

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that 1041 BRIGHTON AVE, LLC

Located At 1041 BRIGHTON AVE

Job ID: 2012-08-4785-CH OF USE

CBL: 274- D-001-001

has permission to fit up space for physical therapy office

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

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
**Fire Prevention Officer**

9-26-12

  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspections 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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy Inspection

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



**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-08-4785-CH OF USE	Date Applied: 8/23/2012	CBL: 274- D-001-001	
Location of Construction: 1041 BRIGHTON AVE	Owner Name: 1041 BRIGHTON AVE, LLC (c/o Boulos Co. - Paul Urenech)	Owner Address: 1 CANAL PLAZA  PORTLAND, ME 04101	Phone:  207-233-1172
Business Name: Back in Motion Physical Therapy	Contractor Name: CBRE Boulos	Contractor Address: 1 Canal Plaza, Portland, ME 04101	Phone:  207-233-1172
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone:  B-2
Past Use:  Office	Proposed Use:  Same - office - fit up space for physical therapy office	Cost of Work: 39,000.00	CEO District:
		Fire Dept:  <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection Use Group: B Type: 2B MUBEC '09 Signature: JMB
Proposed Project Description: tenant fit up for physical therapy office - no change of use		Pedestrian Activities District (P.A.D.)  9/21/12	
Permit Taken By: Gayle		<b>Zoning Approval</b>	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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 informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min - <input type="checkbox"/> MM	<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	<input checked="" type="checkbox"/> Not in Dist 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: OK w/ conditions 8/22/12 ABM	Date:	Date: ABM
	<b>CERTIFICATION</b>		

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 appication 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

B-2

2012 - 08 - 4785



# 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>1041 BRIGHTON AVE PORTLAND</u>		
Total Square Footage of Proposed Structure/Area: <u>2100 SQ FT.</u>	Square Footage of Lot: <u>N/A</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>274 D00 1001</u>	Applicant *must be <u>owner</u> , Lessee or Buyer* Name <u>1041 BRIGHTON AVE, LLC</u> Address <u>BOULOS CO 1 CANAL</u> City, State & Zip <u>PLAZA PORTLAND</u>	Telephone: <u>871.1290 (O)</u> <u>233.1172 (C)</u>
Lessee/DBA (If Applicable) <u>BACK IN MOTION Physical Therapy</u>	Owner (if different from Applicant) Name Address <u>SAME RECEIVED</u> City, State & Zip <u>AUG 23 2012</u>	Cost Of Work: \$ <u>39,000.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>39,075.00</u>
Current legal use (i.e. single family) <u>VACANT</u> Dept. of Building Inspections If vacant, what was the previous use? <u>OFFICE</u> City of Portland Maine Proposed Specific use: <u>office, physical therapy</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CONSTRUCTION OF 1 GENERAL OFFICE, 1 RECEPTIONIST OFFICE, AND 3 PHYSICAL THERAPY EXAM ROOMS, REPLACE CARPET, PAINT,</u>		
Contractor's name: <u>CBRE BOULOS</u>		
Address: <u>1 CANAL PLAZA</u>		
City, State & Zip: <u>PORTLAND, ME</u>		Telephone: <u>871.1290 (O)</u>
Who should we contact when the permit is ready: <u>Paul Urenech</u>		Telephone: <u>233.1172 (C)</u>
Mailing address: <u>SAME</u>		

