

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

Location of Construction: 1060 Brighton Ave		Owner: NET Properties Management		Phone: 617-247-2200		Permit No: 990013 PERMIT ISSUED Permit issued: JAN 6 1999 CITY OF PORTLAND Zone: <i>B-2</i> CBL: 263A-A-001			
Owner Address: Boylston St, Boston MA		Lessee/Buyer's Name: David & Jack Rosen		Phone: #772-1227			BusinessName: Full Belly Deli		
Contractor Name: Coastal Maine Builders		Address: P.O. Box 15022 Ptld 04112		Phone: 617-870-6470			COST OF WORK: \$ 35,480.00 PERMIT FEE: \$ 195		
Past Use: Pet shop		Proposed Use: Retail Deli		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>			INSPECTION: Use Group: Type: Signature:		
Proposed Project Description: Change of Use w/Interior Renovations as per plans				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied: <input type="checkbox"/> Signature: Date:				Zoning Approval: 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"/> <i>1/5/99</i>	
Permit Taken By: <i>EC</i>		Date Applied For: January 5, 1999							

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..

[Handwritten Signature]

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

January 5, 1999

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

Historic Preservation

Not in District or Landmark
 Does Not Require Review
 Requires Review

Action:

Approved
 Approved with Conditions
 Denied

Date: *[Signature]*

CEO DISTRICT

[Signature]

COMMENTS

2/15/99 Checked framing & underground (slab) plumbing
+ 1/2" error Non-bearing partition
OK mury

11/2/99 Work completed did final
inspection everything completed
OK to close permit mury

02/04/03 - work has been completed & appears to meet
permit conditions. omh

Close out

CBC # 263-AA-1
Permit # 990073

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

BUILDING PERMIT REPORT

DATE: 1/5/99 ADDRESS: 1060 Brighton Ave CBL 263A-A-001
REASON FOR PERMIT: renovation
BUILDING OWNER: NET
CONTRACTOR: Costa/Murray Builders
PERMIT APPLICANT: _____
USE GROUP A-3 BOCA 1996 CONSTRUCTION TYPE 3B

CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *6, *17, *19, *20, *24, *27

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. (A 24 hour notice is required prior to inspection)
- 2.5 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. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 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. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
4. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
5. 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. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 Section 407.0 of the BOCA/1996)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 section 1214.0 of the city's building code.
8. 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. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2 M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 34" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
10. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use group minimum 11" tread, 7" maximum rise. (Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
12. 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. The units must be operable from the inside without the use of special

knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)

13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
15. 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
16. 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/1996), 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

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2

17. 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
18. The Fire Alarm System shall be maintained to NFPA #72 Standard.
19. The Sprinkler System shall maintained to NFPA #13 Standard.
20. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023. & 1024. Of the City's building code. (The BOCA National Building Code/1996)
21. 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".
22. 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 to the Division of Inspection Services.
23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code. (crawl spaces & attics)
- *24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
25. All requirements must be met before a final Certificate of Occupancy is issued.
26. 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).
- *27. 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)
28. Please read and implement the attached Land Use-Zoning report requirements.
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
- *30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.

31. All Food equipment shall be installed as per the manufacturers requirements.

32. _____

33. _____


P. Samuel Flores, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator

From:

Coastal Maine Builders

"Craftsmanship & Quality Since 1982"

Owner/Builder Maurice A. Childs

P.O. Box 15022
Portland, ME 04112

Phone (207)870-6470

Contract No.1064

Contract Submitted To: Net Properties Management, Inc. Boston, Massachusetts

Job Name Full Belly Deli (Pine Tree Shopping Center)

Street Brighton Ave

City Portland

State ME

Telephone Number (617)247-2200

Date 09/30/98

We Hereby Propose To Furnish All The Materials And Perform All The Labor Necessary For The Completion Of
the remodeling of the existing building to be divided at the above address to accommodate the Full Belly Deli's new business location that is owned by, and will be paid for by, Net Properties Management, Inc. at 535 Boylston Street, Boston, Massachusetts 02116-3766. All work is listed below by divisions and is final. All alterations will be subject to change orders and will become a separate written and signed contract by Coastal Maine Builders. (All work to plan drawing #101A).

DIVISION #1 DEMO & CLEANUP WORK:

- 1.) Remove all existing walls not drawn in plans.
- 2.) Remove all existing ceiling tiles.
- 3.) Remove one large glass window in the front of the building to except the new entranceway.
- 4.) Remove all the 12"x12" floor tiles in the front eating area only.
- 5.) Remove all construction waste on the job site only.
- 6.) Remove all existing electrical work.
- 7.) Remove all existing plumbing work.

DIVISION #2 FLOOR CUTTING & TRENCHING WORK:

- 1.) Cut and trench the concrete floor as needed for the installation of the electrical conduit. (Cut about 10" wide).

DIVISION #3 FRAMING, CONCRETE & INSULATING WORK:

- 1.) Frame all the interior walls to print specs.
- 2.) Frame in the entranceway and the two new glass doors to print specs.
- 3.) Fill in the cut trench with concrete to the existing floor grade.
- 4.) Insulate the new firewall with R19 non faced kraft insulation and apply a 3 mil. vapor barrier.
- 5.) Insulate over the acoustical ceiling with R19 non faced kraft insulation.

