

City of Portland, Maine - Building or Use Permit Application

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

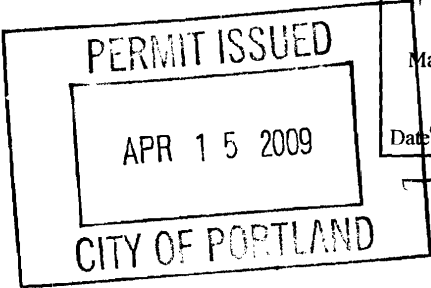
Permit No: 09-0176	Issue Date: 4/15/09	CBL: 267 A007001
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Location of Construction: 132 RIVERSIDE ST	Owner Name: WEBBER ENERGY GASOLINE	Owner Address: 700 MAIN ST	Phone:
Business Name:	Contractor Name: Mastoran Corp/ Marc Rochon	Contractor Address: 822 Lexington Street 2nd Floor Walth	Phone: 6176451596
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-4

Past Use: Vacant Land See Permits #081402 & 081411	Proposed Use: Commercial - Burger King - New 2,200 sq ft Burger King	Permit Fee: \$10,095.00	Cost of Work: \$1,000,000.00	CEO District: 3
Proposed Project Description: New 2,200 sq ft Burger King		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: A3 Type: SB IBC-2003	
		Signature: (KG)	Signature: CL 4/15/09	
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: Ldobson	Date Applied For: 03/06/2009	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland <i>N/A</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel 6 - Zone X</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>#2098-0053</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>OK with conditions 3/11/09</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
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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>132 Riverside St. Portland Me.</u>		
Total Square Footage of Proposed Structure/Area <u>2200</u>		Square Footage of Lot <u>33,454</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>267 A 7</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Masteran Corporation</u> Address <u>807 Lexington St.</u> City, State & Zip <u>Waltham Ma. 02452</u>	Telephone: <u>781-893 0990</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>WEBBER Oil Company</u> Address <u>700 Main Street.</u> City, State & Zip <u>Bangor Maine 04409</u>	Cost Of Work: \$ <u>1,000,000</u> C of O Fee: \$ <u>7500</u> Total Fee: \$ <u>10,095.00</u>
Current legal use (i.e. single family) If vacant, what was the previous use? <u>Gas Station - Tim Hortons.</u> Proposed Specific use: <u>Burger King</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description:		
Contractor's name: <u>Marc Rochon</u>		
Address: <u>11 Bartlett Place</u>		
City, State & Zip <u>Amesbury Ma. 01913</u>		Telephone: <u>617-645-1596</u>
Who should we contact when the permit is ready: <u>Marc Rochon</u>		Telephone: <u>617-645-1596</u>
Mailing address: <u>822 Lexington St Waltham Ma. 02452</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: Marc Rochon Date: Feb, 6, 09

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

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.


A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- 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 final report of Special Inspections shall be submitted prior to the final inspection or the issuance of the Certificate of Occupancy
- Underground electrical or plumbing inspection prior to pouring concrete
- Final inspection of barriers or alarm systems

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.


CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



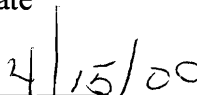
Signature of Applicant/Designee



Date



Signature of Inspections Official



Date



Certificate of Design

Date: 1/16/09

From: HKTA / ARCHITECTS INC.

These plans and / or specifications covering construction work on:

BURGER KING
132 RIVERSIDE STREET, PORTLAND

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: [Handwritten Signature]

Title: PRESIDENT

Firm: HKTA / ARCHITECTS

Address: 482 CONGRESS STR.
PORTLAND, ME 04101

Phone: 207-734-6014

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 Application

From Designer: ALLIED ENGINEERING INC
 Date: _____
 Job Name: BURKEE KING RIVERSIDE AVE
 Address of Construction: PORTLAND ME.

2003 International Building Code

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

Building Code & Year: IBC 2003 Use Group Classification (s): A-2
 Type of Construction: III B
 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?: YES Geotechnical/Soils report required? (See Section 1802.2) NO

Structural Design Calculations

~~NOT SUBMITTED~~ 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>RESTAURANT</u>	<u>100 PSF</u>

Wind loads (1603.1.4, 1609)

1609.6 Design option utilized (1609.1.1, 1609.6)
ADD MPH Basic wind speed (1809.3)
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)
24.54/30.3 Component and cladding pressures (1609.1.1, 1609.6.2.2) ZONE 4 / ZONE 5
31.0 PSF Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

Design option utilized (1614.1) _____
I Seismic use group ("Category")
0.370/0.157 Spectral response coefficients, S_D and S_1 (1615.2)
D Site class (1615.1.5)

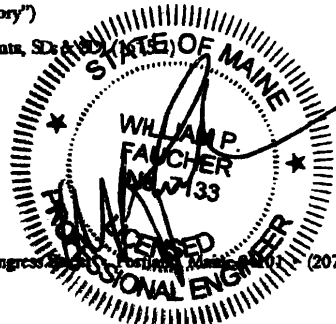
N/A Live load reduction
20 PSF Roof live loads (1603.1.2, 1607.11)
 $P_g = 45 PSF$ Roof snow loads (1603.7.3, 1608)
60 PSF Ground snow load, P_g (1608.2)
45 PSF If $P_g > 10$ psf, flat-roof snow load p_f
1.0 If $P_g > 10$ psf, snow exposure factor, C_e
1.0 If $P_g > 10$ psf, snow load importance factor, I_s
1.1 Roof thermal factor, C_t (1608.4)
N/A Sloped roof snowload, P_s (1608.4)
C Seismic design category (1616.3)
BEARING WALL - LIGHT FRAMED SHEATHED w/ WOOD Basic seismic force resisting system (1617.6.2)
6 Response modification coefficient, R , and
4 deflection amplification factor, C_d (1617.6.2)
SIMPLIFIED Analysis procedure (1616.6, 1617.5)
0.93W Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

Flood Hazard area (1612.3) _____
20' +/- Elevation of structure

Other loads

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

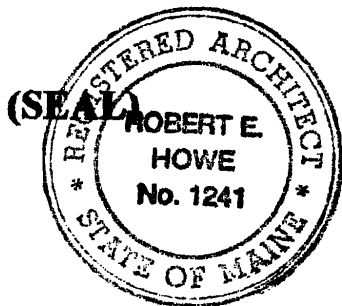




Accessibility Building Code Certificate

Designer: HETA / ARCHITECTS, INC
 Address of Project: 132 RIVERSIDE STREET
 Nature of Project: BURGER KING

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: [Handwritten Signature]
 Title: PRESIDENT
 Firm: HETA / ARCHITECTS
 Address: 482 CONGRESS STR.
PORTLAND, ME 04101
 Phone: 207-774-6016

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



State of Maine
Department of Public Safety
Construction Permit



Reviewed
for Barrier
Free

18248

Not Sprinkled

BURGER KING

Located at: 132 RIVERSIDE STREET

PORTLAND

Occupancy/Use: ASSEMBLY CLASS C

Permission is hereby given to:

MASTORAN CORPORATION

822 LEXINGTON ST.
WALTHAM, MA 02452

to construct or alter the afore referenced building according to the plans hitherto filed with the Commissioner and now approved.

No departure from application form/plans shall be made without prior approval in writing. This permit is issued under the provision of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 3 rd of August 2009

Dated the 4 th day of February A.D. 2009

Commissioner

Copy-1 Owner

Comments:

MASTORAN CORPORATION

822 LEXINGTON ST.
WALTHAM, MA 02452

MASTORAN CORPORATION
DIVERSIFIED RESTAURANT MANAGEMENT

DATE: March 5, 2009
TO: L. Dobson
FROM: M. Rochon
RE: 132 Riverside Street

Enclosed per your request please find:

Complete set of sized 36" x 48" plans;

Complete set of 11" x 17" plans;

General Building Permit Application;

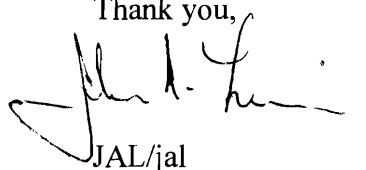
Site Development Performance Guarantee;

.pdf-formatted CD of plans;

Check in the amount of \$10,095.00.