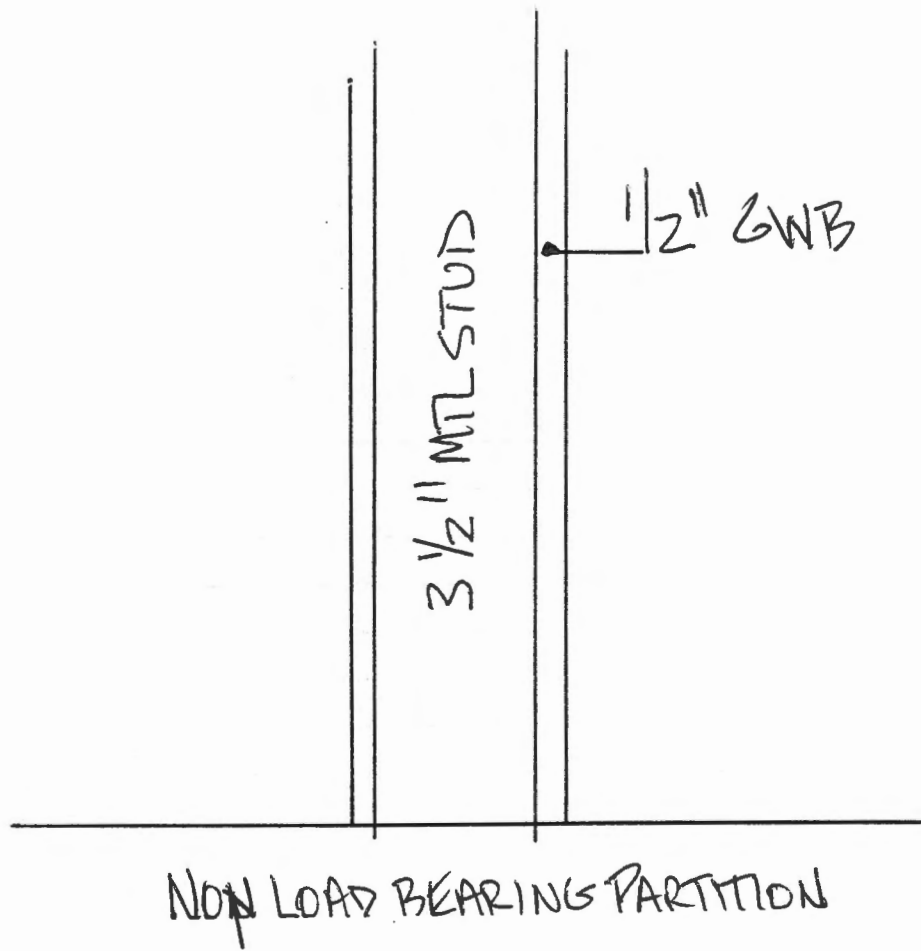
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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](http://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 code applicable to this permit.

Signature: <u>Paul Urenech</u>	Date: <u>8/23/12</u>
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This is not a permit; you may not commence ANY work until the permit is issue





# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

## Receipts Details:

**Tender Information:** Check , BusinessName: 1041 Brighton Avenue, Check Number: 2823  
**Tender Amount:** 410.00

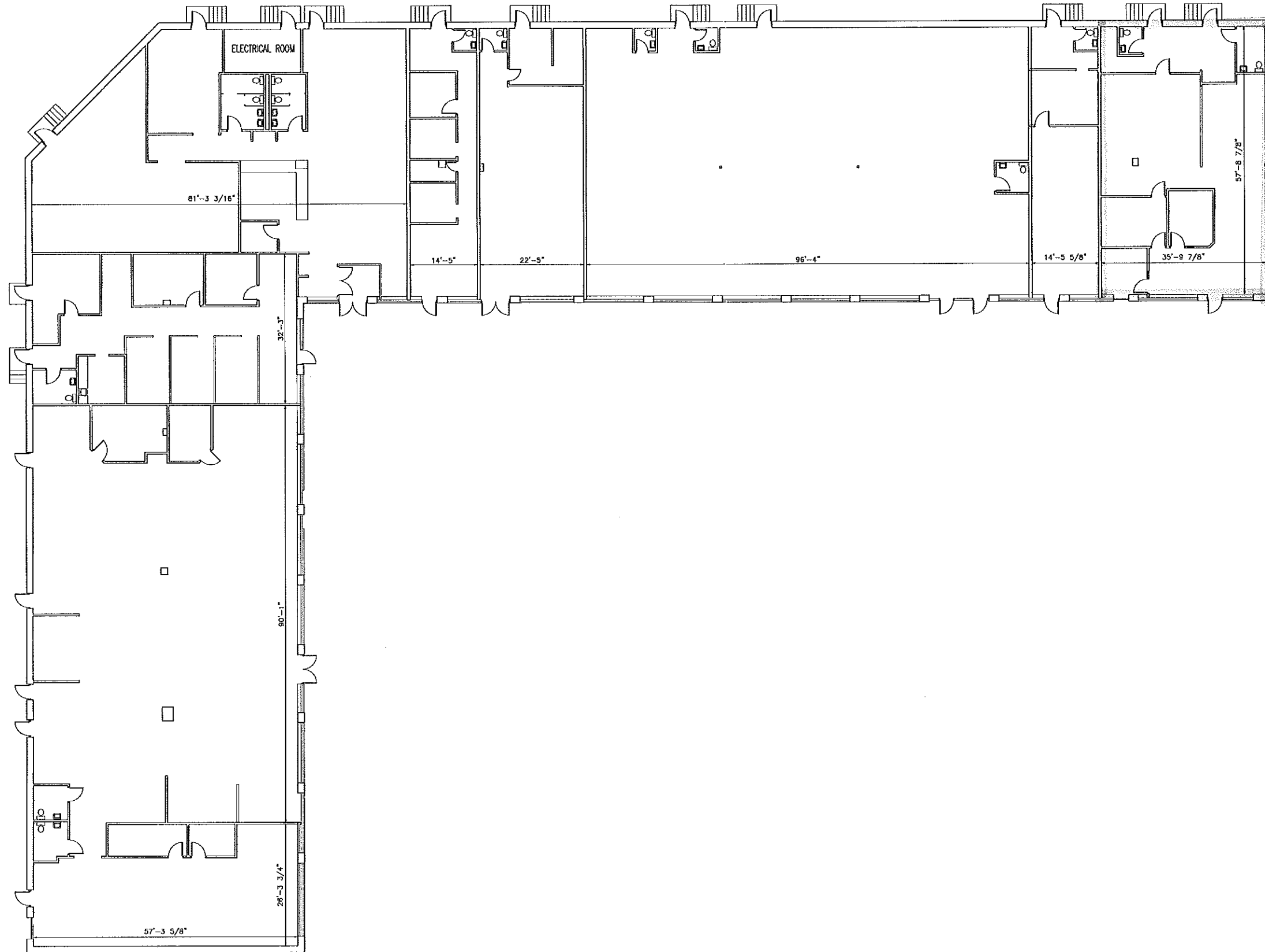
## Receipt Header:

**Cashier Id:** gguertin  
**Receipt Date:** 8/23/2012  
**Receipt Number:** 47430

## Receipt Details:

Referance ID:	7761	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	410.00	Charge Amount:	410.00
Job ID: Job ID: 2012-08-4785-CH OF USE - change of use; office to office/physical therapy			
Additional Comments: 1041 Brighton Ave. Boulos			

**Thank You for your Payment!**



WWW.GRAHAMARCHITECTS.COM

PROJECT

1041 Brighton Avenue  
Portland, Maine

INFORMATION

Path:  
Issue Date: 06/29/10  
Drawn By: DG  
Checked By: DG  
Revisions:  
1.  
2.  
3.  
4.

