

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 080816

Please Read Application And Notes, If Any, Attached

This is to certify that BRADLEY REALTY CO / Great Falls Builders, Inc./Jon Smith

has permission to Restaurant - Tim Horton's Inc. for tenant set-up work and exterior cosmetic change

AT 1412 CONGRESS ST 197 B018001

PERMIT ISSUED
SEP 4 2008
CITY OF PORTLAND

provided that the person or persons performing or supervising this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is altered or 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. Greg [Signature]

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Jamie Bowke 9/4/08
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: 08-0816	Issue Date:	CBL: 197 B018001
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Location of Construction: 1412 CONGRESS ST	Owner Name: BRADLEY REALTY CO	Owner Address: P.O. BOX 20	Phone:
Business Name:	Contractor Name: Great Falls Builders, Inc./Jon Smith	Contractor Address: 20 Mechanic Street Gorham	Phone 2078922744
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2

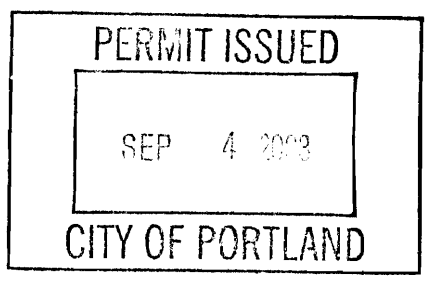
Past Use: Restaurant - Friendly's	Proposed Use: Restaurant - Tim Horton's Interior tenant fit-up w/ minor exterior cosmetic change	Permit Fee: \$3,095.00	Cost of Work: \$300,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: A.2 Type: SB IBC-2003 Signature: <i>Sub 9/4/08</i>	

Proposed Project Description: Restaurant - Tim Horton's Interior tenant fit-up w/ minor exterior cosmetic change	Signature: <i>Craig Case</i>	Signature: <i>Sub 9/4/08</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: 07/03/2008	Zoning Approval
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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..

Special Zone or Reviews <input type="checkbox"/> Shoreland <i>N/A</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <i>Panel 13</i> <input checked="" type="checkbox"/> Subdivision <i>(part of 3 lots)</i> <input checked="" type="checkbox"/> Site Plan <i>Amend</i> 2008-0027 & 2008-113 Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>8/7/08</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input checked="" type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>8/12/08</i>	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:
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0816	Date Applied For: 07/03/2008	CBL: 197 B018001
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Location of Construction: 1412 CONGRESS ST	Owner Name: BRADLEY REALTY CO	Owner Address: P.O.BOX 20	Phone:
Business Name:	Contractor Name: Great Falls Builders, Inc./Jon Smith	Contractor Address: 20 Mechanic Street Gorham	Phone: (207) 892-2744
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Restaurant - Tim Horton's Interior tenant fit-up w/ minor exterior cosmetic change	Proposed Project Description: Restaurant - Tim Horton's Interior tenant fit-up w/ minor exterior cosmetic change
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/07/2008
Note: **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) 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:** Jeanine Bourke **Approval Date:** 09/04/2008
Note: **Ok to Issue:**

- 1) Approval of license is subject to health inspections per the Food Code.
- 2) New restaurant, lounge or bar must meet the requirements of the City and State Food Codes
- 3) Separate permits are required for any electrical, plumbing, kitchen hoods or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Pending **Reviewer:** Capt Greg Cass **Approval Date:** 08/07/2008
Note: **Ok to Issue:**

- 1) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) Emergency lights are required to be tested at the electrical panel.
- 4) Emergency lights and exit signs are required
- 5) Any cutting or welding operations require a separate permit from the Fire dept.

