Westbrook Me 04092</u>		
Who should we contact when the permit is ready: <u>Jeffrey Frey 691-2678</u>		
Mailing address: _____		
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>691-2678</u>		

**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 code applicable to this permit.*



Signature of applicant: <u>Jeffrey Frey</u>	Date: <u>9/15/03</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 4<sup>th</sup> floor of City Hall**

**City of Portland, Maine  
Planning And Urban Development  
Application For Exemption From Site Plan Review**

City Of Portland  
Applicant \_\_\_\_\_ Phone \_\_\_\_\_

07/16/2003  
Application Date \_\_\_\_\_ 20030145  
Application ID \_\_\_\_\_

389 Congress St  
Address \_\_\_\_\_

Exemption  
Project Name/Description \_\_\_\_\_

Portland                      ME   04101  
City                                      State   Zip

269 B001001  
CBL \_\_\_\_\_

City Of Portland  
Consultant/Agent \_\_\_\_\_ Phone \_\_\_\_\_

1145 Brighton Ave  
Address of Proposed Site \_\_\_\_\_

**Description of Proposed Development:**  
Construction of a cooler (500+) on west side of the building.

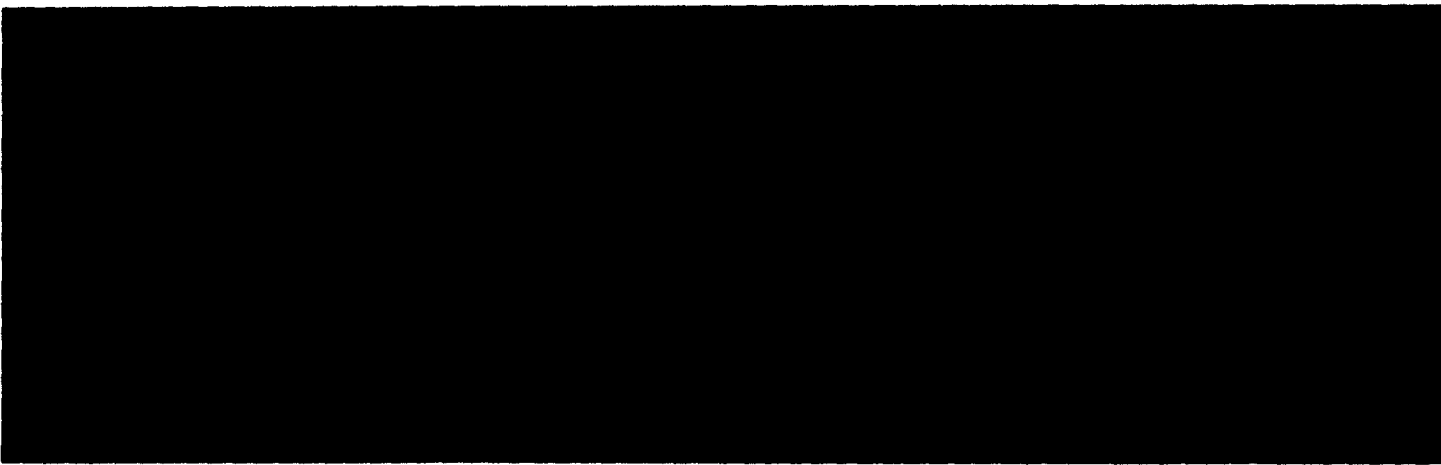
**PLEASE ATTACH SKETCH/PLAN OF PROPOSAL/DEVELOPMENT**

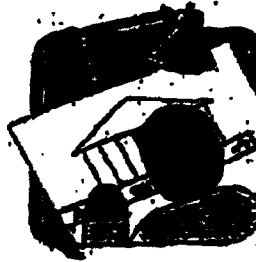
**Criteria for Exemptions:**

**Applicant  
(Yes, No, N/A)**



- |   |     |
|---|-----|
| a) within existing structures: No New Buildings, Demolitions or Additions | Yes |
| b) footprint increase less than 500 sq ft                                 | Yes |
| c) no new curb cuts, driveways, parking areas                             | Yes |
| d) curbs and sidewalks in sound condition and comply with ADA             | Yes |
| e) no additional parking / no traffic increase                            | Yes |
| f) no stormwater problems   | Yes |
| g) sufficient property screening  | Yes |
| h) adequate utilities   | Yes |

