

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 040700

Please Read
Application And
Notes, If Any,
Attached

This is to certify that Martella Angelo/Applicant

has permission to Restaurant/ Tenant Fit-up/ Repair, replace roof, add handi ramp

AT 1077 Bampton Ave 274 A006001

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 inspection must given and when permission procured before this building or part thereof is occupied or otherwise used-in. **NO OTHER NOTICES REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 6/22/04
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: 04-0700	Issue Date:	CBL: 274 A006001
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Location of Construction: 1077 Brighton Ave	Owner Name: Martella Angelo	Owner Address: 4 Carriage Rd	Phone:
Business Name:	Contractor Name: Applicant: DWL Yeaton	Contractor Address: Portland	Phone: 207-4794
Lessee/Buyer's Name	Phone:		

Current Use: Single Family Home	Proposed Use: Commercial / Restaurant	Permit Fee: \$141.00	Cost of Work: \$4,500.00	CEO District: 3
Proposed Project Description: Restaurant/ Tenant Fit-up/ Repair, replace flooring, add handicap ramp		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A-3 Type: 5B 6/22/04	
		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: Idobson	Date Applied For: 06/01/2004	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> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Site plan exemption</i> Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>6/11/04</i>	<p>Zoning Appeal</p> <input checked="" type="checkbox"/> Variance <i>lot size for the change of use</i> <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Date: <i>5/20/04</i>	<p>Historic Preservation</p> <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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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

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

Permit No: 04-0700	Date Applied For: 06/01/2004	CBL: 274 A006001
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Location of Construction: 1077 Brighton Ave	Owner Name: Martella Angelo	Owner Address: 4 Carriage Rd	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / Restaurant	Proposed Project Description: Restaurant/ Tenant Fit-up/ Repair, replace flooring, add handicap ramp
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/11/2004
Note: ZBA approved on 5/20/04 for lot size **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:** Pending **Reviewer:** Mike Nugent **Approval Date:**
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 06/14/2004
Note: **Ok to Issue:**

1) kitchen hood system shall require a separate permit
2) means of egress shall have illuminated exit signs

Comments:
06/21/2004-mjn: Need more detail, applicant coming in 6/22/04

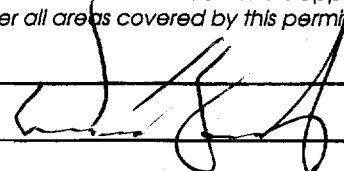
All Purpose Building Permit Application

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>1081 Brighton Ave</u>		
Total Square Footage of Proposed Structure <u>656 SF</u>	Square Footage of Lot <u>6200 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u> </u> Block# <u>A</u> Lot# <u>6</u>	Owner: <u>Angelo Mastella</u>	Telephone: <u>N/A</u>
Lessee/Buyer's Name (if Applicable) <u>Dirk W. Yeaton</u>	Applicant name, address & telephone: <u>Dirk Yeaton</u> <u>772-3031</u> <u>200 Ocean Ave</u> <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>4,500.00</u> Fee: \$ <u>66.00</u>
Current use: <u>Vacant</u> <u>+750.00</u>		
If the location is currently vacant, what was prior use: <u>Single family home</u> <u>141.00</u>		
Approximately how long has it been vacant: <u>3 years</u>		
Proposed use: <u>Small breakfast & lunch restaurant</u>		
Project description: <u>We will bring floor load capacity to 100 psf by doubling 2x8's</u> <u>Replace front door to meet ADA Reg. Build ramp to ADA Reg. Open center</u> <u>non-load bearing wall. Have 6' hood w fire ansel syst installed</u>		
Contractor's name, address & telephone: <u>Dirk Yeaton</u> <u>772-3031</u> <u>200 Ocean Ave Portland</u>		
Who should we contact when the permits ready: <u>Dirk Yeaton</u>		
Mailing address: <u>Ave</u> <u>Portland, ME 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>807-4794</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, if a permit for work described in this application is issued, I certify that the Code Official's authorized representative shall have the authority to enter all areas covered by this permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: 	Date: <u>5/22/04</u>
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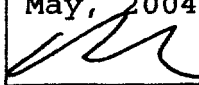
This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