Should you have any questions please contact Marc G. Rochon, Mastoran Corporation
Project Manager at 617-645-1596.

Thank you,



JAL/jal

Cc: MGR

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0176	Date Applied For: 03/06/2009	CBL: 267 A007001
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Location of Construction: 132 RIVERSIDE ST	Owner Name: WEBBER ENERGY GASOLINE	Owner Address: 700 MAIN ST	Phone:
Business Name:	Contractor Name: Mastoran Corp/ Marc Rochon	Contractor Address: 822 Lexington Street 2nd Floor Waltha	Phone (617) 645-1596
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Proposed Use: Commercial - Burger King - New 2,200 sq ft Burger King	Proposed Project Description: New 2,200 sq ft Burger King
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/11/2009
Note: **Ok to Issue:**

- 1) Separate permits shall be required for any new signage including those panel replacements on existing stanchons.
- 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:** Chris Hanson **Approval Date:** 04/15/2009
Note: Waiting for final site plan sign off. Specification book 4/07/2009--- CSH approved plan, spoke w/ Phil DRC **Ok to Issue:**
 is waiting on pre-con mtg. Prior to final sign-off,Chris

- 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) Equipment must be installed in compliance with the manufacturer's specifications
- 4) The design load spec sheets for any engineered beam(s) / Trusses must be submitted to this office.
- 5) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 6) Separate Permits shall be required for any new signage.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 03/10/2009
Note: **Ok to Issue:**

- 1) A separate Fire Alarm System Permit is required per the Fire Department.
- 2) Emergency lights and exit signs are required
- 3) The fire alarm system shall comply with NFPA 72
- 4) Installation of a Fire Alarm system requires a Knox Box to be installed per city crdinance
- 5) All construction shall comply with NFPA 101

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

Dept: Zoning **Status:** **Reviewer:** Marge Schmuckal **Approval Date:** **Ok to Issue:**

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

Location of Construction: 132 RIVERSIDE ST	Owner Name: WEBBER ENERGY GASOLINE	Owner Address: 700 MAIN ST	Phone:
Business Name:	Contractor Name: Mastoran Corp/ Marc Rochon	Contractor Address: 822 Lexington Street 2nd Floor Waltha	Phone (617) 645-1596
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	

Dept: Fire	Status: Approved	Reviewer: Capt Greg Cass	Approval Date:
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: DRC	Status: Approved with Conditions	Reviewer: Philip DiPierro	Approval Date: 04/10/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Planning	Status: Approved with Conditions	Reviewer: Molly Casto	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
1) • [] The two red maple trees planted on Larabee Road within the street right of way shall be protected during construction in accordance with Section VI, Arboricultural Specifications and Standards of Practice and Landscape Design of the City Technical and Design Standards. (*note- this should be included as a note on the final plans)			

Comments:

3/10/2009-mes: Molly in Planning has not signed off on this project yet. I will pass the permit on for further review - RETURN TO MARGE AND WAIT FOR PLANNING FINAL SIGN-OFF.

3/11/2009-mes: Molly just delivered stamped approved site plans - not ready to release for issuance just yet.

From: Philip DiPierro
To: Code Enforcement & Inspections
Date: 4/10/2009 4:08:21 PM
Subject: 132 Riverside Str. Burger King

Hi all, this project meets minimum DRC requirements for the issuance of the BP. See UI for sign off.

Thanks.

phil

Applicant: Burger King
Address: 132 Riverside St

Date: 5/6/08
C-B-L: 267-A-7

CHECK-LIST AGAINST ZONING ORDINANCE

#09-0176

- Date -
- Zone Location - B-4
- Interior or corner lot - Riverside St & Lumber Rd.
- Proposed Use/Work - to tear down existing gas station & turn into
- Savage Disposal - 2200 sq ft Drive Thru bldg - 62 seats
- Lot Street Frontage - 60' min ~~216'~~ ~ 216' shown
- Front Yard - 20' min or average - 32.5' scaled
- Rear Yard - 20' min - 55' scaled
- Side Yard - 1 story: 10' min - 90' scaled
- Projections - side yard side st 10' min - 99' scaled at closes
- Width of Lot - 60' min - 100' + shown
- Height - 65' MAX - 1 story shown
- Lot Area - 33,454 sq ft given (10,000 sq ft min)
- Lot Coverage/ Impervious Surface - 2200 + 20,130 = 22,330 sq ft \rightarrow 67% provided \rightarrow impervious
- Area per Family - N/A \rightarrow 80% MAX allowed \rightarrow
- Off-street Parking - 2200 sq ft \div 150 = 14.67 \rightarrow 15 pkg req \rightarrow 26 pkg shown
- Loading Bays -
- Site Plan - #2008-0053
- Shoreland Zoning/ Stream Protection - N/A
- Flood Plains - Panel 6 - Zone X
- F.A.R. - ~~33,454~~ \div 22,330 = 1.49 \rightarrow 1.5 is the max
- SIGN - separate req

Memorandum
Department of Planning and Development
Planning Division



To: Phil DiPierro- Development Review Coordinator
Assessor's Office
Leslie Kaynor – Public Services
Mike Farmer- Public Services
Todd Merkle- Public Services
Jeff Tarling- Public Services
Marge Schmuckal- Zoning Administrator

From: Molly Casto, Senior Planner

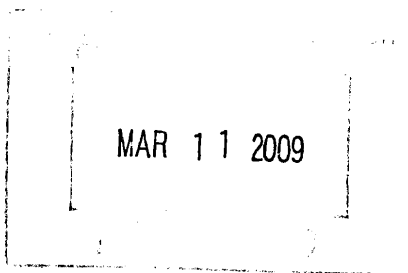
Date: March 10, 2009

Re: Final Approved Plans- Burger King Restaurant. 132 Riverside Street

Please see attached approved plans for the Burger King Restaurant development at 132 Riverside Street, approved by the Planning Board on September 24, 2008

Please feel free to be in touch if you have any questions.

Molly





PORTLAND MAINE

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

Planning & Urban Development Department
Penny St. Louis Littell, Director

September 24, 2008

William C. Haskell, PE
Gorrill- Palmer Consulting Engineers, Inc
P.O Box 1237
15 Shaker Road
Gray, Maine 04039

Marc Rochon
Mastoran Corporation
822 Lexington Street
2nd Floor
Waltham, MA 02452

RE: Burger King, 132 Riverside Street
Application ID #: 2008-0053
CBL: 267 A007001

Dear Mr. Haskell and Mr. Rochon

On September 24, 2008 the Portland Planning Authority approved a minor site plan for construction of a Burger King Restaurant with drive-through service at 132 Riverside Street at the corner of Riverside Street and Larabee Road, submitted by Mastoran Corporation and shown on the approved plan prepared by Gorrill-Palmer Consulting Engineers and dated September 23, 2008 with the following condition:

- *The two red maple trees planted on Larabee Road within the street right of way shall be protected during construction in accordance with Section VI, Arboricultural Specifications and Standards of Practice and Landscape Design of the City Technical and Design Standards.*

According to the Portland City Arborist, these two red maples were a component of the landscape / site plan from the last project at this site. The trees are growing, add landscape value to the general area and should be maintained.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

Please note the following provisions and requirements for all site plan approvals:

1. The above approvals do not constitute approval of building plans, which must be reviewed and approved by the City of Portland's Inspection Division.