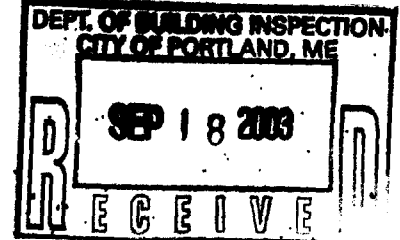




Center  
Barron City

# CITY OF PORTLAND MAINE

389 Congress St., Rm 315  
Portland, ME 04101  
Tel. - 207-874-8704  
Fax - 207-874-8716



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

FROM DESIGNER: Neill & Gunter, Inc  
Scarborough, Maine

DATE: 9/17/03

Job Name: Barron Center - Freezer/Cooler Foundation

Address of Construction: Barron Center - Brighton Ave

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION  
Construction project was designed according to the building code criteria listed below

**FOUNDATION ONLY**

Building Code and Year: 1999 Use Group Classification(s): n/a

Type of Construction: n/a Bldg. Height: n/a Bldg. Sq. Footage: n/a

Seismic Zone: n/a Group Class: n/a

Roof Snow Load Per Sq. Ft.: n/a Dead Load Per Sq. Ft.: n/a

Basic Wind Speed (mph): n/a Effective Velocity Pressure Per Sq. Ft.: n/a

Floor Live Load Per Sq. Ft.: 150 PSF

Structure has full sprinkler system? Yes No No n/a Alarm System? Yes No No n/a

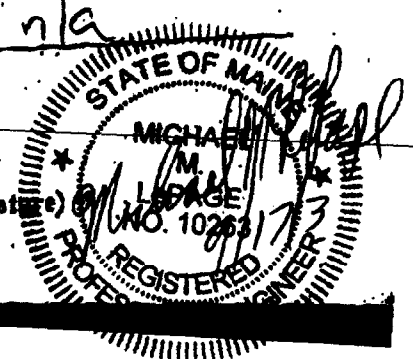
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes No No n/a

If mixed use, what subsection of 3.1.3 is being considered: n/a

List Occupant loading for each room or space, designed into this Project: n/a

(Designers Stamp & Signature)





CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Rm 316  
Portland, ME 04101

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

FROM: Neill & Gunter, Inc

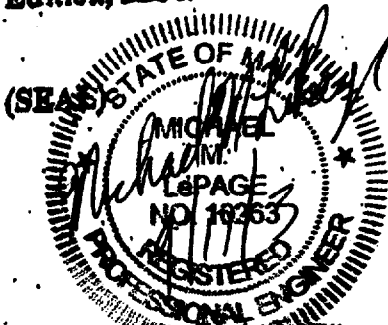
RE: Certificate of Design

DATE: 9/17/03

These plans and/or specifications covering construction work on:

The Berger Center freeze and  
cooler foundations - FOUNDATION ONLY

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature Michael M. LePage  
Title DESIGN ENGINEER  
Firm Neill and Gunter  
Address Scarborough Maine

As per Maine State Statute:

\$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.



*State of Maine*  
*Department of Public Safety*  
**Construction Permit**



Not  
Reviewed  
for Barrier  
Free

# 13461

Sprinkled  
Sprinkler Supervised

**BARRON CENTER KITCHEN RENOVATION**

Located at: 1145 BRIDGTON AVE.

**PORTLAND**

Occupancy/Use: NURSING HOME

**Permission is hereby given to:**

CITY OF PORTLAND  
C/O BOB O'BRADOVICH  
1145 BRIDGTON AVE  
PORTLAND, ME 04102

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 .

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

*This permit will expire at midnight on the 01 st of February 2004*

Dated the 01 n day of August A.D. 2003

Commissioner

**Copy-1 Owner**

Comments: PARTITIONS TO BE OF NON COMBUSTIBLE CONSTRUCTION.

CITY OF PORTLAND  
C/O BOB O'BRADOVICH  
1145 BRIDGTON AVE  
PORTLAND, ME 04102



APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Barron Chr  
Applicant

7/16/03  
Application Date

1145 Brighton Ave  
Applicant's Mailing Address

Cooler addition  
Project Name/Description

Bob D'Bradovich  
Consultant/Agent/Phone Number

1145 Brighton Ave  
Address of Proposed Site

CBL: 601-B-1

Description of Proposed Development:

Construction of a cooler (500±) on west side of building

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:  
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)
✓
✓
✓
✓
✓
✓
✓
✓
✓
✓