WARRANTY DEED

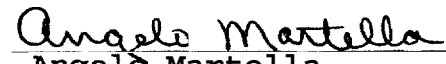
Know All Men By These Presents That I, Angelo Martella
of 4 Carriage Road, Freeport,
County of Cumberland and State of Maine,
for consideration paid, grant to Dirk W. Yeaton and Jennifer S. Yeaton
Dulcie Y. Witman
of 12 Dennett Street, Portland,
County of Cumberland and State of Maine
as Joint Tenants
with WARRANTY COVENANTS:

A certain lot or parcel of land together with any buildings thereon situated in
Portland County of Cumberland
and State of Maine, more particularly described in Exhibit A attached hereto and
incorporated herein by reference.

In Witness Whereof, I have hereunto set my hand(s) this 27th day of
May, 2004.



Witness




Angelo Martella
by: *Lenora Pressey, POA*

State of Maine
County of Cumberland ss.

On this 27th day of May, 2004, personally appeared before me the
above named Angelo Martella

and acknowledged the foregoing to be his/her/their free act and deed.



Notary Public, Attorney at Law
Martin Campbell

Returnto: Dirk W. Yeaton

Down East Lobster Bake Company Inc.

***200 Ocean Avenue
Portland, Maine 04103
207-807-4794
Downeastlobsterbake.com***

Portland Planning Dept.
City Hall
Portland, ME 04103

Planners,

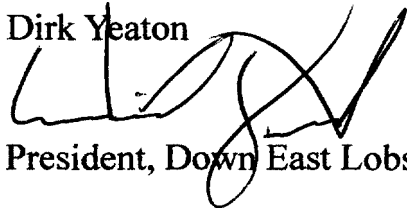
Enclosed is **our** application for **an** all purpose building permit for the work to be done at 1081 Brighton Avenue. Having been granted the variance due to practice difficulty, we are prepared to do the work necessary to convert this property to a small breakfast and lunch restaurant. Itemized descriptions of the work to be performed are listed below.

- **Item A-** Shows the floor current floor construction. We are obligated by code to bring the load bearing capacity to 100lb/psf. Our mechanical engineer determined upon inspection that by doubling the 2"x8" floor joists with joist hangers, and doubling the floor lolly column supports we will achieve the needed specification.
- **Item B-** Shows the proposed construction. All floorjoists have been doubled using double hangers to sister both together. It also shows the lolly columns having been doubled halfway between existing lolly columns.
- **Item C-** Shows the existing wall between the kitchen and the pantry. This is a load bearing wall.
- **Item D-** Shows the proposed construction. We intend to increase the rough opening size to 5' by removing the door. Fabricating a 4"x8"x5'6" header to bear the load. Supported by 3 2"x4"x7'4" on either side of the header.

- Item **E**- Shows the proposed accessibility ramp. There is 24" of rise to the sill of the front door. The existing stoop will be covered by an 8'x9' deck. From the left of the deck the ramp will begin. The ramp deck width is 42". The resting stoops measure 48"x48". Each section of rise measures 8' in length. Each ramp is constructed of 4 each 2"x8"x8' pressure treated planks connected with joist hangers. The planking will consist of 5/4"x 6' planking, treated with sanded polyurethane to prevent slippage. **On** all outer edges of the ramp and resting stoops 2"x 4" "crutch stops" will be secured. The upper handrail will be 36" high and constructed of 2"x 6" planking secured to the 4"x 4" posts. 2"x 2" ballisters will be mounted to the "crutch stop" and the handrail at an interval not to exceed 4' apart. The ramp will be secured with pressure treated 4" x 4" timbers in sono tube extending at least 36" into the ground, and secured with concrete. The 4"x 4" posts will be spaced on either end of the ramp sections and halfway between each end.

