

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BU...TION

## PERMIT

Permit Number: 100777

### PERMIT ISSUED

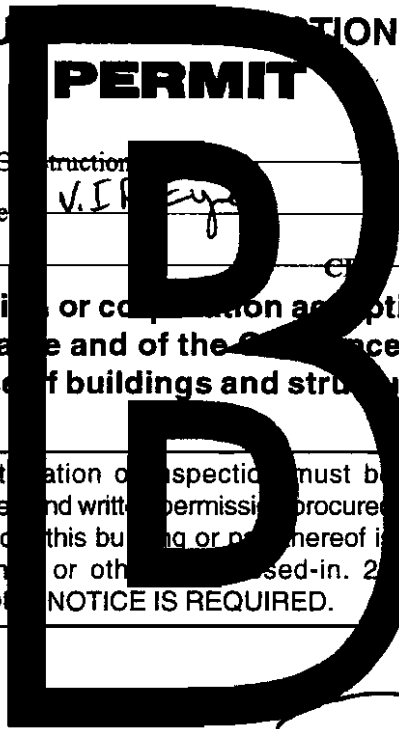
This is to certify that Packard Development/Vance Construction  
has permission to Interior framing for office space

AT 1056 Brighton Ave

CP 263A A007001

JUL 21 2010

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine 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 written permission procured before this building or part thereof is lathed or otherwise used-in. 2 HO... 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. CAPT. R. Gauthier

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

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: 10-0777	Issue Date:	CBL: 263A A007001
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Location of Construction: 1056 Brighton Ave	Owner Name: Packard Development	Owner Address: One Wells Avenue	Phone:
Business Name: V.I.P. Eyes	Contractor Name: Vance Construction	Contractor Address: 6 Terry Street Gorham	Phone: 2076531186
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-7

Past Use: Commercial / New vacant space	Proposed Use: Commercial / Interior framing for VIP Eyes - retail/professional office	Permit Fee: \$745.00	Cost of Work: \$65,000.00	CEO District: 3
Proposed Project Description: Interior framing for VIP Eyes - retail/professional office		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: <i>F-1</i> Type: <i>2B</i> <i>IBC 2003</i>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: gg	Date Applied For: 07/01/2010	<b>Zoning Approval</b>	
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

<b>Special Zone or Reviews</b> <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"/> Minbr <input type="checkbox"/> MM <input type="checkbox"/> <input type="checkbox"/> Denied Date: <i>8/7/10</i>	<b>Zoning Appeal</b> <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: <i>8/7/10</i>	<b>Historic Preservation</b> <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: <i>[Signature]</i>
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**PERMIT ISSUED**  
 JUL 21 2010  
 City of Portland

**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



1007779

# 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: <b>1036 Brighton Ave, Portland ME 04102</b>		
Total Square Footage of Proposed Structure/Area <b>1510</b>	Square Footage of Lot	Number of Stories <b>1</b>
Tax Assessor's Chart, Block & Lot Chart# <b>263A-A007</b> Block# Lot#	Applicant *must be Owner, Lessee or Buyer* Name <b>Todd Lapointe</b> Address <b>1036 Brighton Ave</b> City, State & Zip <b>Portland ME 04102</b>	Telephone: <b>207-773-7333</b>
Lessee/DBA (If Applicable) <b>V. I. P Eyes</b>	Owner (if different from Applicant) Name <b>Richard Dackwament</b> Address <b>one wells avenue</b> City, State & Zip <b>Portland Mass 02459</b>	Cost Of Work: \$ <b>65,000</b> C of O Fee: \$ <b>75.00</b> Fee <b>610.00</b> Total Fee: \$ <b>750</b> <del>10100</del> <del>745.00</del>
Current legal use (i.e. single family) <b>New Vacant Space</b> = Number of Residential Units If vacant, what was the previous use? <b>N/A New</b>	Proposed Specific use: <b>Retail</b>	<b>RETAIL Units</b>
Is property part of a subdivision? <b>yes</b> If yes, please name <b>Pine tree Retail Center</b>	Project description: <b>Interior Framing for office space</b>	<b>Personal Service</b>
Contractor's name: <b>Brandon Vance, Vance Construction</b> <b>Call first</b>		
Address: <b>6 Terry Street</b>		
City, State & Zip: <b>Gorham, ME 04038</b>		Telephone: <b>207-653-1186</b>
Who should we contact when the permit is ready: <b>Brandon Vance</b>		Telephone: <b>653-1186</b>
Mailing address:		