Dept: Public Services **Status:** Pending **Reviewer:** **Approval Date:** **Note:** **Ok to Issue:**

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** **Note:** **Ok to Issue:**

Dept: Parks **Status:** Pending **Reviewer:** **Approval Date:** **Note:** **Ok to Issue:**

Dept: Fire **Status:** Approved **Reviewer:** Greg Cass **Approval Date:** 08/06/2008
Note: **Ok to Issue:**

Location of Construction: 1412 CONGRESS ST	Owner Name: BRADLEY REALTY CO	Owner Address: P.O.BOX 20	Phone:
Business Name:	Contractor Name: Great Falls Builders, Inc./Jon Smith	Contractor Address: 20 Mechanic Street Gorham	Phone (207) 892-2744
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Dept: DRC **Status:** Approved with Conditions **Reviewer:** Philip DiPierro **Approval Date:** 09/03/2008
Note: **Ok to Issue:**

Dept: Planning **Status:** Approved **Reviewer:** Molly Casto **Approval Date:** 08/12/2008
Note: **Ok to Issue:**

- 1) a. Two (2) additional emerald green arborvitae (thuja occidentalis 'smargd') shall be added to the final site plan to be located on the west end of the line of emerald green arborvitae proposed along the southerly boundary of the site (as shown on the plan labeled 'Revised Landscape Plan. Proposed Restaurant. Congress Street. Portland, ME', dated August 8, 2008, which is attached).

Comments:

8/29/2008-jmb: Left voicemail with John S. To verify menu for kitchen hood requirement

9/2/2008-jmb: John left voicemail stating plan location of hoods

8/7/2008-mes: This project is scheduled to go back to the PB on 8/12/08 for final approvals.

WAIT FOR SITE PLAN APPROVALS - STAMPED PLAN

Applicant: Westgate Shopping PLAZA, Date: 8/2/08
Lot #3 (old friendly's rest)
Address: 1412 Congress St C-B-L: 191-B-19

CHECK-LIST AGAINST ZONING ORDINANCE

Date - Existing Dev. #08-0816
Zone Location - B-2

Interior or corner lot -

Proposed Use/Work - create A separate lot for A Tim Hafins drive-thru

Sevage Disposal - City

Lot Street Frontage - 50' min - 143' given

Front Yard - NO min except setback beyond average - 37' given ^{legally conforming at this time}

Rear Yard - 10' min - 18' given
doesn't abut res.

Side Yard - None req - 49' given
doesn't abut res

Projections -

Width of Lot - None req

Height - existing bldg - 45' max - 1st story exist - well less

Lot Area - 10,000^{sq} min - 22,092^{sq} given

Lot Coverage/ Impervious Surface - 80% max - showing 78.9%

Area per Family - N/A

Off-street Parking - 1 per 150^{sq} req - 2,434^{sq} / 150 = 16.22^{sq} or 16 pkgs req - 17 pkgs shown

Loading Bays - N/A

Site Plan - #2008-0027 & 2008-0013 (Amended site plan)

Shoreland Zoning/ Stream Protection - N/A

Flood Plains - Panel 13 - Zone C
Drive thru feature no closer than 40' from any res zone - showing 40'
no closer than 25' from street line - 25' shown

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0113

Date: 8/7/2008

The revised plans received 7/9/08 for lot #3 (Tim Horton's drive-thru) is meeting the requirements of the B-2 Business Zone. All setbacks, impervious surface, parking and drive-thru feature requirements are being met.

Separate permits shall be reequired for any new signage. The existing free-standing sign has lost it's rights of nonconformity and can not be used as is.

Marge Schmuckal
Zoning Administrator

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0027

Date: 8/7/2008

The revised plans received 7/9/08 for lot #3 (Tim Horton's drive-thru) is meeting the requirements of the B-2 Business Zone. All setbacks, impervious surface, parking and drive-thru feature requirements are being met.

Separate permits shall be required for any new signage. The existing free-standing sign has lost it's rights of nonconformity and can not be used as is.

