

City of Portland, Maine – Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 276 Warren Ave		Owner: Lepage Bakeries		Phone: 78309161		Permit No: 001209	
Owner Address: PO Box 1900 Auburn ME		Lessee/Buyer's Name:		Phone:		BusinessName:	
Contractor Name: *** R.L. Jeannotte Peter Joy ***		Address: PO Box 415 Shirley Massachusetts 01464		Phone: ****		Permit Issued:	
Past Use: Bread Distribution		Proposed Use: same		COST OF WORK: \$50,00-0.00 May be more comming 324.00		PERMIT FEE:	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: M Type: 3B BOCA 99	
				Signature: <i>HMM</i>		Signature: <i>[Signature]</i>	
Proposed Project Description: demo dock custruct new dock etc				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
				Signature: _____ Date: _____			
Permit Taken By: K		Date Applied For: Oct 17 2000					

Zone: *10-4* CBL: 296-G-001
 Zoning Approval: *OK 10/24/00*
 Special Zone or Reviews:
 Shoreland *us sealack*
 Wetland
 Flood Zone *plan*
 Subdivision
 Site Plan *major* minor amm
see site plan Exemption
 Zoning Appeal
 Variance *by K/T*
 Miscellaneous
 Conditional Use *dated*
 Interpretation *8/17/00*
 Approved
 Denied *see letter*

PERMIT ISSUED WITH REQUIREMENTS

Historic Preservation
 Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:
 Approved
 Approved with Conditions
 Denied

Date: _____

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..

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: Oct 17 2000 K PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

PERMIT ISSUED WITH REQUIREMENTS
 CEO DISTRICT
 1

COMMENTS

11/8/09 Pre con w/ Gary & Pete Joy about work - reviewed inspection process - footing setback prior to pour. Will need a surveyor letter confirming placement due to being exactly on line. Will call early next week for setback insp. JZ

11-17: Met Contractors' Surveyor @ site, Surveyor agreed to provide letter stating foundation will be in compliance w/ set back. SKW w/m.c.

11-27 Checked site & found excavation flooded. SKW.

2/20/01 - Letter dated 10/20/00 found in file re: Snowloads (Construction #37) de par PSH

Needs to Verify design for wind loads (#38)

Letter from TSI Verifying setbacks dated 12/1/00 found in file - ok (K)

Inspection Record

Type

Foundation: _____
Framing: _____
Plumbing: _____
Final: _____
Other: _____

Date

BUILDING PERMIT REPORT

DATE: 18 OCT. 2000 ADDRESS: 276 Warren Ave. CBL: 296-G-001

REASON FOR PERMIT: Demo loading dock Construct loading dock

BUILDING OWNER: Depage Bakeries

PERMIT APPLICANT: CONTRACTOR R.L. Jannott + Peter Joy

USE GROUP: M CONSTRUCTION TYPE: 33 CONSTRUCTION COST: 59,000.0 PERMIT FEES: 324.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *2, *4, *26, *27, *28, *36, *37

- 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained.
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve.
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level.
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue.
16. Each apartment shall have access to two (2) separate, remote and approved means of egress.
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

* 20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

* 23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

* 27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

28. All requirements must be met before a final Certificate of Occupancy is issued.

29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

31. Please read and implement the attached Land Use Zoning report requirements.

32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

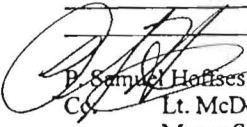
33. Bridging shall comply with Section 2305.16.

34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

* 36. All flashing shall comply with Section 1406.3.10.

* 37. SNOW roof loads For Portland Me. is 42 PSF. Plus drifting/BOCA/99 ch. 16
* 38. Wind loads in PILD are 85 MPH - BOCA NATIONAL Building Code /
1999 Chapter 16
Load SEE FAX FROM Kevin GILMORE PE ON SNOW


P. Samuel Hoffses, Building Inspector
Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

PSH 10/1/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

***THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

*
****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

****CERTIFICATE OF OCCUPANCY FEE \$50.00

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit.

