

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 060386
APR - 4 2006
CITY OF PORTLAND

This is to certify that WEBBER OIL COMPANY William Hall & Sons
has permission to Tenant fit-up w/ new handicap bathroom
AT 952 BRIGHTON AVE 260 A024001

provided that the person or persons in charge of the work accepting 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
with this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Classification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is provided thereon.
OUR 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. CREQ CASE 3-30-0
Health Dept.
Appeal Board
Other Department Name

[Signature] 3/34
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 ISSUED

Permit No: 06-0386	Issue Date: APR - 7 2006	CBL: 260 A024001
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Location of Construction: 952 BRIGHTON AVE	Owner Name: WEBBER OIL COMPANY	Owner Address: 700 MAIN ST	Phone:
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Business Name:	Contractor Name: William Hall & Sons	Contractor Address: 326 Granite Street Yarmouth	Phone:
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-1
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Past USE: Commercial - Accent Dry Cleaners	Proposed use: Commercial vanilla box fit-up w/ new handicap bathroom	Permit Fee: \$111.00	Cost of Work: \$10,000.00	CEO District: 3
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No specific use is established with this permit.	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied TO N.F.P.A.
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vanilla box fit-up with new handicap bathroom	INSPECTION: Use Group: No Type: N1 INTERIORS USE 3/31/06 Signature: <i>[Signature]</i>
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Permit Taken By: dmartin	Date Applied For: 03/23/2006	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 <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"/> Date: <i>3/27/06</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:
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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



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>952 Brighton Ave</u>		
Total Square Footage of Proposed Structure <u>1200 +/-</u>	Square Footage of Lot <u>?</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>X 260</u> Block# <u>A</u> Lot# <u>024</u>	Owner: <u>Don Morgan</u> <u>Webber Oil</u>	Telephone: <u>?</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>William Hall & Sons</u> <u>334 Granite St</u> <u>Yarmouth Me</u>	Cost Of Work: \$ 63,000 Fee: \$ <u>10,000</u> C of O Fee: \$ <u>111.00</u>
Current Specific use: <u>Commercial</u>	Proposed Specific use:	
Project description: <u>New Vinyl sided on ext Demo interior -</u> <u>construct new handicap Bathroom Insulate Fram and</u> <u>Sheetrock inside walls</u>		
Contractor's name, address & telephone: <u>William Hall & Sons</u> <u>Yarmouth Me</u>		<u>334 Granite St</u>
Who should we contact when the permit is ready: <u>Doug Hall</u>		<u>846-5042</u>
Mailing address:	Phone: <u>671-8781</u>	

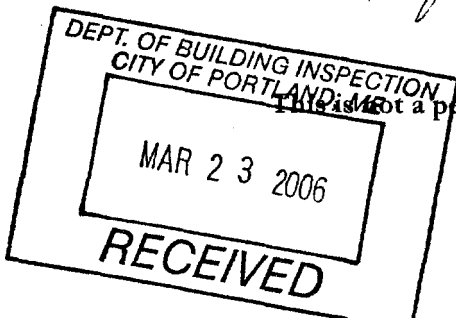
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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: [Signature]

Date: 3/23/06



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

#13106

LANDLORD'S WORK

The following description constitutes the minimum standards for Landlord's standard "vanilla box", and shall be performed for or by the Landlord, except as otherwise specified.

1. STRUCTURE

- A. Masonry exterior walls.
- B. Wallboard (5/8") on furring at interior faces of exterior walls, taped and sanded, ready for Tenant finishes. Exposed concrete block at interior faces of exterior walls to be fitted with Mildew/mold resistant R-19 insulation.
- C. Structural steel columns, wood or steel beams and joists and metal roof deck.
- D. Insulated single-ply membrane roof, with R-30 insulation on exposed interior roof, or other roof material at Landlord's option.
- E. Columns in demising partitions shall be furred with gypsum board, taped and sanded, ready for Tenant finishes.
- F. Floor shall be 4" nominal concrete slab on grade.
- G. Storefront materials will consist of masonry, aluminum, or other bulkhead material selected by Landlord, thermal plate or tempered glass where required by codes, and hinged 3' 0" X 7' 0" glass door in anodized aluminum frame with panic hardware.
- H. Metal suspension ceiling system (white enamel) non-combustible 2' x 4' or 2' x 2' lay-in acoustical panels at 9'2" ceiling height.
- I. Rear doors shall be 3' 0" x 7' 0" hollow metal door and frame with panic hardware.