We thank you for your consideration in this project. Please let me know if there are any question or amendments needed on this project.

Dirk Yeaton



President, Down East Lobster **Bake** Co.

r Joists (D) 6"x8"x12' Girder (E) 6"x8"x10' Girder (F) Pipe Columns

A

now

Each 2"x8"x12' floor joist will be sistered with another 2"x8"x12' and 4"x8" hangers. Pipe columns will be doubled at 1/2 each interval.



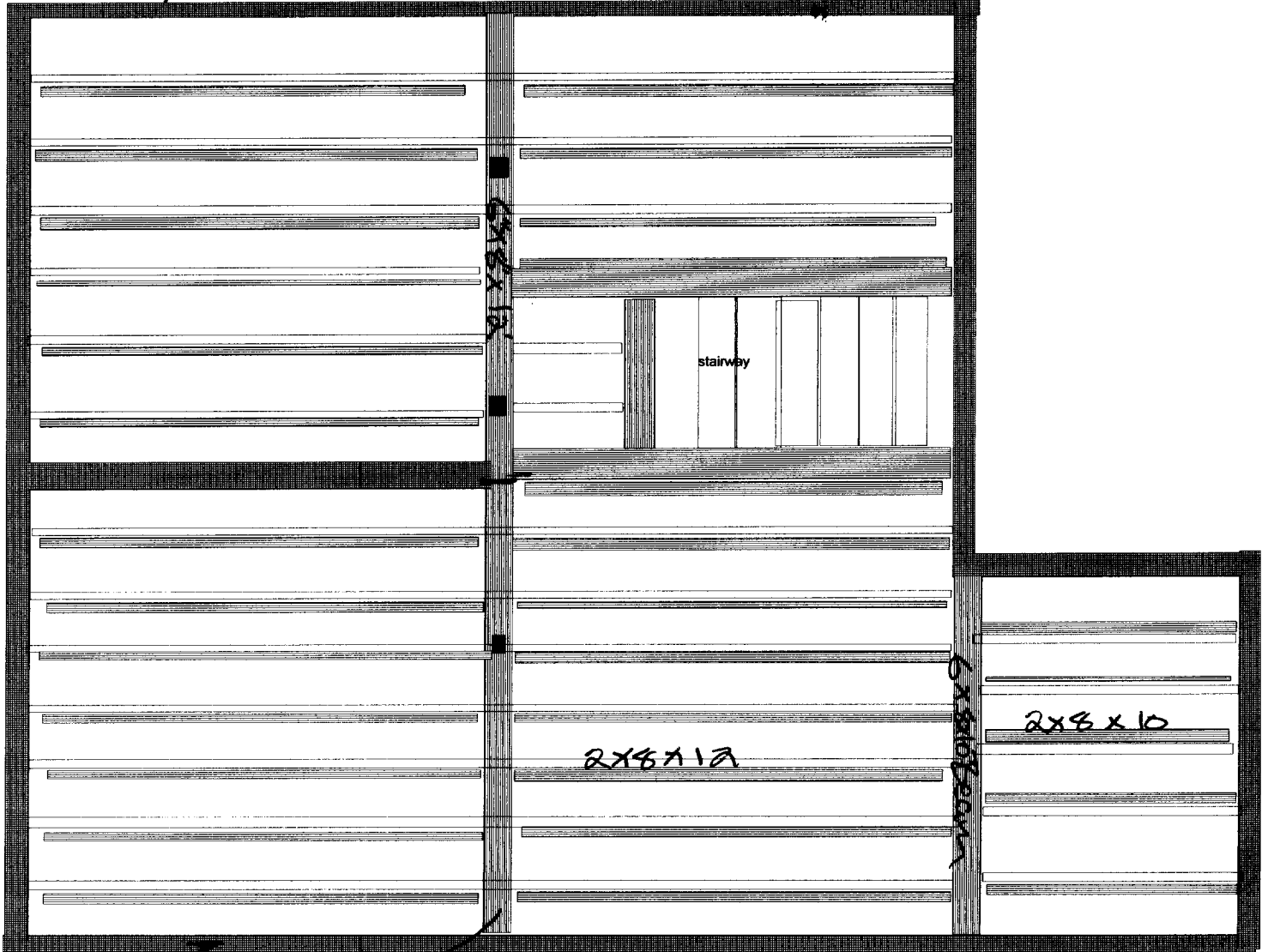
scale 1/4"=1'

