

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

Location of Construction: 1032 Brighton Ave, Portland ME 04101		Owner: Heritage Realty Management Inc.		Phone: (617) 247-2200		Permit No: 991211 PERMIT ISSUED Permit Issued: NOV - 4 1999 CITY OF PORTLAND Zone: 2-2 CBL: 263-AA-004 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"/> 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 Historic Preservation <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Date: _____
Owner Address: 535 Boylston Street, Boston MA 02116-3766		Lessee/Buyer's Name: Dollar Daze, Inc.		Phone:		
Contractor Name: Circus X Visual Communications		Address: 170 John Roberts Rd. So. Portland, ME		Phone: 775-7940		
Past Use: Retail - Hallmark Store		Proposed Use: Retail - Dollr Store		COST OF WORK: \$ _____ PERMIT FEE: \$ 32.40 FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: <i>Signature</i> Use Group: <i>BCA 96</i> Type: Signature: _____ Date: _____		
Proposed Project Description: Replace facing to existign sign				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		
Permit Taken By: Kathy		Date Applied For: 28 October 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..

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

29 October 1999

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

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

PERMIT ISSUED WITH REQUIREMENTS

PERMIT ISSUED WITH REQUIREMENTS
CITY DISTRICT
Doc

COMMENTS

Shale Signage complete as in plans JR

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 29 OCT, 99 ADDRESS: 1032 Brighton Ave. CBL: 263-AA-004

REASON FOR PERMIT: Signage

BUILDING OWNER: Heritage Realty Management Inc

PERMIT APPLICANT: _____ /CONTRACTOR _____

USE GROUP: Signage CONSTRUCTION TYPE: _____ CONSTRUCTION COST: _____ PERMIT FEES: \$3240

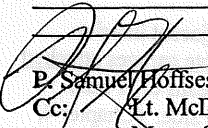
The City's Adopted Building Code (The BOCA National Building code/1996 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met: * / \$27, \$35

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) "**ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING.**"
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. 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
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. Section 2305.17
5. Waterproofing and damp proofing 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. This is done to verify that the proper setbacks are maintained.
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. 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)
9. 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
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. 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)
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 3/4" 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. 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 (508)mm, and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. 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)
17. 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)
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/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
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 maintained to NFPA #72 Standard.
22. The Sprinkler System shall 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/1996)
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 shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- X 27. 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.**
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 2405.0)
- X 35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1996).


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

PSH 10/25/99

****On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.**

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

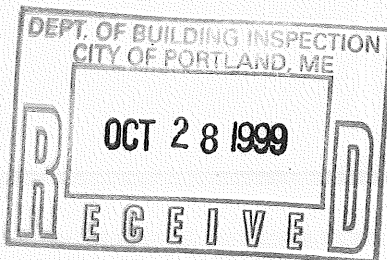
**Sign Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

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): PINE TREE SHOPPING CENTER, 1032 Brighton Ave, PORTLAND, ME 04101		
Total Square Footage of Proposed Structure 2,000 SQ. FT.	Square Footage of Lot 250,000 SQ. FT	
Tax Assessor's Chart, Block & Lot Number Chart# 263 Block# A-A Lot# 4	Owner: HERITAGE REALTY MANAGEMENT, INC.	Telephone#: (617) 247-2200
Owner's Address: 535 BOYLSTON STREET BOSTON, MA 02116-3766	Lessee/Buyer's Name (If Applicable) DOLLAR DAZE, INC d/b/a DOLLAR STORE MARKETPLACE	Total Sq. Ft. of Sign Fee 11.59^{sq} = 12^{sq} \$32.40
Proposed Project Description: (Please be as specific as possible) REPLACE FACING TO EXISTING BACKLIT SIGN		
Contractor's Name, Address & Telephone CIRCUS VISUAL COMMUNICATIONS (207) 775-7740 170 JOHN ROBERTS RD. SO. PORTLAND, ME		Rec'd By (Signature)
Current Use: RETAILING - HALLMARK STORE	Proposed Use: RETAILING - DOLLAR STORE	
Signature of applicant: Miles Zavodni-Ljogquist	Date: 10/26/99	

Signage Permit Fee: \$30.00 plus .20 per square foot of signage



area 3

SIGNAGE PRE-APPLICATION

PLEASE ANSWER ALL QUESTIONS

ADDRESS: PINE TREE SHOPPING CENTER
1032 BRIGHTON AVE, PORTLAND, ME ZONE: _____

OWNER: HERITAGE REALTY MANAGEMENT, INC
535 BOYLSTON STREET, BOSTON, MA 02116-3766

APPLICANT: DOLLAR DAZE, INC d/b/a DOLLAR STORE MARKETPLACE
169 OCEAN ST, #201, S. PORTLAND, ME 04106

ASSESSOR NO. CHART # 263 BLOCK # A-A LOT # 4

SINGLE TENANT LOT? YES _____ NO

MULTI TENANT LOT? YES NO _____

FREESTANDING SIGN? YES _____ NO DIMENSIONS _____

(ex. pole sign. . .)