2. PLUMBING

- A. If required by local code, one **ADA** configured toilet room with construction of metal or wood studs and gypsum board partitions and acoustical tile ceiling, wood door in metal frame with privacy hardware, mirror and toilet paper holder.
- B. Fixtures shall consist of a water closet, lavatory, floor drain and electric hot water heater, piped to floor drain; all connected to water service and sanitary sewer.
- C. Use of Pex water lines with central manifold, if Landlord must re-locate water service to accommodate Tennant layout. Manifold to be located in close proximity to code mandated back-flow device.

3. ELECTRIC

- A. One separately metered electrical service. Provide a 200 amp ~~3-phase~~ electrical service to distribution panel. Distribution panel is to be located at the rear wall complete with circuit breakers. Meter socket is provided by landlord. Meter provided by local utility after Tenant sets up an account. Any additional electrical service required by Tenant shall be provided by Landlord or Tenant, at Landlord's option, at Tenant's expense.
- B. Conduit and wires shall be provided to service Landlord supplied HVAC equipment, lighting fixtures, and duplex wall outlets. Duplex wall outlets shall be provided and located per local electrical code
- C. Ceiling lighting: recessed 2' x 4' or 2' x 2' lay-in fluorescent light fixtures, approximately one per 80 square feet of floor area, switched from distribution panel.
- D. Exit signs and emergency lights above front and rear door.
- E. Toilet room shall have a light fixture.

4. HVAC

- A. Landlord shall furnish a rooftop, or split system, gas or electric heating and electric cooling unit set in place on a flashed and roofed curb. System shall include single trunk ductwork, ceiling grilles and programmable thermostat, connected, wired and ready for use.
- B. Rooftop units shall be sufficient to deliver one ton of air conditioning for every 375 sq. ft. of Gross Lease Area (GLA). Quantity and placement of rooftop units shall be at discretion of the Landlord.
- C. Toilet room shall have an exhaust fan with exhaust ductwork to rear wall, or roof.

5. FIRE PROTECTION

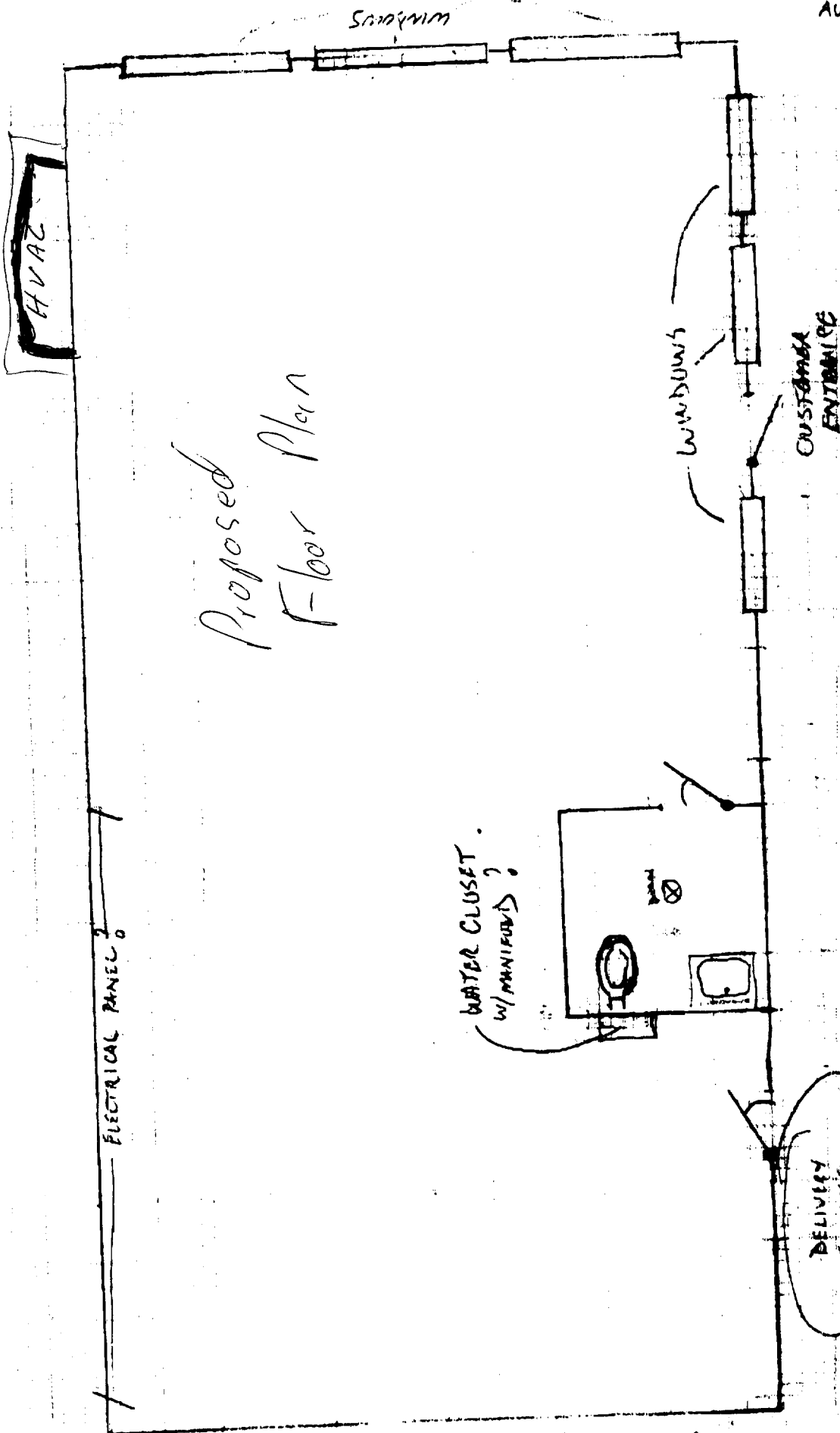
- A. If required by code, Landlord to provide an automatic sprinkler system with pendant heads designed for 130 square feet of coverage per head. Coverage shall be in compliance with code requirements.