NOTE** 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 (include Portion of Building): 276 Warren Ave		
Total Square Footage of Proposed Structure: ± 200 SF	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# 296 Block# 6 Lot# 001	Owner: Lepage Bakeries Country Inc	Telephone#: 207-783-9161
Owner's Address: Lepage Bakeries P.O. Box 1900 Auburn, ME 04211	Lessor/Buyer's Name (If Applicable)	Cost Of Work: \$50,000 Fee: \$324 <i>To be determined</i>
Proposed Project Description: (Please be as specific as possible) Demo and Remove Existing Dock Location, Construct new Loading Dock Infill Existing Floor with concrete, Install Canopy, Install Portico		
Contractor's Name, Address & Telephone: R.L. JEANNETTE INC, P.O. Box 415 Shirley, MA 01464		Rec'd By: (Signature)
Current Use: Bread Distribution	Proposed Use: SAME	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical Installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with your application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

- Unless exempted by State Law, construction documents must be designed by a registered design professional.
- A complete set of construction drawings showing all of the following elements of construction:
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
 - Floor Plans & Elevations
 - Window and door schedules
 - Foundation plans with required drainage and dampproofing
 - Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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 Officials 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: (Signature)	Date: 10-17-00
--	-----------------------

Building Permit Fee: \$10.00 for the 1st \$1000. cost plus \$6.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



will be back w/ more money

** If Available also submit Plans on ADOBE OR CAD Format*

N 10°38'16" E

29365'

METER BOX

"COUNTRY KITCHEN THRIFT STORE"

EXISTING LOADING DOCK LOCATION

1 STORY CEMENT BLOCK BUILDING

PAVED AREA

2' DIAMETER CATCH BASIN

GRASS

WOOD FENCE

1 STORY BUILDING

SIDE YARD SETBACK

25'-4"

12'-0"

LOT 68

LOT 133

LOT 67

LOT 132

LOT 131

LOT 134

B-4

PROPOSED RELOCATED LOADING DOCKS (2)

Side min. Req 10' - 10' show
front 20' Req - 25' show
rear - 20' Req - 20' show

N/F LANGFORD

\$ LOW, INC.