RECEIVED

JUL - 1

Dept. of Building Inspections  
City of Portland Maine

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](http://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: Date: **6/24/10**

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



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

July 1 2010

Received from

Vance Construction

Location of Work

1036 Brighton - Cur

Cost of Construction \$ \_\_\_\_\_

Building Fee: 60.00

Permit Fee \$ ~~\_\_\_\_\_~~

Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: 15.00

Total: 75.00

Building (IL) \_\_\_\_\_

Plumbing (15) \_\_\_\_\_

Electrical (12) \_\_\_\_\_

Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 263A A001

Check #: MC

Total Collected \$ 75.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.
- Permits expire in 6 months, if the project is not started or ceases for 6 months.
- If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.

  X   Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

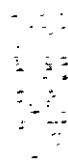
  X   Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.

NOTE: There is a \$75.00 fee per inspection at this point.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

**IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.**

PERMIT ISSUED



JUL 21 2010

City of Portland

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 10-0777	<b>Date Applied For:</b> 07/01/2010	<b>CBL:</b> 263A A007001
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<b>Location of Construction:</b> 1056 Brighton Ave	<b>Owner Name:</b> Packard Development	<b>Owner Address:</b> One Wells Avenue	<b>Phone:</b>
<b>Business Name:</b> V.I.P. Eyes	<b>Contractor Name:</b> Vance Construction	<b>Contractor Address:</b> 6 Terry Street Gorham	<b>Phone:</b> (207) 653-1186
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial / Interior framing for VIP Eyes - retail/professional office	<b>Proposed Project Description:</b> Interior framing for VIP Eyes - retail/professional office
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 07/01/2010  
**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:** Tammy Munson      **Approval Date:** 07/21/2010  
**Note:** **Ok to Issue:** ✓

- 1) The separating walls were fire rated upon construction of the building. Any penetrations in these walls must be sealed with approved fire stop material.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Separate Permits shall be required for any new signage.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 07/07/2010  
**Note:** **Ok to Issue:** ✓

- 1) Fire extinguishers required. Installation per NFPA 10
- 2) All construction shall comply with NFPA 1 and 101.

**Comments:**

7/1/2010-gg: received pdf by email, pdf entered in the system /gg

**PERMIT ISSUED**

JUL 21 2010

City of Portland



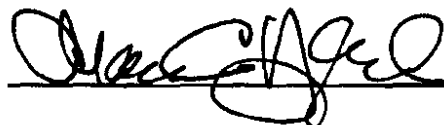
# Accessibility Building Code Certificate

Designer: FORT CITY ARCHITECTURE

Address of Project: FINE TREE SHOPPING CENTER, PORTLAND, ME

Nature of Project: V.I.P. EYES  
EYEGASS STORE FIT-UP IN  
EXISTING SHELL.

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: PRINCIPAL

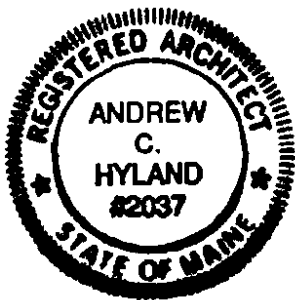
Firm: FORT CITY ARCHITECTURE

Address: 105 NEWBURY ST.