MORE THAN ONE SIGN? YES _____ NO DIMENSIONS _____

BLDG. WALL SIGN? YES NO _____ DIMENSIONS 14.67' X .79' (176" X 9 1/2")

(attached to bldg)

MORE THAN ONE SIGN? YES _____ NO DIMENSIONS _____

SAME

LIST ALL EXISTING SIGNAGE AND THEIR DIMENSIONS: _____

EXISTING BACKLIT SIGN (FACING BEING REDUCED)

LOT FRONTAGE (FEET): _____

BLDG FRONTAGE (FEET): _____

AWNING YES _____ NO IS AWNING BACKLIT? YES N/A NO _____

HEIGHT OF AWNING: N/A

IS THERE ANY COMMUNICATION, MESSAGE, TRADEMARK OR SYMBOL ON IT? NO

*** TENANT BLDG. FRONTAGE (IN FEET) 19'

*** REQUIRED INFORMATION

AREA FOR COMPUTATION

$14.67' \times .79' = 11.59 \text{ } \square = \text{APPROX. } 12 \text{ } \square$

A SITE SKETCH AND BUILDING SKETCH SHOWING EXACTLY WHERE EXISTING AND NEW SIGNAGE IS LOCATED MUST BE PROVIDED. SKETCHES AND/OR PICTURES OF PROPOSED ARE ALSO REQUIRED.

SIGNATURE OF APPLICANT: Milos Zavadni-Sjoquist DATE: 10/26/99

INFORMATION REQUIREMENTS FOR SIGN PERMIT APPLICATION

Applicants for a sign permit will be asked to submit the following information to the Code Enforcement Office:

1. Proof of insurance
2. Letter of permission from the owner
3. A sketch plan of lot, indicating location of buildings, driveways and any abutting streets or right of ways. Lengths of building frontages and street frontages should be noted. (see attached)
4. Indicate on the plan all existing and proposed signs
5. Computation of the following:
 - A) Sign area of each existing and proposed building sign
 - B) Sign area height and setback of each existing and proposed freestanding sign
6. A sketch of any proposed sign(s), indicating dimensions, materials, source of illumination and construction method (see attached).
7. Certificate of flammability required for awning/canopy at time of application.
8. UL # required for lighted signs at the time of application.

Fee for permit - \$30.00 plus \$0.20 per square foot

Fee for awning based on cost of work - \$30.00 for the first \$1,000.00, \$6.00 for each additional \$1,000.00.

NOTE: Once a sketch plan has been filed for a property, the code enforcement office will keep a record of the plan so that a new sketch plan will not be required for later changes to signage on the property. In such an instance, applicants will only be required to submit information applicable to the new sign.

81
DOLLAR DAZE

PINE TREE

\$1250.00

RED TEXT
↓

176"

13" **DOLLAR STORE**
MARKETPLACE 26"

BLACK STRIPE
↑
YELLOW TEXT
↑

PRODUCER

Morse, Payson & Noyes Insurance
P.O. Box 406
Portland ME 04112-0406

Rolande Y. Doucette
Phone No. 207-775-6000 Fax No. 207-775-0339
INSURED

Dollar Daze, Inc. D/B/A
Dollar Store Marketplace
169 Ocean Street, Ste 201
South Portland ME 04106

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.

COMPANIES AFFORDING COVERAGE

- COMPANY A TRAVELERS INSURANCE COMPANY
- COMPANY B
- COMPANY C
- COMPANY D

COVERAGES

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED, NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