2. Final sets of plans shall be submitted digitally to the Planning Division, on a CD or DVD, in AutoCAD format (*.dwg), release AutoCAD 2005 or greater.
3. A performance guarantee covering the site improvements as well as an inspection fee payment of 2.0% of the guarantee amount and seven (7) final sets of plans must be submitted to and approved by the Planning Division and Public Services Dept. prior to the release of the subdivision plat for recording at the Registry of Deeds or prior to the release of a building permit, street opening permit or certificate of occupancy for site plans. If you need to make any modifications to the approved plans, you must submit a revised subdivision or site plan application for staff review and approval.
4. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant. Requests to extend approvals must be received before the expiration date.
5. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
6. Prior to construction, a pre-construction meeting shall be held at the project site with the contractor, development review coordinator, Public Service's representative and owner to review the construction schedule and critical aspects of the site work. At that time, the site/building contractor shall provide three (3) copies of a detailed construction schedule to the attending City representatives. It shall be the contractor's responsibility to arrange a mutually agreeable time for the pre-construction meeting.
7. If work will occur within the public right-of-way such as utilities, curb, sidewalk and driveway construction, a street opening permit(s) is required for your site. Please contact Carol Merritt at 874-8300, ext. 8828. (Only excavators licensed by the City of Portland are eligible.)

The Development Review Coordinator must be notified five (5) working days prior to date required for final site inspection. The Development Review Coordinator can be reached at the Planning Division at 874-8632. Please make allowances for completion of site plan requirements determined to be incomplete or defective during the inspection. This is essential as all site plan requirements must be completed and approved by the Development Review Coordinator prior to issuance of a Certificate of Occupancy. Please schedule any property closing with these requirements in mind.

If there are any questions, please contact Molly Casto, Senior Planner at 874- 8901 or by email at MPC@portlandmaine.gov.

Sincerely,



Alexander Jaegerman
Planning Division Director

Attachments:

1. Performance Guarantee Packet

Electronic Distribution:

Penny St. Louis Littell, Director of Planning and Urban Development
Alexander Jaegerman, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Molly Casto, Senior Planner
Philip DiPierro, Development Review Coordinator
Marge Schmuckal, Zoning Administrator
Jenie Bourke, Inspections Division
Lisa Danforth, Administrative Assistant
Michael Bobinsky, Public Services Director
Kathi Earley, Public Works
Bill Clark, Public Works
Michael Farmer, Public Works
Jim Carmody, City Transportation Engineer
Jane Ward, Public Works
Captain Greg Cass, Fire Prevention
Jeff Tarling, City Arborist
Tom Errico, Wilbur Smith Consulting Engineers
Dan Goyette, Woodard & Curran
Assessor's Office
Approval Letter File
Hard Copy: Project File

Comments
Submitted

CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM
Zoning Copy

2008-0053
Application I. D. Number

5/1/2008
Application Date

Proposed Burger King
Project Name/Description

Mastoran Corporation
Applicant
822 Lexington Street 2nd floor, Waltham, MA 02452
Applicant's Mailing Address

5/7/08

Consultant/Agent
Agent Ph: _____ Agent Fax: _____
Applicant or Agent Daytime Telephone, Fax

132 - 132 Riverside St, Portland, Maine
Address of Proposed Site
267 A007001
Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change Of Use Residential Office Retail
 Manufacturing Warehouse/Distribution Parking Lot Apt 0 Condo 0 Other (specify) _____

33454 0 B4
Proposed Building square Feet or # of Units Acreage of Site Proposed Total Disturbed Area of the Site Zoning

Check Review Required:

- Site Plan (major/minor) Zoning Conditional - PB Subdivision # of lots _____
- Amendment to Plan - Board Review Zoning Conditional - ZBA Shoreland Historic Preservation DEP Local Certification
- Amendment to Plan - Staff Review Zoning Variance Flood Hazard Site Location
- After the Fact - Major Stormwater Traffic Movement Other _____
- After the Fact - Minor PAD Review 14-403 Streets Review

Fees Paid: Site Plan \$400.00 Subdivision _____ Engineer Review _____ Date 5/1/2008

Zoning Approval Status:

Reviewer _____

- Approved Approved w/Conditions See Attached Denied

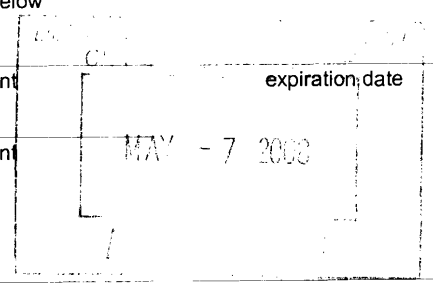
Approval Date _____ Approval Expiration _____ Extension to _____ Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____ date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Inspection Fee Paid	_____ date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Building Permit Issue	_____ date _____	_____ remaining balance _____	_____ signature _____
<input type="checkbox"/> Performance Guarantee Reduced	_____ date _____	<input type="checkbox"/> Conditions (See Attached)	_____ expiration date _____
<input type="checkbox"/> Temporary Certificate of Occupancy	_____ date _____	_____ signature _____	
<input type="checkbox"/> Final Inspection	_____ date _____	_____ signature _____	
<input type="checkbox"/> Certificate Of Occupancy	_____ date _____		
<input type="checkbox"/> Performance Guarantee Released	_____ date _____	_____ signature _____	
<input type="checkbox"/> Defect Guarantee Submitted	_____ submitted date _____	_____ amount _____	_____ expiration date _____
<input type="checkbox"/> Defect Guarantee Released	_____ date _____	_____ signature _____	



MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0053

Date: 5/7/2008

This property is located within a B-4 Business Zone. All the setbacks, impervious surface ratio, parking, building height and F.A.R. are being met.

Separate permits for signage are required.

Marge Schmuckal
Zoning Administrator

Jim Carmody - Tom Ferrico - Molly - **(6/6/08)** Dan Goyette -
 Peter ^{from} Gorrell Palmer - Larry Kohlen ^{& son} - ^{with Dan} Debbie -
 Will MARG **MARK** Roshan

From: Molly Casto
To: Carmody, James; dgoyette@woodardcurran.com; Farmer, Michael; Marge Schmuckal; terrico@wilbursmith.com
Date: 6/2/2008 4:40:37 PM
Subject: Re: Meeting: Burger King on Riverside Street

Signage → dramatic change

Let's plan on **Friday morning at 10am** - 4th floor. See you then and thank you!
Molly

Molly Casto, Planner
 Portland Planning Division
 389 Congress Street
 Portland, Maine 04101-3509
 207-874-8901
 MPC@portlandmaine.gov

(traffic)

Burger King is a lower generator left out & left in is problem at a contribution for the corner (traffic) expected

>>> James Carmody 06/02 3:53 PM >>>

Friday morn works best for me.

(Landscaping)

sloped - curbing - 9'x20' will charge 9'x19' maybe 3:00 AM deliveries -

James P. Carmody, P.E.
 City Transportation Engineer
 City of Portland
 207-874-8894
 JPC@portlandmaine.gov

(Signage)

- 50' setback even for signs from the easement (Portland Pipeline)

>>> Molly Casto 06/02 2:02 PM >>>

Dan, Jim, Mike and Tom:

closed - ≈ 1 1/2 months ago - still a

Will Haskell has requested a meeting to go over the Burger King proposal and to discuss some of our staff review comments. Are you available to meet at either Public Works or the Planning Division either this **Wednesday 6/4 - after development review (around noon)** or on **Fri 6/6 in the morning**? If not, I will look to next week for additional times. I think we need at least one rep from Engineering and one Transportation Engineer there to go over the comments in detail.

I have attached Will's email, which includes some but not all of his questions and responses.

Let me know. Thank you!
Molly

(mark) - 60' height - 6'x12'

Molly Casto, Planner
 Portland Planning Division
 389 Congress Street
 Portland, Maine 04101-3509
 207-874-8901
 MPC@portlandmaine.gov

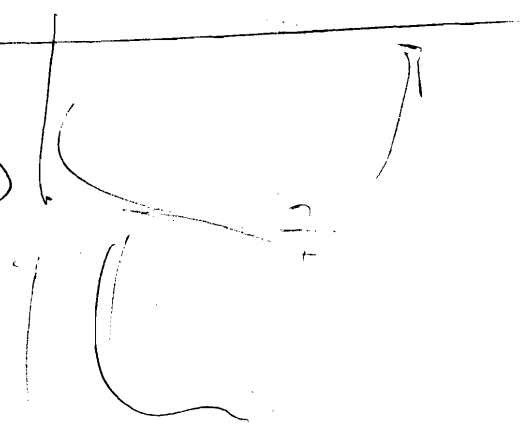
12' sign 4'x6' ground

will get more info

(ENGINEERING)

call Bob Clark tied into NGVD

Goat trail?