PORTLAND, ME 04101

Phone: (207) 761-9000

(SEAL)



For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



# Certificate of Design

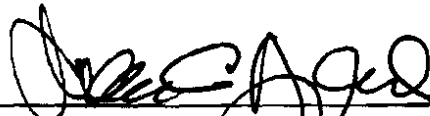
Date: 06.29.10

From: PORT CITY ARCHITECTURE

These plans and / or specifications covering construction work on:

V.I.P. EYES TENANT FIT-UP

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: 

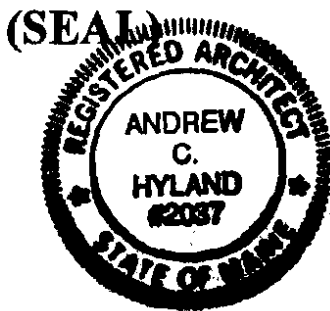
Title: PRINCIPAL

Firm: PORT CITY ARCHITECTURE

Address: 105 NEWBURY ST.

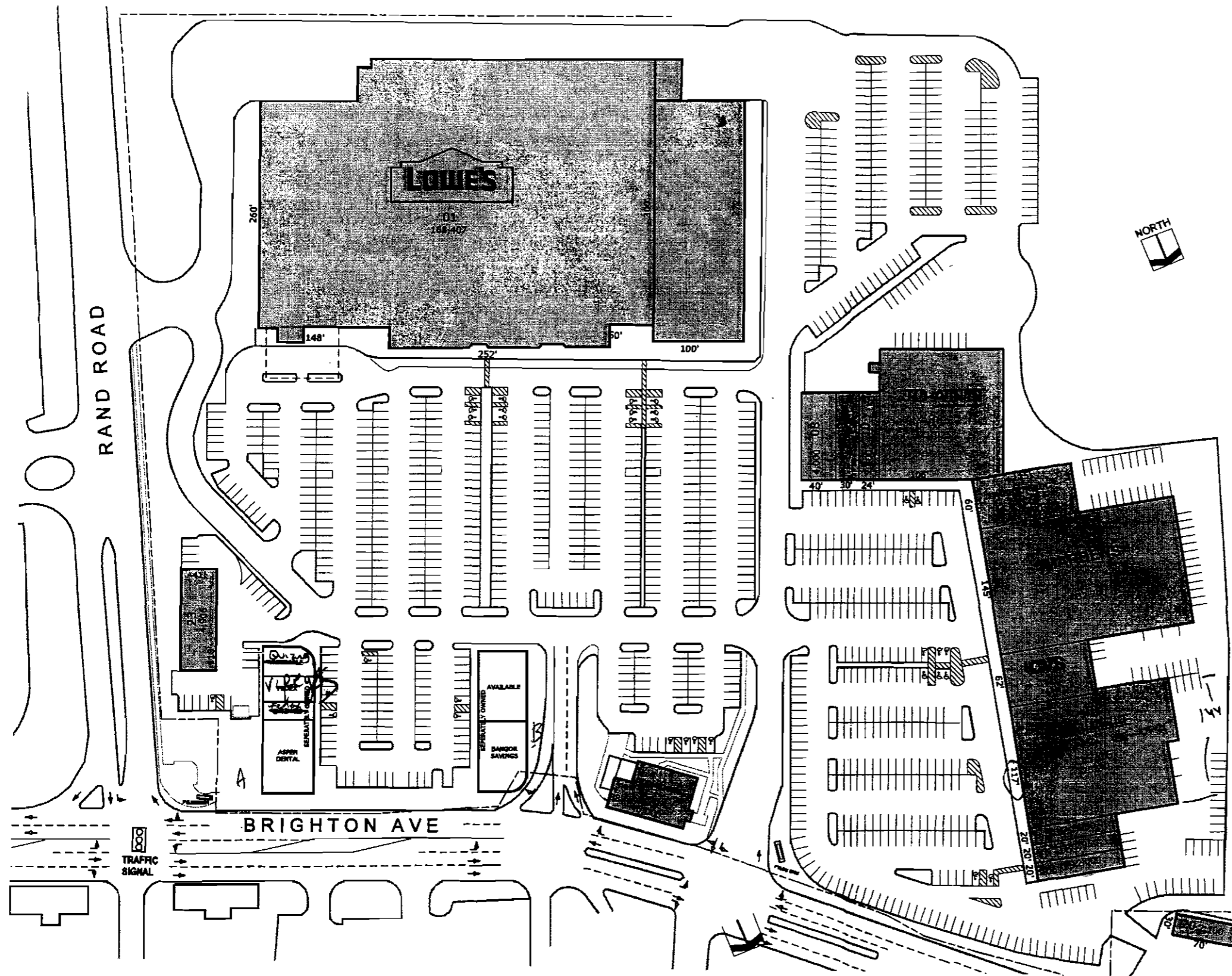
PORTLAND, ME 04101

Phone: (207) 761-9000



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PINETREE SHOPPING CENTER		
RETAILER DATA PMPINET1		
NO.	RETAILER	SQ. FT.
01-07	LOWE'S	168,407
08	DADDY'S JUNKY MUSIC STORE	4,000
09	RADIO SHACK	3,000
10	FULLY BELLY DELI	2,400
11	JO-ANN FABRIC	21,025
12	FASHION BUG	6,900
13	MARDENS	32,700
14	CVS	5,900
15/16	AVAILABLE <i>Big Lots</i>	25,245
17	AVAILABLE <i>Little Caesars</i>	1,980
18	HAIR EXCITEMENT	1,950
19	KEY BANK	2,000