3127/402
6111/252

See other sealed plan



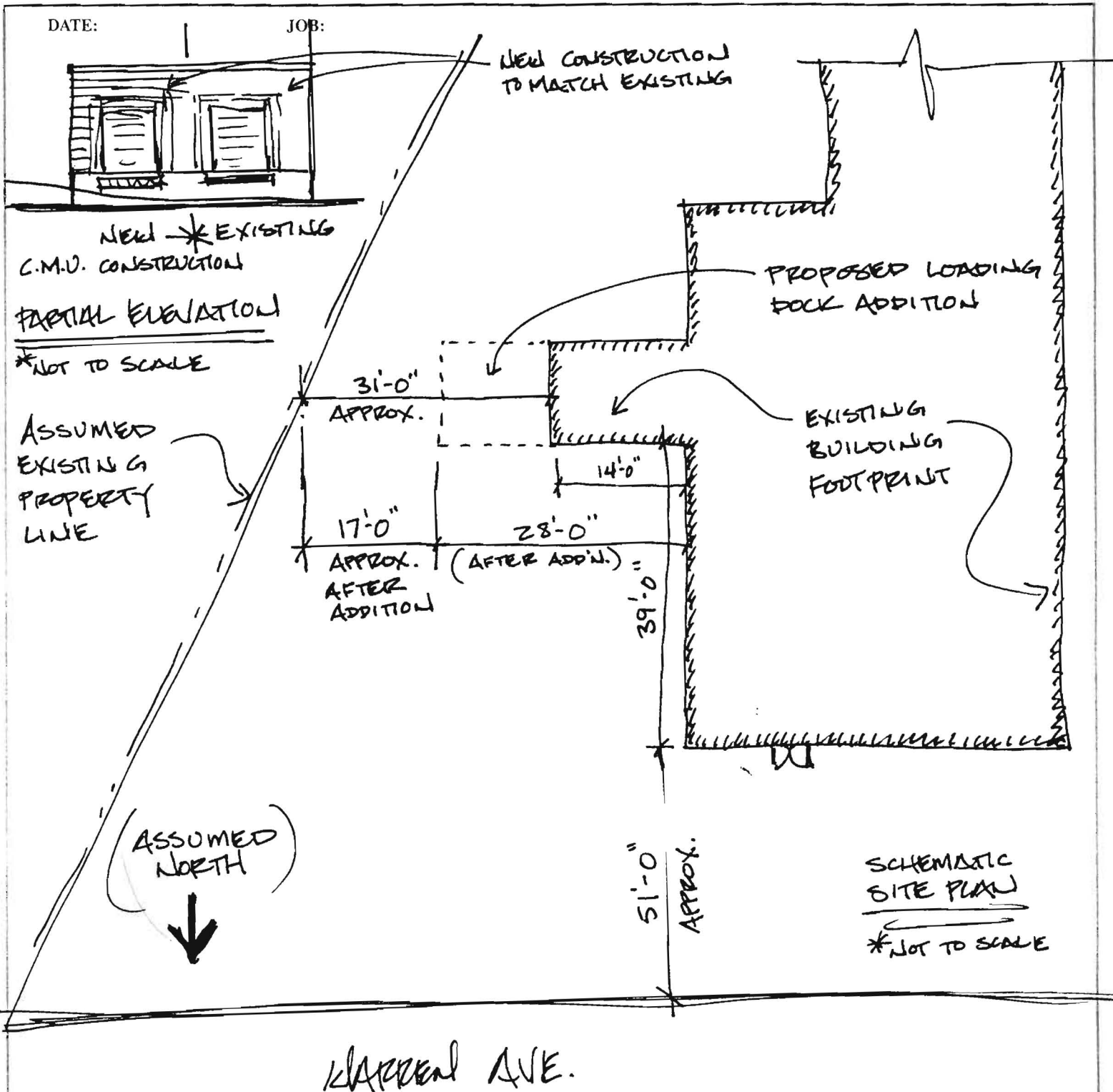
GARY RESTAINO CSI CDT
COMMERCIAL MARKET REPRESENTATIVE

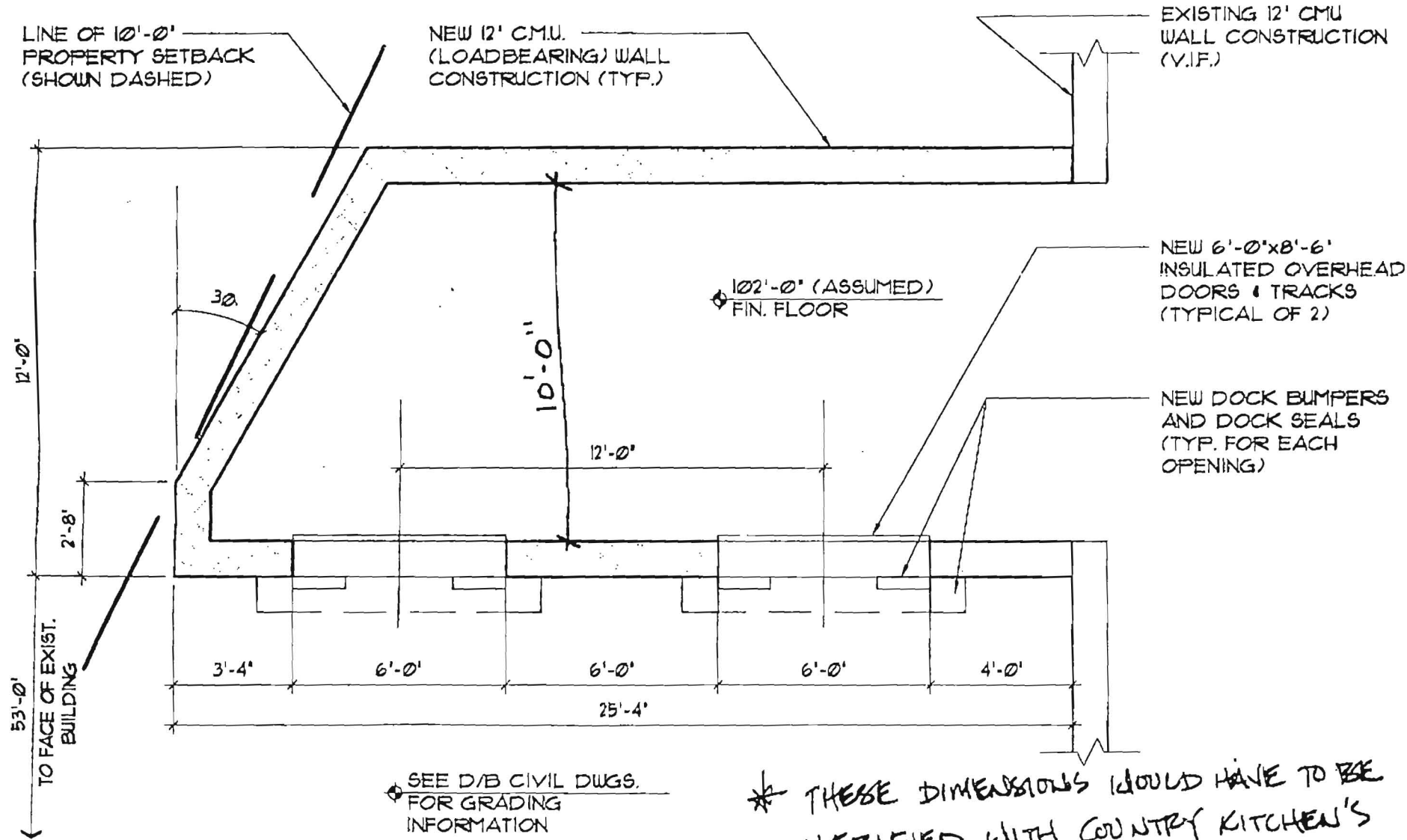
8/2/00

Andersen

2510 CRANBERRY HIGHWAY
WAREHAM, MA 02571

PHONE: (508) 295-1514 FAX: (508) 295-1024





SEE D/B CIVIL DWGS. FOR GRADING INFORMATION

* THESE DIMENSIONS SHOULD HAVE TO BE VERIFIED WITH COUNTRY KITCHEN'S TRUCK SIZES!

N 10:38'16" E

293.65'

METER BOX

"COUNTRY KITCHEN THRIFT STORE"

EXISTING LOADING DOCK LOCATION

1 STORY CEMENT BLOCK BUILDING

PAVED AREA

2' DIAMETER CATCH BASIN

SIDE YARD SETBACK

GRASS

WOOD FENCE

1 STORY BUILDING

LOT 134

PROPOSED RELOCATED LOADING DOCKS (2)