From: Marge Schmuckal
To: William Haskell
Date: 7/14/2008 9:09:30 AM
Subject: Re: 1958 Burger King at Riverside and Larrabee

Are you sure? I went by on Friday at around 3:30 pm and it was closed - Cars were trying to get gas, but the closed signs were still on the doors and the lights were off and nobody was inside. I considered it still closed.

Marge

>>> "William Haskell" <WHaskell@gorrillpalmer.com> 7/11/2008 4:40:07 PM >>>
Hello,

I drove by the site today and the gas station was open for business.

Thanks,

William C. Haskell, PE, CPESC

Vice President Site Development

Gorrill-Palmer Consulting Engineers, Inc.

PO Box 1237

15 Shaker Road

Gray, ME 04039

207-657-6910x235

207-657-6912 fax

whaskell@gorrillpalmer.com <BLOCKED::mailto:whaskell@gorrillpalmer.com>

www.gorrillpalmer.com <BLOCKED::http://www.gorrillpalmer.com>

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From: Marge Schmuckal
To: William Haskell
Date: 7/7/2008 9:08:22 AM
Subject: ~~Re: 1958 Burger King at Riverside and Larrabee~~

Bill,
The gas station was not open this weekend.

132 Riverside St

The B-4 Zone says that if there is over 200' frontage you are allowed 100 sq ft for a freestanding sign. It can be no higher than 35' and must be setback 5' from property lines.

the ordinance goes on to say: "If a lot fronts on more than one street, one freestanding sign is permitted for each additional frontage, provided such signs are not readily concurrently visible".

Please design accordingly.

Marge

>>> "William Haskell" <WHaskell@gorrillpalmer.com> 7/7/2008 7:48:33 AM >>>
Hi Marge,

We are working on our response to the signage comments. Assuming, the Exxon is back up and running and the large highway sign is allowed to stay - what will be allowed for additional freestanding signage on the site? The other existing freestanding sign on Riverside Street is not in an ideal location. If Mastoran is allowed another freestanding sign they would like to shift that sign closer to the Larrabee intersection. Before spending a lot of time and effort on another freestanding sign - we need to know if it will be allowed.

Thanks,

William C. Haskell, PE, CPESC

Vice President Site Development

Gorrill-Palmer Consulting Engineers, Inc.

PO Box 1237

15 Shaker Road

Gray, ME 04039

207-657-6910x235

207-657-6912 fax

whaskell@gorrillpalmer.com <BLOCKED::mailto:whaskell@gorrillpalmer.com>

From: Molly Casto
To: Marge Schmuckal
Date: 6/18/2008 5:42:25 PM
Subject: Buger king- closed

Hi Marge-

I took a drive out to Riverside Ave today and the store is closed, the pumps are off and wrapped in yellow construction tape. The racks are still inside the building but there is no merchandise. It's totally cleaned out. A pile of Press Herald's was delivered and is still outside the door- dated April 22nd. I'll need something in writing from you concerning whether they have grand fathered rights for the signage (both the tall sign and the roadside sign), however, I think it's pretty clear that they've been closed for over a month.

Hope that helps-
Molly

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov

MEMORANDUM

To: FILE

From: Marge Schmuckal

Dept: Zoning

Subject: Application ID: 2008-0053

Date: 6/25/2008

On June 18, 2008 I inspected the property. It is completely vacant with all interior products removed. The pumps are wrapped in yellow caution tape. The site is clearly closed. It has been closed for over a month. On June 13, 2008, this office received a letter from Raymond J. Cota, Jr. Of Webber Energy Fuels. It states that the station can be opened within a week.

If the applicant of the new Burger King would like to retain rights to part of the legal nonconforming sign present on site, it will be necessary for Webber Energy to open up the station again.

Please note that the lower sign for Tim Hortons would not be able to be used by the New Burger King. That sign was approved under special circumstances in 2001. Its approval has lapsed due to the abandonment of the sign and the abandonment of Tim Hortons. That entire box should be removed. New panels will not be allowed to be inserted in that lower box.

Marge Schmuckal
Zoning Administrator

From: Marge Schmuckal
To: Molly Casto
Date: 6/30/2008 12:04:00 PM
Subject: Fwd: Re: Burger King application

Yes, they would need to be open to preserve the top sign. They already lost the lower sign for Tim Hortons. The panels are out and Tim Horton left even before the station closed.
Marge

>>> Molly Casto 6/30/2008 11:51:59 AM >>>

and here is Ray's earlier email from this morning. Sounds as though they plan to open ASAP, pending mandatory DEP testing which as been scheduled for this week. Am I correct in understanding that if they open the pumps ASAP that the sign still grandfathered?

Molly

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov

From: "Raymond J. Cota" <rjcota@mail.webberenergy.com>
To: "Molly Casto" <MPC@portlandmaine.gov>
Date: 6/30/2008 11:35:30 AM
Subject: Re: Burger King application

Molly: As a followup to my earlier email.....we are having the lines and the pumps tested per DEP regulations. Any time that one closes a location for an undetermined period of time, this type of testing is required prior to reopening. We want to do right AND preserve our grandfathered status. The third party who does this work for us will be on site this week (hopefully, considering a Holiday week).

Ray Cota

Date sent: Fri, 13 Jun 2008 11:44:09 -0400
From: "Molly Casto" <MPC@portlandmaine.gov>
To: <rjcota@webberenergy.com>
Subject: Burger King application

Raymond:

Thank you for your letter concerning the proposed Burger King at 132 Riverside Drive. I've forwarded a copy to Marge Schmuckal, the City's Zoning Administrator. Marge should be able to provide guidance concerning whether re-opening the business would impact any grandfathered right for this proposal in any way. I'll let you and the applicant know when I hear back from her.

One question- When did the store temporarily cease operations? Having visited the site, I know it was at least a few weeks ago but wanted to get a better sense of exactly how long it has been closed?

Thank you.

Molly

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov

From: Molly Casto
To: Marge Schmuckal
Date: 6/30/2008 11:51:59 AM
Subject: Fwd: Re: Burger King application

and here is Ray's earlier email from this morning. Sounds as though they plan to open ASAP, pending mandatory DEP testing which as been scheduled for this week. Am I correct in understanding that if they open the pumps ASAP that the sign still gandfathered?

Molly

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901
MPC@portlandmaine.gov

From: "Raymond J. Cota" <rjcota@mail.webberenergy.com>
To: "Molly Casto" <MPC@portlandmaine.gov>
Date: 6/30/2008 10:20:18 AM
Subject: Re: Burger King application

Molly: I understand that a communication from Marge to you and then to Burger King states that if we want to continue our "grandfathered" sign, that we should open immediately. I wish you would have included me on that email; we will be opening for gas only very soon. The sign advertises EXXON gasoline and that is what we will be selling. The contents on the interior of the store were removed to avoid pilferage. Please advise if we need further permits etc. from the City.

Ray Cota

Date sent: Fri, 13 Jun 2008 11:44:09 -0400
From: "Molly Casto" <MPC@portlandmaine.gov>
To: <rjcota@webberenergy.com>
Subject: Burger King application

Raymond:

Thank you for your letter concerning the proposed Burger King at 132 Riverside Drive. I've forwarded a copy to Marge Schmuckal, the City's Zoning Administrator. Marge should be able to provide guidance concerning whether re-opening the business would impact any grandfathered right for this proposal in any way. I'll let you and the applicant know when I hear back from her.

One question- When did the store temporarily cease operations? Having visited the site, I know it was at least a few weeks ago but wanted to get a better sense of exactly how long it has been closed?

Thank you.

Molly

Molly Casto, Planner
Portland Planning Division
389 Congress Street
Portland, Maine 04101-3509
207-874-8901

MPC@portlandmaine.gov

CC: Ryan Barnes <RBarnes@gorrillpalmer.com>

From: Marge Schmuckal
To: DEB ANDREWS
Date: 6/6/2008 12:16:41 PM
Subject: Burger King on Riverside St- exit 8

Deb,

This is a follow-up to my quick conversation to you. I have requested the applicant to do a little more research so that any decision that is made on my part (and potentially your part) is made on documented facts. They are now saying that the gas station is not really shut down only temporarily closed. I'm not sure what that means.