6. GENERAL

- A. Landlord shall have the right to run roof drainage lines, utility lines, pipes, conduits, ductwork and/or component parts of all mechanical and electrical systems where necessary or desirable below floor, above finished ceiling line, through attic space, column space or other parts of

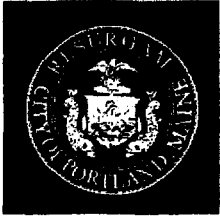
the Premises, to repair, alter, replace or remove the same, and to require Tenant to install and maintain proper access panels thereto.

- B. Any equipment and/or fixtures hung from the ceiling or soffit shall be attached to structural members only, and not from any ductwork, decking, ceiling, etc.
- C. If Tenant requests credits from Landlord for Landlord installed work prior to installation, credits shall be based on the unit prices established between Landlord and its General Contractor.
- D. Any deviation from Landlord's standard vanilla box shall be at Tenant's sole expense and shall only be permitted with prior written approval from the Landlord.



Proposed Floor Plan

BRIGHTON AVENUE
 Three walls
 vinyl siding



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

*Lee Urban-Director of Planning and Development
Marge Schmuckal, Zoning Administrator*

March 28, 2006

Webber Oil Company
700 Main Street
Bangor, ME 04401
Att: Don Morgan

RE: 952 Brighton Avenue – 260-A-24 to 29 – B-1 Zone

Dear Don,

It has come to my attention that your property located at 952 Brighton Avenue may have a new tenant for a Subway sandwich shop. This office is in the process of issuing a permit to allow interior alterations for a “vanilla box” with no change of **use**. The last use of the property was for Accent Dry Cleaners.

If you wish to change the use of this property from the dry cleaners use to a restaurant/sandwich shop, you must first obtain a granted conditional use appeal from the Zoning Board of Appeals. The B-1 Zone in which this property is located, first requires a conditional use appeal to be granted by the Zoning Board of Appeals.

I have enclosed a copy of the B-1 Zone requirements for a restaurant use. I have also enclosed the necessary paperwork that you will need to apply for a conditional use appeal.

If you have any questions regarding this matter, please do not hesitate to contact me at 874-8695.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file

enclosures

City of Portland, Maine - Building or Use Permit

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

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Business Name:	Contractor Name: William Hall & Sons	Contractor Address: 326 Granite Street Yarmouth	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial vanilla box fit-up w/ new handicap bathroom	Proposed Project Description: vanilla box fit-up with new handicap bathroom
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Dept: Building
Note:**Status:** Approved**Reviewer:** Mike Nugent**Approval Date:** 03/31/2006**Ok to Issue:** **Dept:** Fire
Note:**Status:** Approved with Conditions**Reviewer:** Cptn Greg Cass**Approval Date:** 03/30/2006**Ok to Issue:**

1) All building construction shall comply with NFPA 101