LOT 68

LOT 133

LOT 67

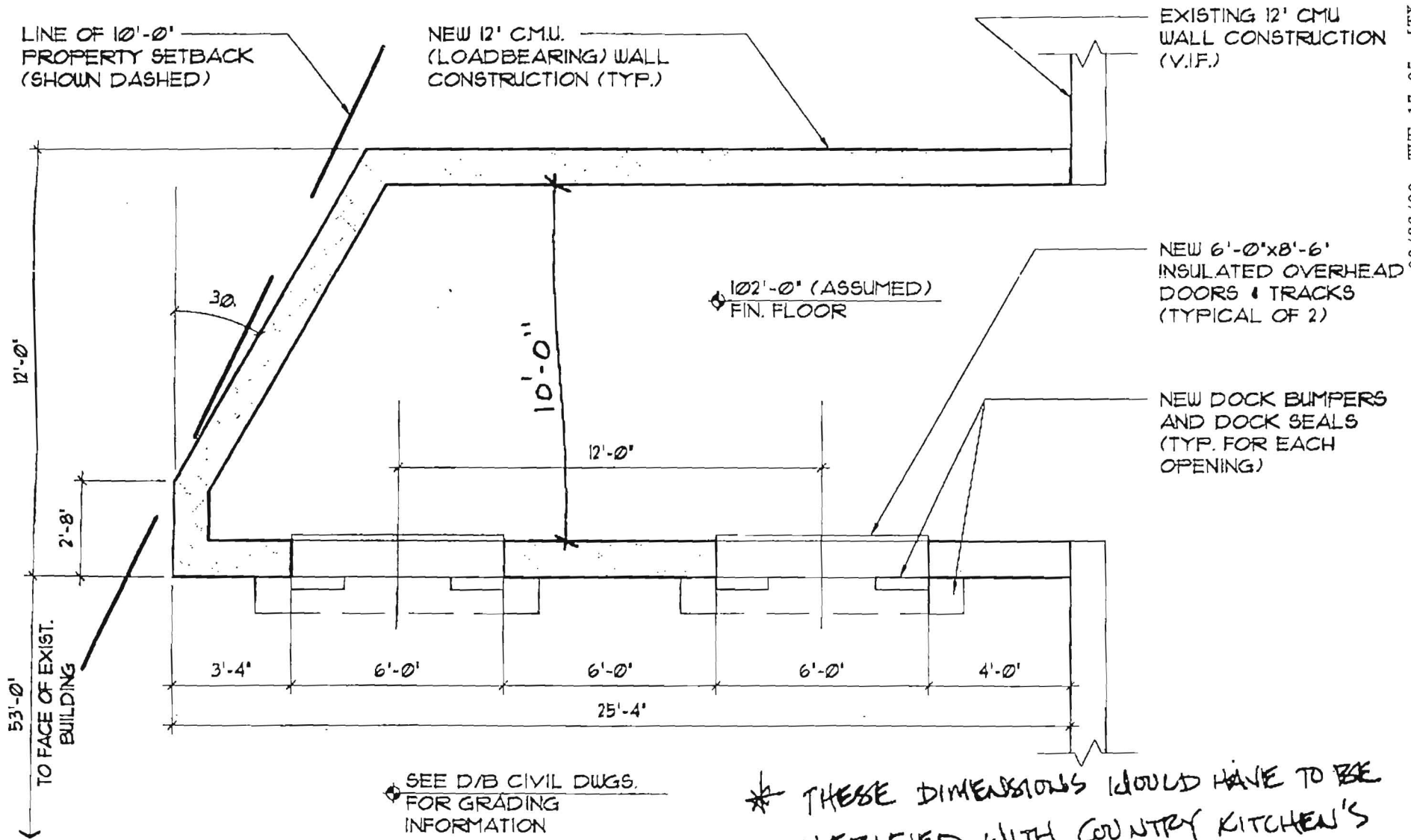
LOT 132

LOT 131

NF LANGFORD

& LOW, INC.

3127/402
6111/252



* THESE DIMENSIONS SHOULD HAVE TO BE VERIFIED WITH COUNTRY KITCHEN'S TRUCK SIZES!

BKA Associates, Inc.
142 Crescent Street
Brockton, MA 01902

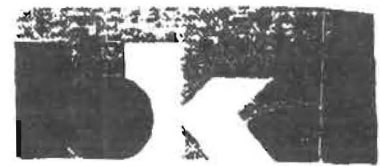
Architecture - Interiors

tel: 508.583.5403
fax: 508.584.2914

17021810

JAN 24 2001

R.L. Jeannotte, Inc.



LETTER OF TRANSMITTAL

To: R.L. JEANNOTTE
Attention: PETE JOY

Date: 1/23/01

Project: COUNTRY KITCHEN - PORTLAND, ME

Project Number: 200140

WE TRANSMIT:

- Herewith
- Under separate cover via _____
- In accordance with your request _____

FOR YOUR:

- Approval
- Use
- Distribution to parties
- Record
- Information
- Review & comment

THE FOLLOWING:

- Drawings
- Change Order
- Other: FINAL AFFIDAVIT
- Shop Drawing Prints
- Shop Drawing Reproducibles
- Samples
- Product Literature
- Specifications
- Originals

COPIES	DATE	NO.	DESCRIPTION
1	1/23/01		FINAL AFFIDAVIT - SIGNED & SEALED

REMARKS

COPIES TO:

Signed: Name *Pete Joy*

**AFFIDAVIT
ARCHITECTURAL DESIGN AND FINAL INSPECTION**

*discussed w/ PSH -
Not acceptable substitute
for field inspections*

To: Mr. Steve Wentworth
City of Portland
Building Inspector

Re: **Country Kitchen (LePage Bakeries)**
Loading Dock Addition and Building Renovation
276 Warren Ave.
Portland, Maine
BKA Ref. No. 200140

I certify that to the best of my knowledge, information and belief, the plans for the captioned building were designed in accordance with the requirements of the Maine State Building Code and all other pertinent laws and ordinances.

I further certify that I, or my authorized representative, have inspected the work on at least two (2) occasions during construction and that to the best of my knowledge, information and belief the work has been done in conformance with the permits and plans approved by the Building Department and with the provisions of the Maine State Building Code and all other pertinent laws and ordinances.



[Signature]

Architect No. 1522
ME Reg. No.

BKA Associates, Inc.
Company

142 Crescent Street, Brockton, MA
Address

(508) 583-5603
Telephone

January 23, 2001
Date

rlj
R. L. Jeannotte, Inc.

1000 Mt. Laurel Circle
P. O. Box 415
Shirley, MA 01464
(978) 425-2333

Fax Cover Sheet

To:	Steve Wentworth	From:	Peter Joy
Company:	Portland Bldg. Dept.	Company:	R. L. Jeannotte, Inc.
Fax:	207-874-8716	Fax:	(978) 425-9845
Date:	Dec. 4, 2000	Pages:	2
Re:	Country Kitch/Portland	CC:	

Urgent For Review for Your Use Reply Requested

● Message:

Steve-

Enclosed, please find a letter from our surveyor Technical Services Inc. confirming that the foundation wall for the new addition is 10'-2 1/2" from the property line meeting the 10'-0" setback required. If there are any questions or concerns please don't hesitate to call.