Marge Schmuckal
Zoning Administrator



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>1408 Congress Street</u>		
Total Square Footage of Proposed Structure/Area <u>1620 SF</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>197</u> Block# <u>B</u> Lot# <u>18</u>	Applicant <u>must be owner, Lessee or Buyer</u> Name <u>Tim Horton's</u> Address <u>1408 Congress Street</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone:
Lessee/DBA (If Applicable) <u>/</u>	Owner (if different from Applicant) Name <u>Charter Westgate, LLC</u> Address <u>800 Westchester Ave Suite 5-632</u> City, State & Zip <u>Rye Brook, NY 10573</u>	Cost Of Work: \$ <u>300,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>30095</u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>Friendly's Rest.</u> Proposed Specific use: <u>Tim Horton's</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Interior tenant fit-up w/ minor cosmetic changes</u> (YES)		
Contractor's name: <u>Great Falls Construction</u> Address: <u>20 Mechanic Street</u> City, State & Zip <u>Gorham, ME 04038</u> Telephone: <u>207 839-2744</u> Who should we contact when the permit is ready: <u>Jon Smith</u> Telephone: <u>207 329-5825</u> Mailing address: <u>20 Mechanic St., Gorham, ME 04038</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, 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: [Signature] Date: 7/3/08

This is not a permit; you may not commence ANY work until the permit is issue



Certificate of Design Application

From Designer: WLD PARTNERS
 Date: 7/2/08
 Job Name: TIM HORTONS
 Address of Construction: 1408 CONGRESS STREET

2003 International Building Code

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

Building Code & Year 2003 IBC Use Group Classification (s) A2
 Type of Construction VB ; UNPROTECTED
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No
 Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) _____
 Supervisory alarm System? No Geotechnical/Soils report required? (See Section 1802.2) No

Structural Design Calculations

N/A Submitted for all structural members (106.1 - 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>Main Floor slab</u>	<u>100 psf</u>
<u>Upper Floor</u>	<u>50 psf</u>

Wind loads (1603.1.4, 1609)

1609.1.1 Design option utilized (1609.1.1, 1609.6)
100 MPH Basic wind speed (1809.3)
II / 1.0 Building category and wind importance factor, I_w table 1604.5, 1609.5)
C Wind exposure category (1609.4)
± 0.18 Internal pressure coefficient (ASCE 7)
1609.1.1 Component and cladding pressures (1609.1.1, 1609.6.2.2)
1609.1.1 Main force wind pressures (1609.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

1616.3 Design option utilized (1614.1)
I Seismic use group ("Category")
0.327, 0.123 Spectral response coefficients, S_D s & S_{D1} (1615.1)
D Site class (1615.1.5)

Not used Live load reduction
20 PSF Roof live loads (1603.1.2, 1607.11)
35 PSF Roof snow loads (1603.7.3, 1608)
50 PSF Ground snow load, P_g (1608.2)
35 PSF If $P_g > 10$ psf, flat-roof snow load P_f
1.0 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, snow load importance factor, I_s
1.0 Roof thermal factor, C_t (1608.4)
31.8 psf Sloped roof snowload, P_s (1608.4)
D Seismic design category (1616.3)
1.E Basic seismic force resisting system (1617.6.2)
1.5, 1.5 Response modification coefficient, R , and deflection amplification factor C_d (1617.6.2)
1616.6 Analysis procedure (1616.6, 1617.5)
0.218 W Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

_____ Flood Hazard area (1612.3)
 _____ Elevation of structure

Other loads

N/A Concentrated loads (1607.4)
5 psf Partition loads (1607.5)
N/A Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Accessibility Building Code Certificate

Designer: WD PARTNERS

Address of Project: 1408 CONGRESS STREET

Nature of Project: REMODEL OF EXISTING FRIENDLIES

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: 

Title: Architect

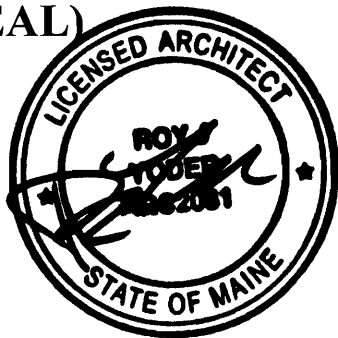
Firm: WD PARTNERS

Address: 7007 DISCOVERY BLVD

DUBLIN, OH 43017

Phone: 614.634.7000

(SEAL)



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

Date: 7/2/08

From: _____

These plans and / or specifications covering construction work on:

TIM HORTONS 1408 CONGRESS STREET

PORTLAND, ME 04102

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.

Signature: 

Title: Architect

Firm: WD PARTNERS

Address: 7007 DISCOVERY BLVD

DUBLIN, OH 43017

Phone: 614.634.7000



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