20	REPUBLICASH	2,100
21	APPLESBEE'S	5,000
23	CENTURY TIRE	4,906
TOTAL (SQUARE FEET)		287,513

263A-A-005

# PINE TREE SHOPPING CENTER

PORTLAND, MAINE  
APRIL 2007

\* Leading Edge of new sign will be exactly the same as existing



**GENIECOR**

**POW & GUY**  
ARCHITECTURE  
85 MERRIMACK STREET  
PORTLAND, ME 04101  
Tel: 207.761.5000  
Fax: 207.761.2010  
info@powguy.com

**CONSULTANTS:**  
ANN BUCKENBERG INC.  
30 STATE STREET  
PORTLAND, ME 04101  
Tel: 207-853-7801  
Fax: 207-853-7840

**RECORD CONTRACTOR:** DBM INC.  
9 YORK STREET  
PORTLAND, ME 04101  
Tel: 207-761-4400  
Fax: 207-761-4400

**PERMITS:**  
PORTLAND CITY  
DEPARTMENT OF BUILDING  
INSPECTION, 100 CROCKER  
ROAD, PORTLAND, ME 04101  
Tel: 207-761-2000  
Fax: 207-761-2000

**THE SHOWING CHAIR**  
Retail Redevelopment  
Brighton Avenue  
Portland, Maine

**DATE:** NOVEMBER 2009  
**REVISIONS:**

NO.	DATE	DESCRIPTION
1	APRIL 28, 2009	PROJECT UNDER DESIGN
2	APRIL 28, 2009	DESIGN UNDER DESIGN
3	APRIL 28, 2009	DESIGN UNDER DESIGN