Thank you,
Peter Joy

If there is a problem with the transmission, or if any pages are missing, please contact us at ONCE @ (978) 425-2333

TSI**TECHNICAL SERVICES, INC.**

SURVEYORS AND LAND USE CONSULTANTS

December 1, 2000

RECEIVED

DEC 4 2000

R.L. Jeannotte, Inc.

Mr. Peter Joy
R.L. Jeannotte, Inc.
1000 Mt. Laurel Circle
P.O. Box 415
Shirley, MA 01464

RE: County Kitchen Retail Outlet - Portland, Maine - "Building Setbacks"

Dear Peter:

On November 30, 2000, the concrete foundation for the proposed new loading dock area for the Country Kitchen building on Warren Avenue in Portland, Maine was located to determine its relationship to property lines and municipal setback requirements. The "easterly-most foundation corner" is located 10.2' (10' 2-1/2") from the property line.

I trust this information will satisfy your immediate needs. Should you have any questions, feel free to give me call.

Respectfully yours,

TECHNICAL SERVICES, INC.



George S. Bouchles, PLS 2295



CITY OF PORTLAND

August 16, 2000

Peter Joy
R. L. Jeannotte
1000 Mount Laurel Circle
P.O. Box 415
Shirley, MA 01464

Re: Country Kitchen Addition, 276 Warren Avenue

Dear Mr. Joy:

After review of the request for a site plan exemption for an addition at 276 Warren Avenue a partial exemption will be granted. A revised site plan shall be submitted showing the following:

1. That the proposed loading dock is located at least 10 feet from the side property line.
2. As discussed with you, per section 25-96 of the City Ordinance, when a nonresidential development requires site plan review, if granite curb or sidewalk does not exist along the street frontage, the applicant is required to install both. If the applicant wishes, they may request a waiver from the Planning Board as set forth in section 14-506(b), however this does not mean that one will be granted. The sidewalk and curbing requirements are attached along with the requirements for waiving granite curb and sidewalk.

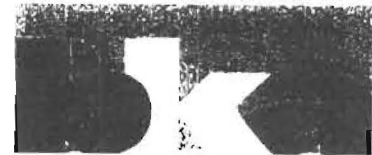
If you have any questions, please do not hesitate to contact me at 874-8901.

Sincerely,

Kandice Talbot
Planner

AutoCAD digital format Final plans depicting
the as-built condition must be filed with this
office prior to closure.

BKA Associates, Inc.
142 Crescent Street
Brockton, MA 02302



Architecture + Interiors

tel: 508.583.5603
fax: 508.584.2914
e-mail: bkaarchs@aoi.com

FAX/MEMO TRANSMITTAL

Company: City of Portland
Attention: Mr. Sam Hoffses – Inspector of Buildings
Fax #: (207) 874-8716
From: Kevin Golemme

Date: October 20, 2000
Re: Country Kitchen – Portland, ME
Project #: 200140

NUMBER OF PAGES INCLUDING TRANSMITTAL:

1

Letter / Memo Graphic Third Party Document Mail Original

ADDITIONAL MESSAGE:

Mr. Hoffses,

As per our conversation, there is an error on sheet A2 of our drawing set that was submitted to your office for approval. Under the General Notes: Design Live Loads notes, the snow load number should be 42 PSF instead of the 35 that is currently indicated.

Very Truly Yours,

Kevin Golemme
Project Manager
BKA Architects, Inc.

COPIES TO: Peter Joy – R.L. Jeannotte, Inc.

BKA FAX.DOC

Please Attach Sketch/Plan of Proposal/Development
SEE Attached Sketches

Criteria for Exemptions: *under 500 Sq. Ft.*
 See Section 14-523 (4)

- 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)	Planning Office Use Only
<i>Addition</i>	<i>OK</i>
<i>Yes</i>	<i>OK</i>
<i>NA</i>	<i>OK</i>
<i>Yes</i>	<i>See attached letter</i>
<i>No</i>	<i>OK</i>
<i>No</i>	<i>OK</i>
<i>Yes</i>	<i>OK</i>
<i>Yes</i>	<i>OK</i>

Planning Office Use Only:

Exemption Granted _____ Partial Exemption Exemption Denied _____

see attached letter

Planner's Signature *Kandi Talbot* Date *8/17/00*



CITY OF PORTLAND, MAINE
Department of Building Inspection

_____ 10/17 20

Received from LePage Builders a fee

of three hundred twenty four /100 Dollars \$ 324.00

for permit to install
erect
alter Addition

at 216 Warren Ave Est. Cost \$ 50,000 +
wall hook

4955

Inspector of buildings

Per _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$5.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Auditors Copy