DIVISION #4 FLOORING & ACOUSTICAL CEILING WORK:

- 1.) Install new 12"x12" floor tiles in the front eating area only.
- 2.) Repair the remaining 12"x12" floor tiles as needed and use the existing 12"x12" old tiles to match.
- 3.) Install new 2'x4' fire rated acoustical ceiling tiles throughout the new business. (Recessed tiles).
- 4.) Repair all the old existing ceiling grids and replace as needed with grids from the other vacant side. (Paint all grids black).

DIVISION #5 DRYWALL & PAINTING WORK:

- 1.) Hang all 1/2" and 5/8" fire rated drywall and tape to finish throughout the new business.
- 2.) Hang 5/8" fire rated drywall and tape one coat on the backside of the new firewall. (All painting is excluded).
- 3.) Prime and finish paint all the walls throughout the new business. (Colors by the Full Belly Deli).

This Contract Is To Plan #101A And Property Of Coastal Maine Builders.

ACCEPTANCE OF CONTRACT

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Authorized Accepted Signature ***** **Date** *****

Print Accepted Signature Above *****

Builder Accepted Signature ***** **Date** *****

Start Date 10/13/98

DIVISION #6 EXTERIOR & INTERIOR FINISH STAFF RESTROOM HARDWARE WORK:

- 1.) Trim all door openings with 1"x5" #2 eastern yellow pine.
- 2.) Install new vinyl cove base throughout the new business. (Colors by the Full Belly Deli).
- 3.) Install two new birch doors in the office and staff restroom. (Staff restroom not to ADA standards).
- 4.) Install the necessary hardware in the staff restroom (Outlined by Net Properties Management).

DIVISION #7 PLUMBING WORK:

- 1.) Rough-in all the hot and cold water lines as needed to accommodate the new business. The two new front rest rooms are excluded. (The water heater and all the appliances will be supplied by the Full Belly Deli).
- 2.) Rough-in the new PVC as needed to accommodate the new business. The two new front rest rooms are excluded.
- 3.) Rough-in the one toilet and one sink in the staff restroom. (Fixtures included in this contract).
- 4.) Rough-in a new 2" main gas line from the meter location to the new business overhead.
- 5.) Rough-in three new gas line drops from the 2" main to feed the necessary appliances. (Appliances by the Full Belly Deli).

DIVISION #8 ELECTRICAL WORK:

- 1.) Install a new 200 amp three phase electrical service. (Location outlined in plan).
- 2.) Install all new 2'x4' drop in lighting and all the necessary switches throughout the new business.
- 3.) Install one new fan/light in the staff restroom.
- 4.) Rough-in all the necessary wiring and receptacles needed to operate all the equipment. (Hardwiring of all equipment is excluded).
- 5.) Install emergency lighting as needed by code.
- 6.) Rewire the existing HVAC unit to code.

DIVISION #9 HVAC WORK:

- 1.) Remove the old existing duct work and all vents.
- 2.) Install new duct work and vents necessary to accommodate the existing HVAC unit.

DIVISION #10 EXCLUSIONS NOT INCLUDED IN THIS CONTRACT:

- 1.) The two new public rest rooms located in the front of the new business are excluded.
- 2.) Installation of a new acoustical ceiling or any repairs to the to the vacant side is excluded.
- 3.) All finishes on the firewall on the vacant side are excluded.
- 4.) The service disconnect/feed to the new 200 amp electrical service is excluded. (Electrical inspector to determine the new feed location).
- 5.) Hardwiring of all the electrical equipment is excluded.
- 6.) Piping the new gas lines to the equipment is excluded.
- 7.) All service work to the old existing HVAC unit is excluded. (Net Properties will be responsible for the HVAC units service work before the new tenets occupy the business).

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

35,480.00
Dollars ~~365,964.75~~

with payments to be made as follows: The first payment in the amount of \$32,982.13 is due when the contract is signed. The 2nd payment is due when the rough-in is completed in the amount of \$16,491.07. The final payment is due within 10 days after completion in the amount of \$16,491.07.

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by Coastal Maine Builders and respectfully submitted by Maurice A. Childs.

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.

NOTEIf 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): <i>1060 Brighton Ave Portland, ME 04103</i>		
Total Square Footage of Proposed Structure <i>2200</i>	Square Footage of Lot <i>2200</i>	
Tax Assessor's Chart, Block & Lot Number Chart# <i>263A</i> Block# <i>A</i> Lot# <i>001</i>	Owner: <i>Net Properties Management</i>	Telephone#: <i>607-247-2200</i>
Owner's Address: <i>Boylston St. Boston, Mass</i>	Lessee/Buyer's Name (If Applicable): <i>Full Belly Belly</i>	Cost Of Work: <i>\$ 35,486.⁰⁰</i> Fee: <i>\$ 195</i>
Proposed Project Description: (Please be as specific as possible) <i>Change use with int reno as per plans</i>		
Contractor's Name, Address & Telephone <i>Coastal Marine Builders PO. Box 15022 Portland, ME 04112</i>		Rec'd By <i>MU</i>
Current Use: <i>Pet Shop</i>	Proposed Use: <i>Retail Deli</i>	

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 B.O.C.A. 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 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: <i>Mammi Chubb</i>	Date: <i>1-5-98</i>
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Building Permit Fee: \$25.00 for the 1st \$1000.00 cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