**PROJECT:** RETAIL 2  
**EXHIBIT PLAN:** EXHIBIT PLAN 1

**KEY PLAN**

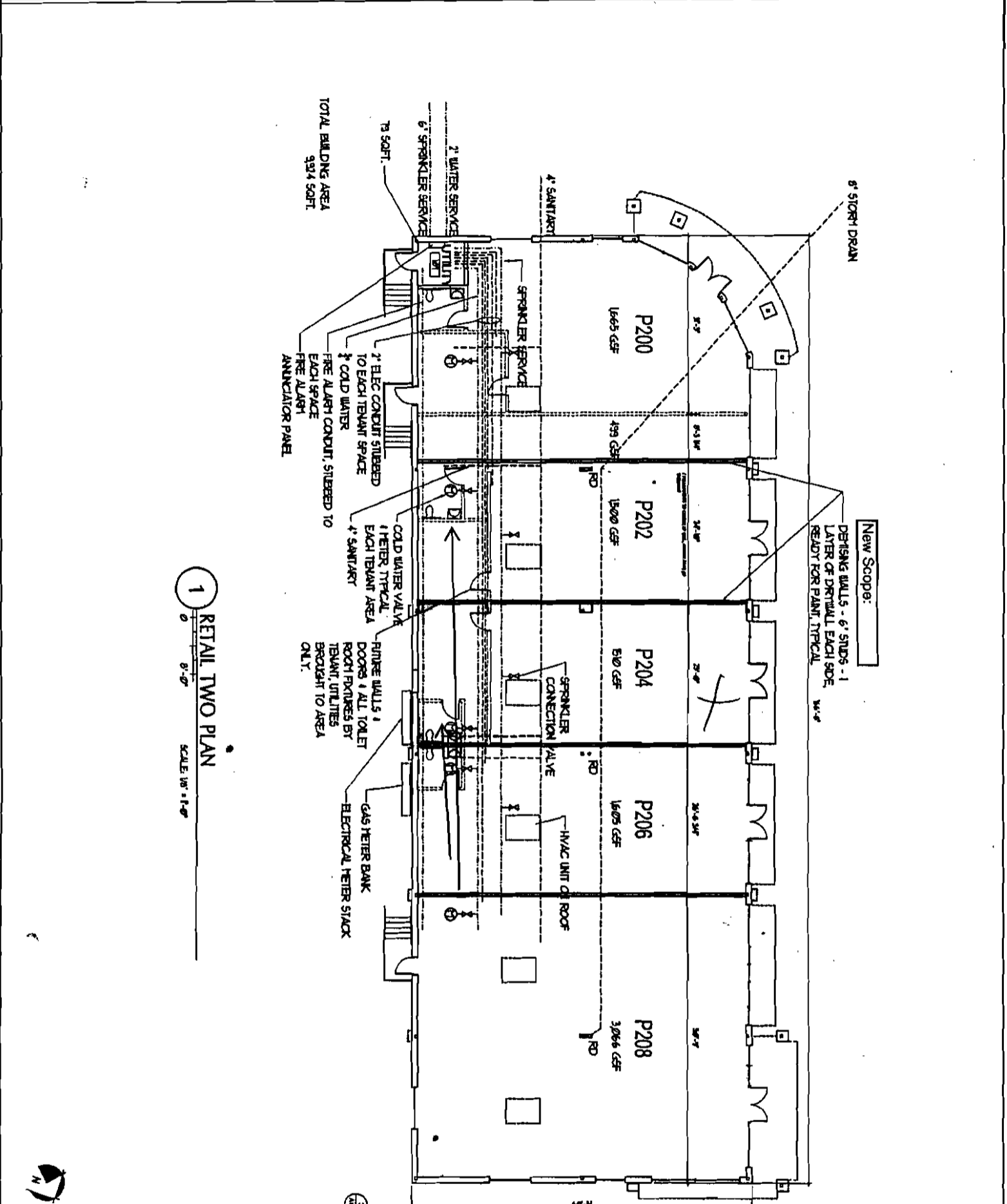
**WALL TYPES**

- 1) 7 1/2" CMU
- 2) 8" CMU
- 3) 12" CMU
- 4) 16" CMU
- 5) REED 2
- 6) REED 3
- 7) REED 4
- 8) REED 5

Copyright 2009 of the contents of this document is and provided under certain provisions of the City of Portland, ME.

IF THIS SHEET IS NOT 24 X 36 IT IS A REDUCED SCALE PRINT - SCALE ACCORDINGLY

SCALE 1/16"=1'    SCALE 1/8"=1'    SCALE 1/4"=1'    SCALE 1/2"=1'    SCALE 3/4"=1'    SCALE 1"=1'



**1** RETAIL TWO PLAN  
SCALE: 1/8" = 1'-0"



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

CBL 263A A007001

LOCATION

1038 Brighton Ave.

Issued to

Packard Development/Vance Construction

Date of Issue

10/26/2010

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 10-0777, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Commercial Retail/Office

Use Group M

Type 5B

IBC-2003

Limiting Conditions:

None

This certificate supersedes certificate issued

Approved:

10-26-10 [Signature]

(Date)

Inspector

[Signature]

Inspector of Buildings

CAPT. D. Jackson  
10/27/10

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.