Any way, the discussion is still open right now. No final decision(s) have been made yet.

Thanks for your quick analysis (non-binding)
Marge

From: Marge Schmuckal
To: William Haskell
Date: 6/30/2008 10:54:51 AM
Subject: Re: FW: Burger King at Riverside and Larrabee

Thank you Will. I will keep my eyes open for it.
Marge

>>> "William Haskell" <WHaskell@gorrillpalmer.com> 6/30/2008 10:30:09 AM >>>
Hi Marge,

I sent this to Molly, but understand that she is out of the office.

Thanks,

Will Haskell, PE

Gorrill-Palmer Consulting Engineers, Inc.

tel: 207-657-6910

fax: 207-657-6912

whaskell@gorrillpalmer.com

From: William Haskell
Sent: Monday, June 30, 2008 10:26 AM
To: Molly Casto
Subject: Burger King at Riverside and Larrabee

Hi Molly,

Our understanding is that Webber Energy will be reopening the Exxon station this week for gasoline sales. I will keep you posted on further developments.

Thanks,

William C. Haskell, PE, CPESC

Vice President Site Development

Gorrill-Palmer Consulting Engineers, Inc.

PO Box 1237

15 Shaker Road

Gray, ME 04039

207-657-6910x235

207-657-6912 fax

whaskell@gorrillpalmer.com <BLOCKED::mailto:whaskell@gorrillpalmer.com>

www.gorrillpalmer.com <BLOCKED::http://www.gorrillpalmer.com>

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CC: Molly Casto

(SEE PLAN REF. 1.)

NOW OR FORMERLY
CENTRAL MAINE POWER COMPANY
CCRD BOOK 1899, PAGE 478

$\Delta = 32^{\circ}43'16''$
R = 100.00
T = 29.38
L = 87.11

$\Delta = 00^{\circ}21'59''$
R = 111.00
T = 0.36
L = 0.77

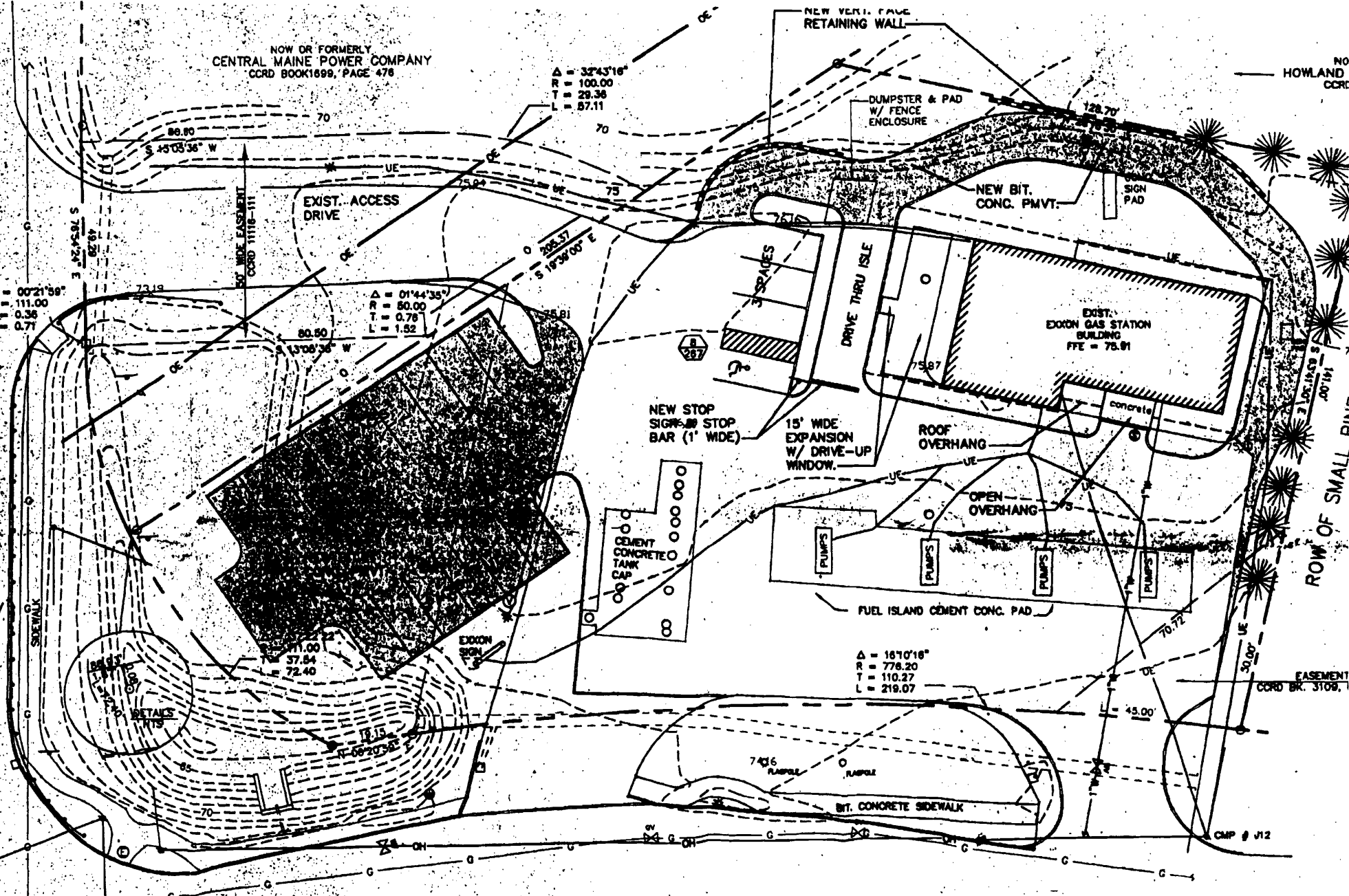
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R = 50.00
T = 0.78
L = 1.52

$\Delta = 167^{\circ}16''$
R = 776.20
T = 110.27
L = 219.07

NO
HOWLAND
CCRT

ROW OF SMALL PLANTS

EASEMENT
CCRD BK. 3109,



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

Permit No: 01-1074	Issue Date:	CBL: 267 A007001
-----------------------	-------------	---------------------

Location of Construction: 132 Riverside St	Owner Name: Webber Petroleum Co	Owner Address: Po Box 929	Phone:
Business Name: n/a	Contractor Name: Barlo Signs	Contractor Address: 155 Maine Mall Road South Portland	Phone: 2078429002
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Signs - Permanent	Zone: B-4

Past Use: Commercial / Oil Company	Proposed Use: Commercial / Oil Company; Installation of (1) 99.73 sq. ft box sign on existing poles.	Permit Fee:	Cost of Work: \$0.00	CEO District: 3
Proposed Project Description: Install 99.73 sq. ft. box sign		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>Signage</i> BOCA PERMIT ISSUED WITH REQUIREMENTS 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: 08/31/2001	Zoning Approval	
------------------------	---------------------------------	------------------------	--

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>9/7/01</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 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: _____
	NEEDS PER MISSION FROM D.A.		APPROVED FOR REVIEW UNDER SECS. 14-368.5g + 14-526 OF SITE PLAN ORDINANCE 9/10/01 OCA

PERMIT ISSUED WITH REQUIREMENTS

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 Application

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

Permit No: 01-1074	Issue Date:	CBL: 267 A007001
-----------------------	-------------	---------------------

Location of Construction: 132 Riverside St	Owner Name: Webber Petroleum Co	Owner Address: Po Box 929	Phone:
Business Name: n/a	Contractor Name: Barlo Signs	Contractor Address: 155 Maine Mall Road South Portland	Phone: 2078429002
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Signs - Permanent	Zone: B-4