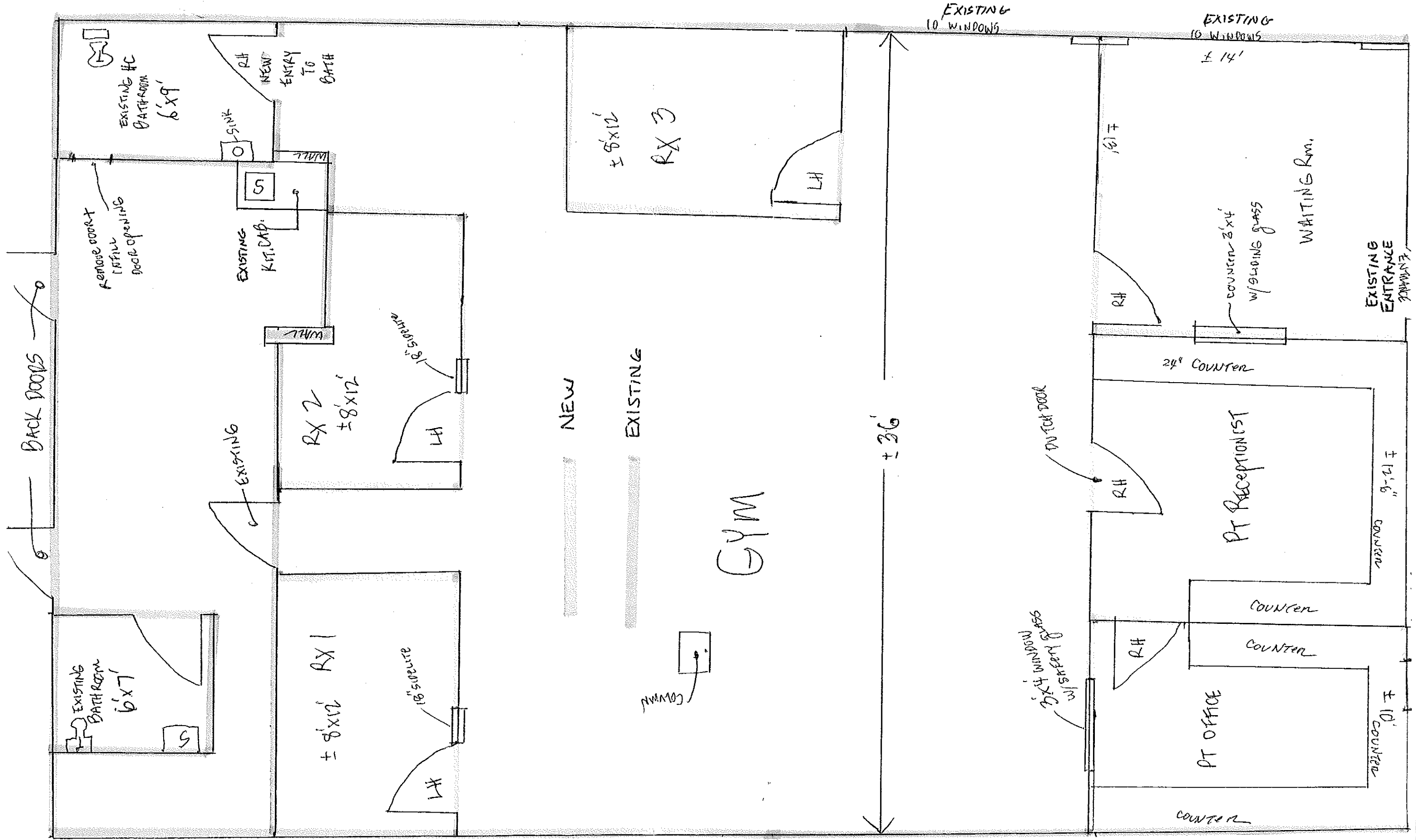
TITLE  
Ground Floor Plan

SCALE  
3/32"=1'-0"

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A1.1





BACK DOORS

EXISTING BATH ROOM 6'x7'

REMOVE DOOR + INFILL DOOR OPENING

EXISTING HC BATH ROOM 6'x9'

± 8'x12' RX 1

± 8'x12' RX 2

± 8'x12' RX 3

NEW

EXISTING

GYM

± 36'

EXISTING 10 WINDOWS

EXISTING 10 WINDOWS ± 14'

24' COUNTER

PT RECEPTIONIST

COUNTER

COUNTER

PT OFFICE

COUNTER

± 10' COUNTER

± 9'-6" COUNTER

COUNTER 3'x4' w/ SLIDING GLASS

WAITING RM.

EXISTING ENTRANCE

FIX WINDOW W/ SLIDING GLASS

PU TECH DOOR

EXISTING

SINK

EXISTING K.T. DAB.

RH NEW ENTRY TO BATH

18' SQUARE LH

16' SQUARE LH

LH

16'7"

RH

RH

RH

LH

LH

LH

CAMERA

WALL

WALL

COUNTER

10-2-12 ~~PAV~~ LAV MUST HAVE DRUM TRAP

GF/BKL OK CLOSE IN

PAUL 233-1172

10-24-12 GF/BKL/JM

- BL. J BOX ABOVE CEILING.
- ' FIRE EXT (2) - (4) REAR DOOR TOO STIFF
- + CAP PLUMBING & CNG

11-7-12 GF ALL CORRECTED BKL