CO LTR	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE DATE (MM/DD/YY)	POLICY EXPIRATION DATE (MM/DD/YY)	LIMITS	
A	GENERAL LIABILITY	I680822D7489	12/10/98	12/10/99	GENERAL AGGREGATE	\$ 2,000,000
	<input checked="" type="checkbox"/> COMMERCIAL GENERAL LIABILITY				PRODUCTS - COMP/OP AGG	\$ 2,000,000
	<input type="checkbox"/> CLAIMS MADE <input checked="" type="checkbox"/> OCCUR				PERSONAL & ADV INJURY	\$ 1,000,000
	<input type="checkbox"/> OWNER'S & CONTRACTOR'S PROT				EACH OCCURRENCE	\$ 1,000,000
					FIRE DAMAGE (Any one fire)	\$ 300,000
					MED EXP (Any one person)	\$ 5,000
	AUTOMOBILE LIABILITY				COMBINED SINGLE LIMIT	\$
	<input type="checkbox"/> ANY AUTO				BODILY INJURY (Per person)	\$
	<input type="checkbox"/> ALL OWNED AUTOS				BODILY INJURY (Per accident)	\$
	<input type="checkbox"/> SCHEDULED AUTOS				PROPERTY DAMAGE	\$
	GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	\$
	<input type="checkbox"/> ANY AUTO				OTHER THAN AUTO ONLY:	
					EACH ACCIDENT	\$
A	EXCESS LIABILITY	ISFCUP822D7508	12/10/98	12/10/99	AGGREGATE	\$
	<input checked="" type="checkbox"/> UMBRELLA FORM				EACH OCCURRENCE	\$ 1,000,000
	<input type="checkbox"/> OTHER THAN UMBRELLA FORM				AGGREGATE	\$ 1,000,000
	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY				WC STATUTORY LIMITS	OTHER
	<input type="checkbox"/> INCL				EL EACH ACCIDENT	\$
	<input type="checkbox"/> EXCL				EL DISEASE - POLICY LIMIT	\$
					EL DISEASE - EA EMPLOYEE	\$
	OTHER					

DESCRIPTION OF OPERATIONS/LOCATIONS/VEHICLES/SPECIAL ITEMS

Certificate holder is named as an additional insured as respects to a sign at covered location: Pine Tree Shopping Center, 1032 Brighton Avenue, Portland, ME.

CERTIFICATE HOLDER

PORTLAN

City of Portland
Attn: City Clerk
389 Congress Street
Portland ME 04101

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, THE ISSUING COMPANY WILL ENDEAVOR TO MAIL 10 DAYS WRITTEN NOTICE TO THE CERTIFICATE HOLDER NAMED TO THE LEFT, BUT FAILURE TO MAIL SUCH NOTICE SHALL IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE COMPANY, ITS AGENTS OR REPRESENTATIVES.

AUTHORIZED REPRESENTATIVE

Rolande Y. Doucette

HERITAGE REALTY MANAGEMENT, INC.*Corporate Office:* 535 Boylston Street, Boston, Massachusetts 02116-3766

Telephone: (617) 247-2200 • Fax: (617) 266-0885 (617) 267-4557

October 21, 1999

Elaine Sjoquist
 Dollar Daze, Inc.
 169 Ocean Street, #201
 South Portland, ME 04106

RE: Proposed Signage
 Dollar Daze, Inc.
 Pine Tree Shopping Center, 1032 BRIGHTON AVE.
 Portland, ME

Dear Ms. Sjoquist:


Heritage Realty Management, Inc., is in receipt of your facsimile dated 10/7/99 requesting approval to install signage at the above referenced location. Approval is being given the installation in accordance with your facsimile subject to the terms of your lease agreement and the following conditions checked which apply to you:

- Tenant or its designated contractor must secure all permits where necessary.
- Your compliance with all state and local codes and ordinances.
- A copy of your contractor's certificate of insurance must be received in this office before work commences.
- Contractor must exercise extreme caution during installation and install barriers to secure area from any possible accident or injury.
- All debris must be removed from site by Tenant or its designated contractor.
- All work to be done in a good workmanlike manner at your sole cost and expense.
- Maintenance of the structure will be the sole responsibility of Tenant.
- All licensed tradesmen must be used when necessary.
- Tenant must provide security service for any evening, holiday or weekend hours while contractors are performing work.