Past Use: Commercial / Oil Company	Proposed Use: Commercial / Oil Company; Installation of (1) 99.73 sq. ft box sign on existing poles.	Permit Fee:	Cost of Work: \$0.00	CEO District: 3
Proposed Project Description: Install 99.73 sq. ft. box sign		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>Sign</i> DOC. PERMIT ISSUED WITH REQUIREMENTS	

Signature:	Signature:
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:

Permit Taken By: gg	Date Applied For: 08/31/2001	Zoning Approval		
------------------------	---------------------------------	------------------------	--	--

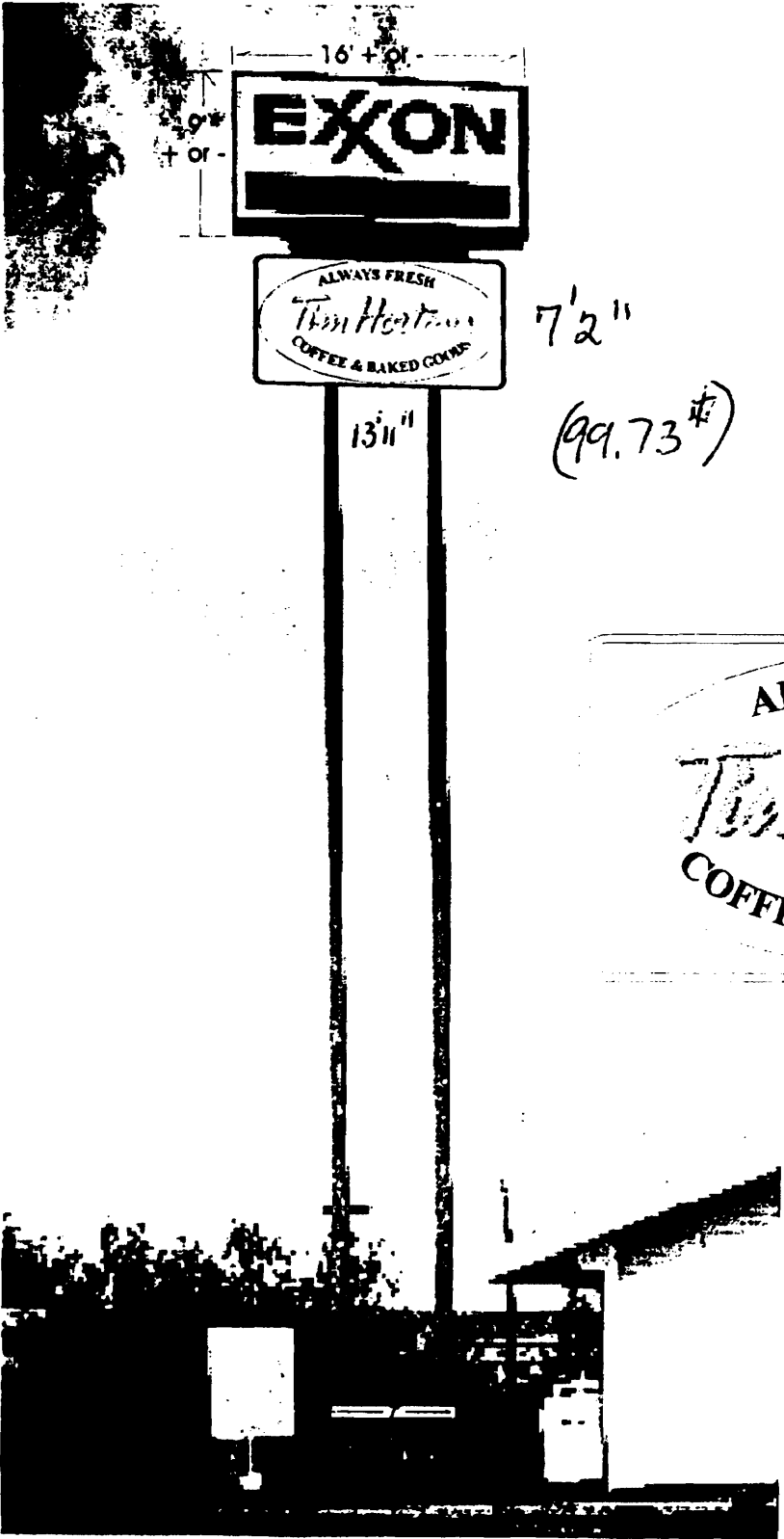
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <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>9/7/01</i>	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <input 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:
	<p><i>NEEDS PERMISSION FROM D.A.</i></p> <p><i>APPROVED FOR REVIEW UNDER SECS. 14-368.5g + 14-826 OF SITE PLAN ORDINANCE 9/10/01 DCA</i></p>		

PERMIT ISSUED WITH REQUIREMENTS

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	



16' ± or -
EXXON

9' ± or -
ALWAYS FRESH
Tim Hortons
COFFEE & BAKED GOODS

7' 2"

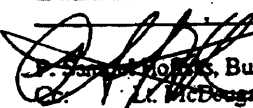
(99.73 #)

13' 11"

ALWAYS FRESH
Tim Hortons
COFFEE & BAKED GOODS

20. 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/1999), 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
21. 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)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
24. 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/1999)
25. 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".
26. 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.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
30. 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).
31. 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)
32. Please read and implement the attached Land Use Zoning report requirements.
33. 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.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
- *37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

(See attached)


 L. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
 Michael Nugent, Inspection Service Manager

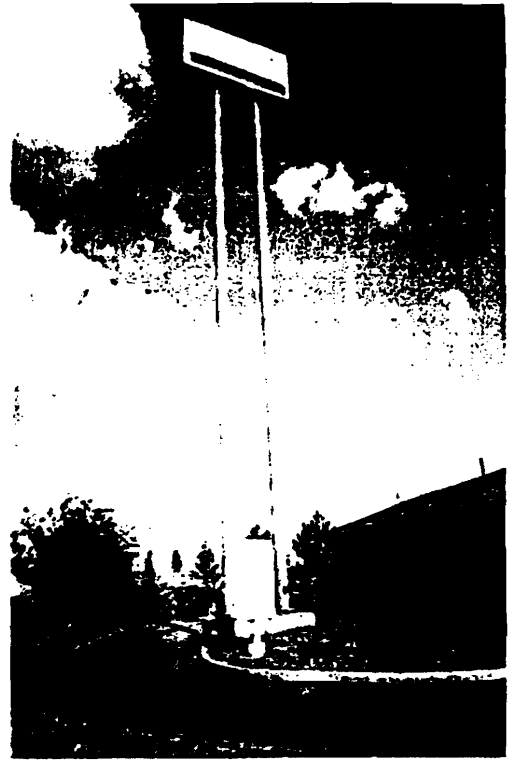
PSH 10/00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval

...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

******ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

*******CERTIFICATE OF OCCUPANCY FEE \$50.00**



DUPLICATE

GENERAL RECEIPT

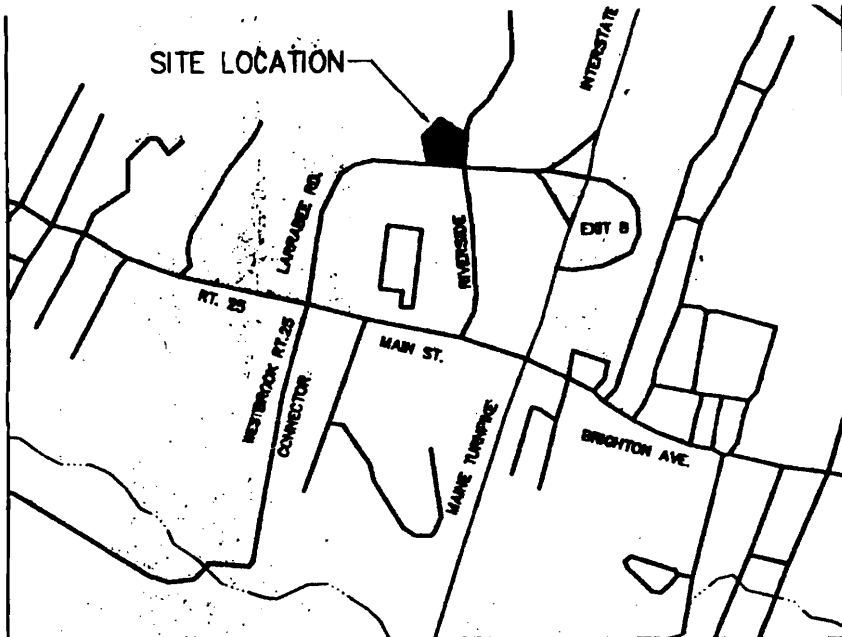
CITY OF PORTLAND, MAINE

DEPARTMENT Inspections DATE 8/31/01
RECEIVED FROM Barlo Juan
ADDRESS 132 Riverside Dr.

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	<u>Sign permits</u>		<u>500</u>
	<u>CB# : 267 A 007</u>		
	<u>Check # 43.55</u>		

CASH CHECK OTHER TOTAL 500

RECEIVED BY [Signature]



LOCUS PLAN
SCALE: 1"=1000'

WBRC

SITE
REMOVALS/LAYOUT

PLAN REFERENCES

1. MAINE STATE HIGHWAY COMMISSION RIGHT OF WAY MAP FOR STATE HIGHWAY 27, RECORDED AT THE GUMBERLAND COUNTY REGISTRY OF DEEDS, PLAN BOOK103, PAGE 30.
2. "STANDARD BOUNDARY SURVEY - EXIT 8 SUNOCO, RIVERSIDE STREET, PORTLAND, MAINE, PREPARED FOR WEBBER OIL COMPANY, BY LAND USE CONSULTANTS, PORTLAND MAINE, UNDATED SCALE: 1"=20', JOHN COTHERN, PROFESSIONAL LAND SURVEYOR, UNRECORDED.

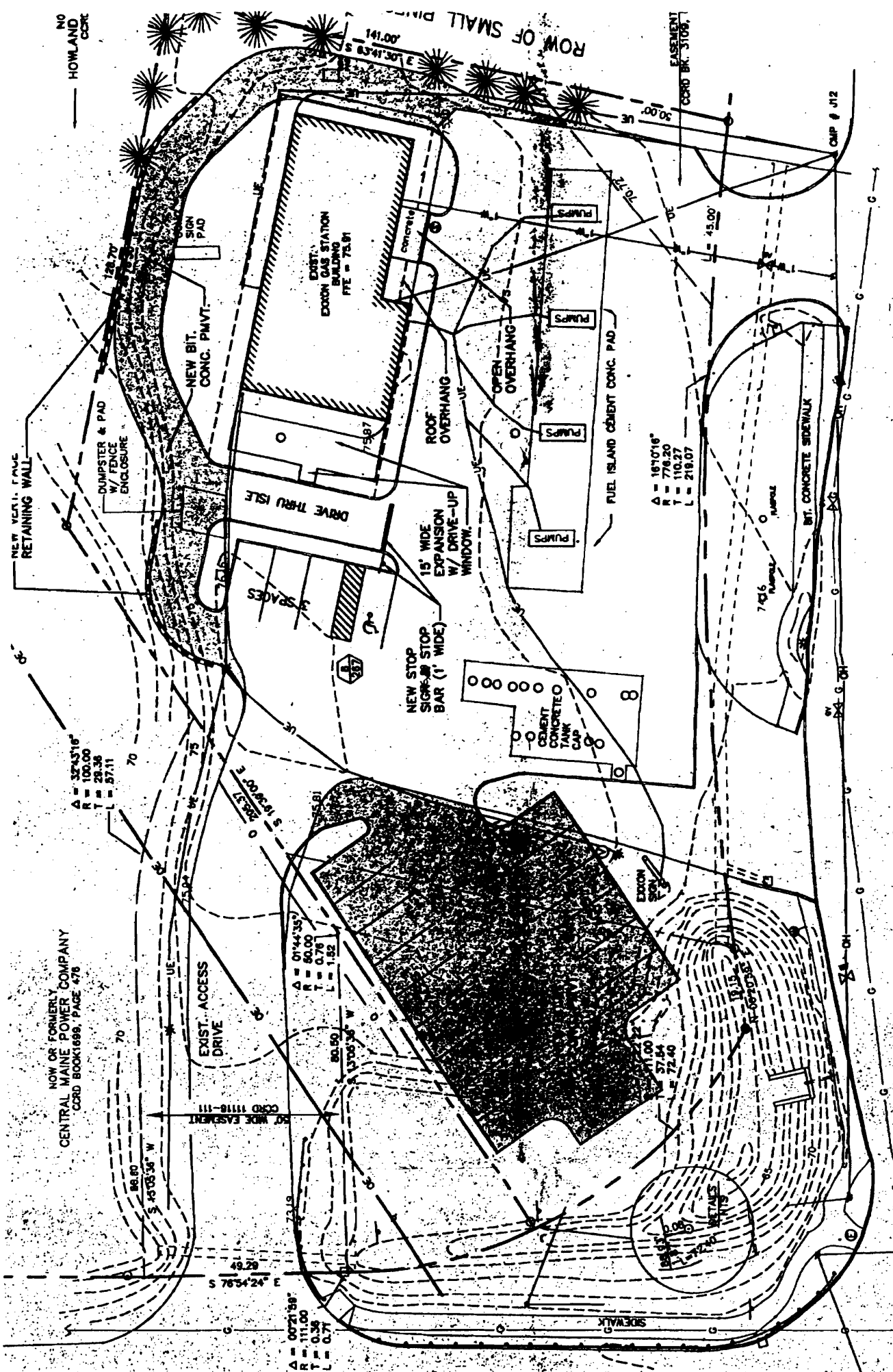
LEGEND

	EDGE OF PAVEMENT
	BIT CURB
	BUILDING
	SANITARY SEWER
	WATER VALVE
	GAS SERVICE
	CULVERT
	CATCH BASIN
	OVERHEAD ELECTRIC WRES W/ UTILITY POLE & GUY WIRE
	LOT NUMBER/ TAX MAP NUMBER
	UNDERGROUND OIL PIPELINE
	GATE VALVE
	PROPERTY LINE
	BUILDING SETBACK
	SURVEY MARKERS FOUND
	FILL COVERS
	MANHOLE ELECTRIC
	SIGN POST
	WATER BOLLARD
	UTILITY POLE
	VENT POLE
	SPOT GRADE

280
NO. REVISION

PROGR
SEP 2 11

T CORP.
35



NO HOWLAND CONC

NOW OR FORMERLY
CENTRAL MAINE POWER COMPANY
CORD BOOK 1699, PAGE 476

(SEE PLAN REF. 1.)

$\Delta = 37^{\circ}16'$
R = 100.00
T = 23.36
L = 57.11

$\Delta = 0^{\circ}44'35''$
R = 80.00
T = 0.78
L = 1.92

$\Delta = 0^{\circ}21'58''$
R = 111.00
T = 0.36
L = 0.77

$\Delta = 18^{\circ}01'6''$
R = 776.20
T = 110.27
L = 219.07

$\Delta = 11^{\circ}00'$
R = 57.54
T = 72.40

ROW OF SMALL DRIVE

EASEMENT
CORD BK. 3108

CMP # J12

NEW VERT. PADE
RETAINING WALL

DUMPSTER & PAD
W/ FENCE
ENCLOSURE

NEW BIT.
CONC. PMVT.

EXIST. GAS STATION
BUILDING
PFE = 73.81

DRIVE THRU ISLE

NEW STOP
SIGN STOP
EXPANSION
BAR (1' WIDE)

15' WIDE
EXPANSION
W/ DRIVE-UP
WINDOW.