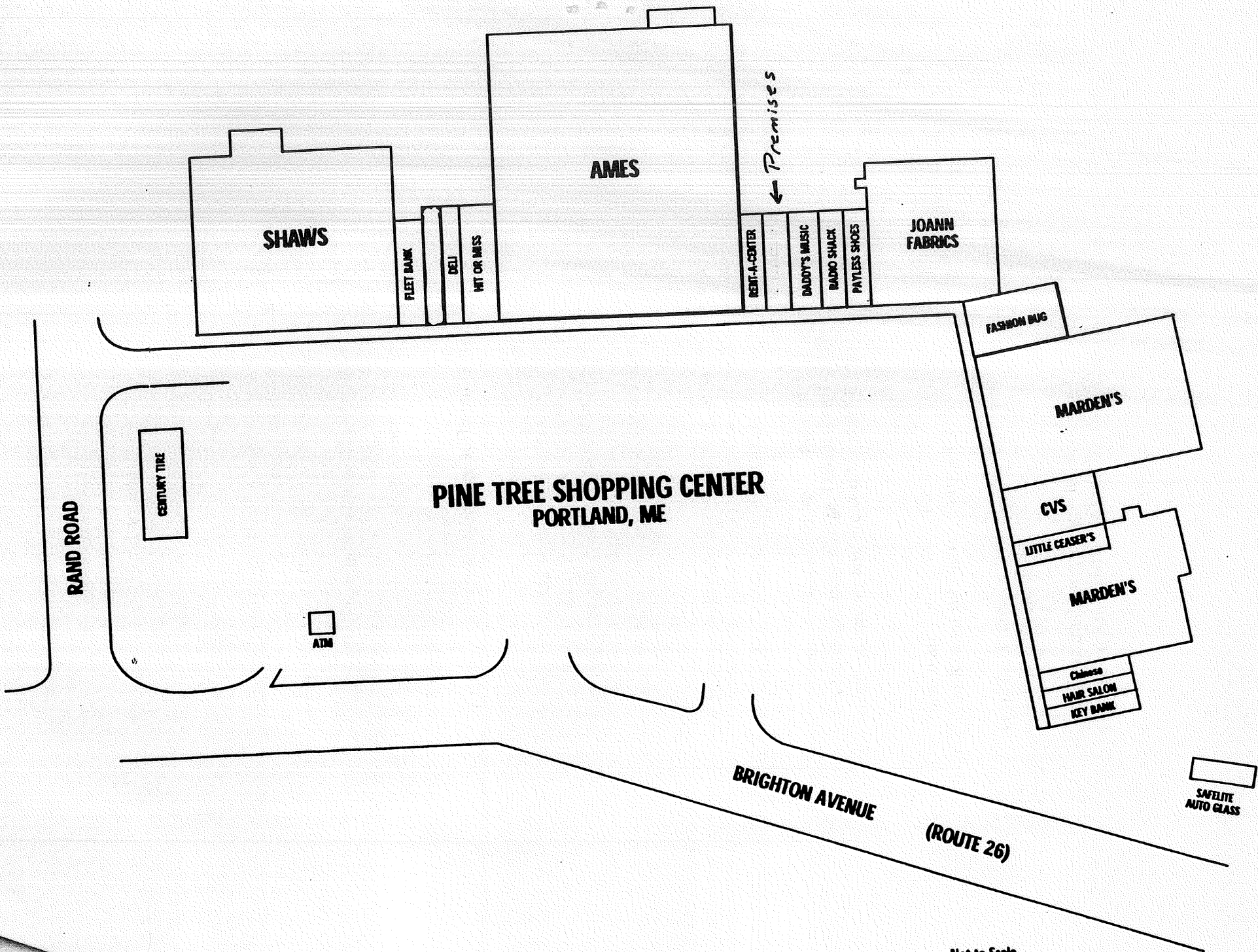
- Care must be exercised when transporting building materials or debris on the elevator. The elevator must not be overloaded and should not be used during normal business hours.
- Heritage Realty Management, Inc. reserves the right to inspect all ongoing renovations.
- Contractor(s) must exercise extreme caution during installation of electrical lines to prevent damage or interruption of service to other tenants in the shopping center.
- Any cuts made to the canopy must be returned to a finished state.
- Any demising walls or roof parapets affected by this installation must be returned to their original state.
- After removing any equipment from the roof area, the roof must be returned to its natural state and made watertight.

If you have questions regarding this, please do not hesitate to contact me at (617)247-2200, ext. 101.

Sincerely,


Lawrence Pope (CW)
Manager of Properties
New England Region

cc: G. Widett
J. Baglio
T/F #29-30355



RAND ROAD

CENTURY TIRE

SHAWS

FLEET BANK

DELI

HNT OR MISS

AMES

Premises

RENT-A-CENTER

DADDY'S MUSIC

RADIO SHACK

PAYLESS SHOES

JOANN FABRICS

FASHION BUG

MARDEN'S

CVS

LITTLE CEASER'S

MARDEN'S

Chinese

HAIR SALON

KEY BANK

SAFELITE
AUTO CLASS

BRIGHTON AVENUE

(ROUTE 26)

Not to Scale