CONCRETE
TANK
CAP

FUEL ISLAND CONCRETE CONC. PAD

BIT. CONCRETE SIDEWALK

NEW VERT. PADE
RETAINING WALL

EXIST. ACCESS
DRIVE

50' WIDE EASEMENT

NEW BIT. CONC. SIDEWALK

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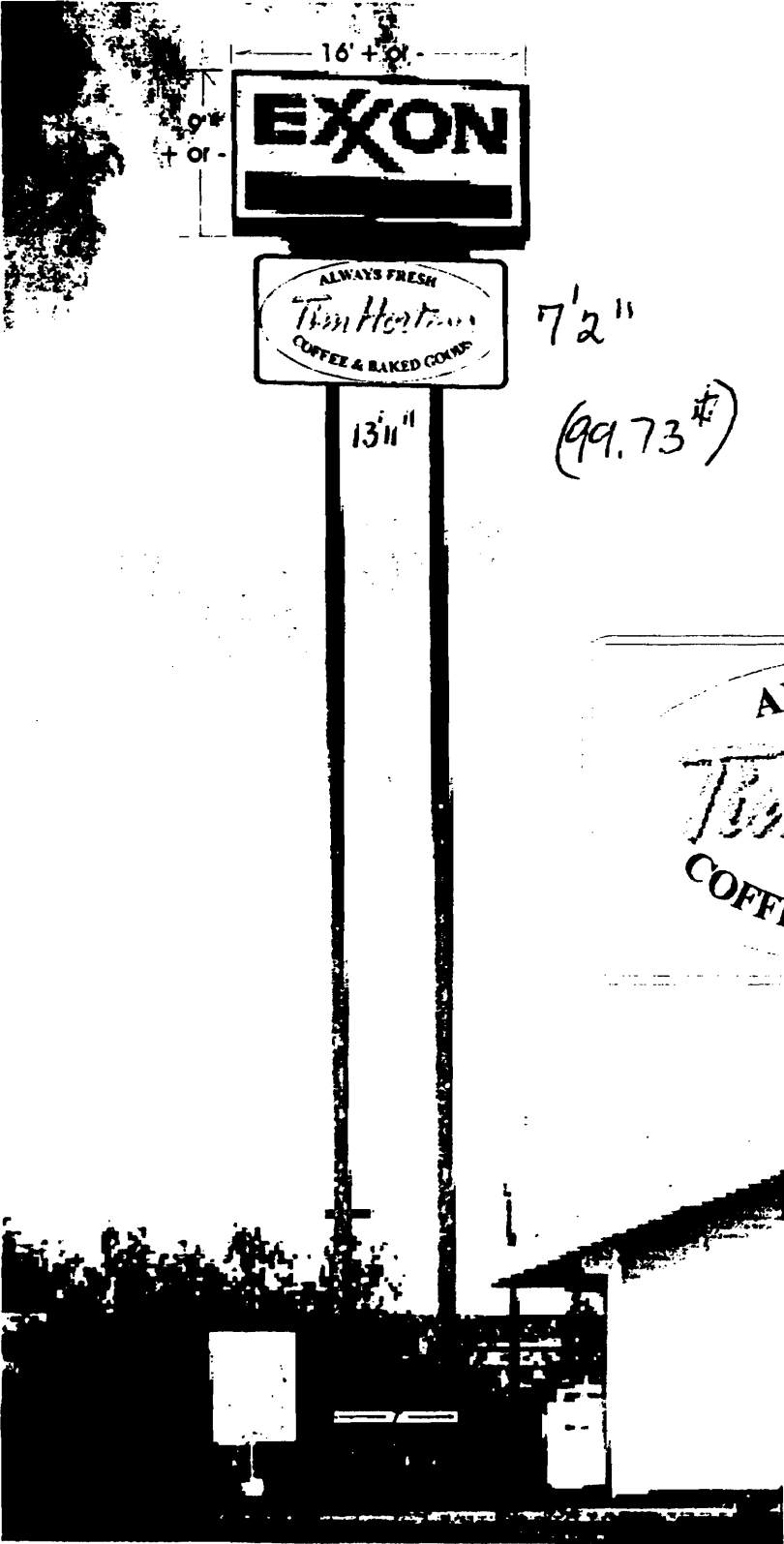
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16' ± 0"

EXON

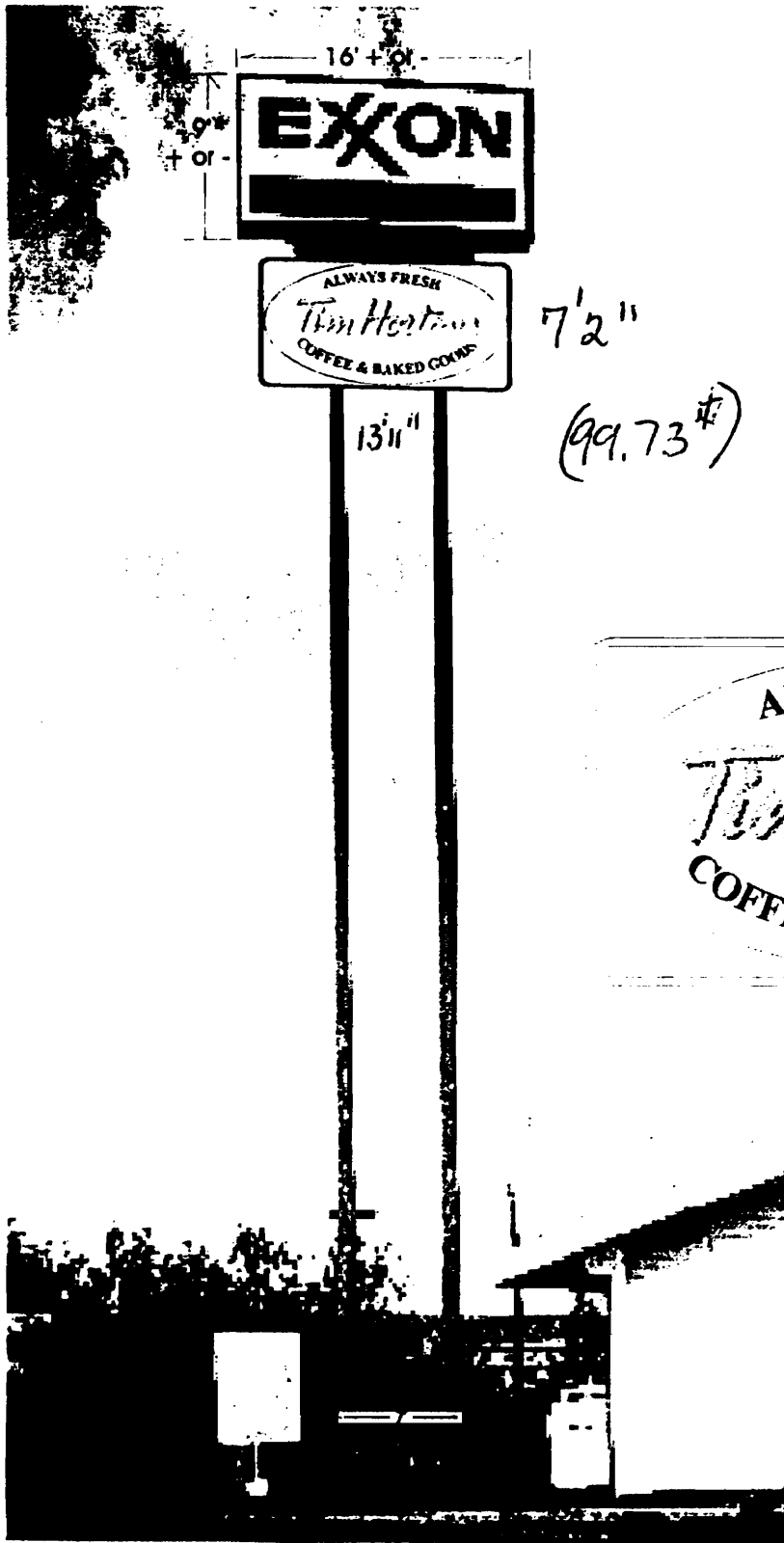
ALWAYS FRESH
Tim Hortons
COFFEE & BAKED GOODS

13' ± 0"

7' 2"

(99.73 ± 0.27)

ALWAYS FRESH
Tim Hortons
COFFEE & BAKED GOODS



16' + or -
EXON

ALWAYS FRESH
Tim Hortons
COFFEE & BAKED GOODS

13' 11"

7' 2"

(99.73#)