Joists (D) 6"x8"x12' Girder (E) 6"x8"x10' Girder (F) Pipe Columns

B

Proposed.

Each 2"x8"x12' floor joist will be sistered with another 2"x8"x12' and 4"x8" hangers. Pipe columns will be doubled at 1/2 each interval.

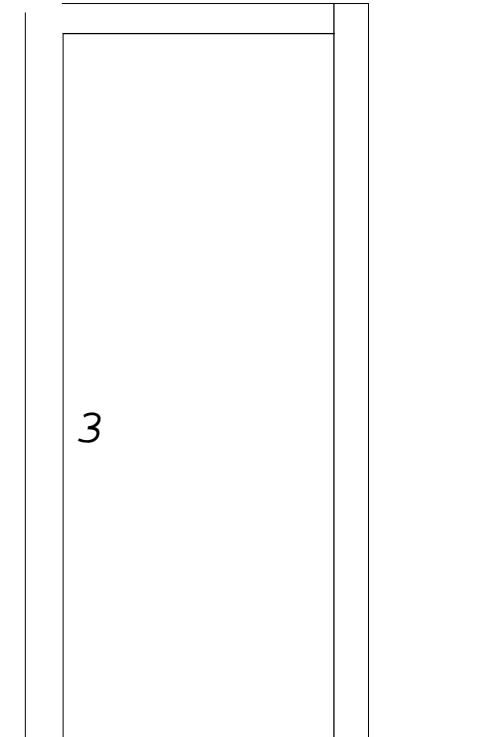
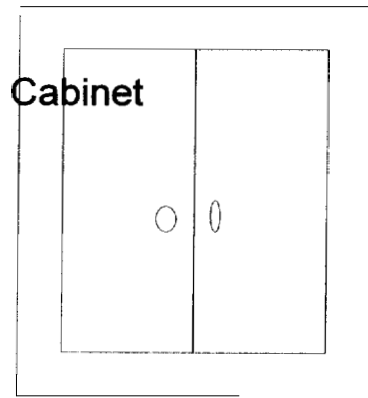
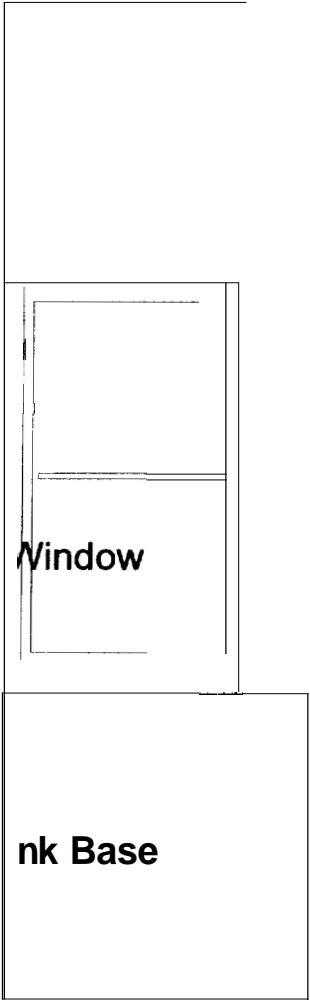


scale 1/4"=1'

Foundation

C

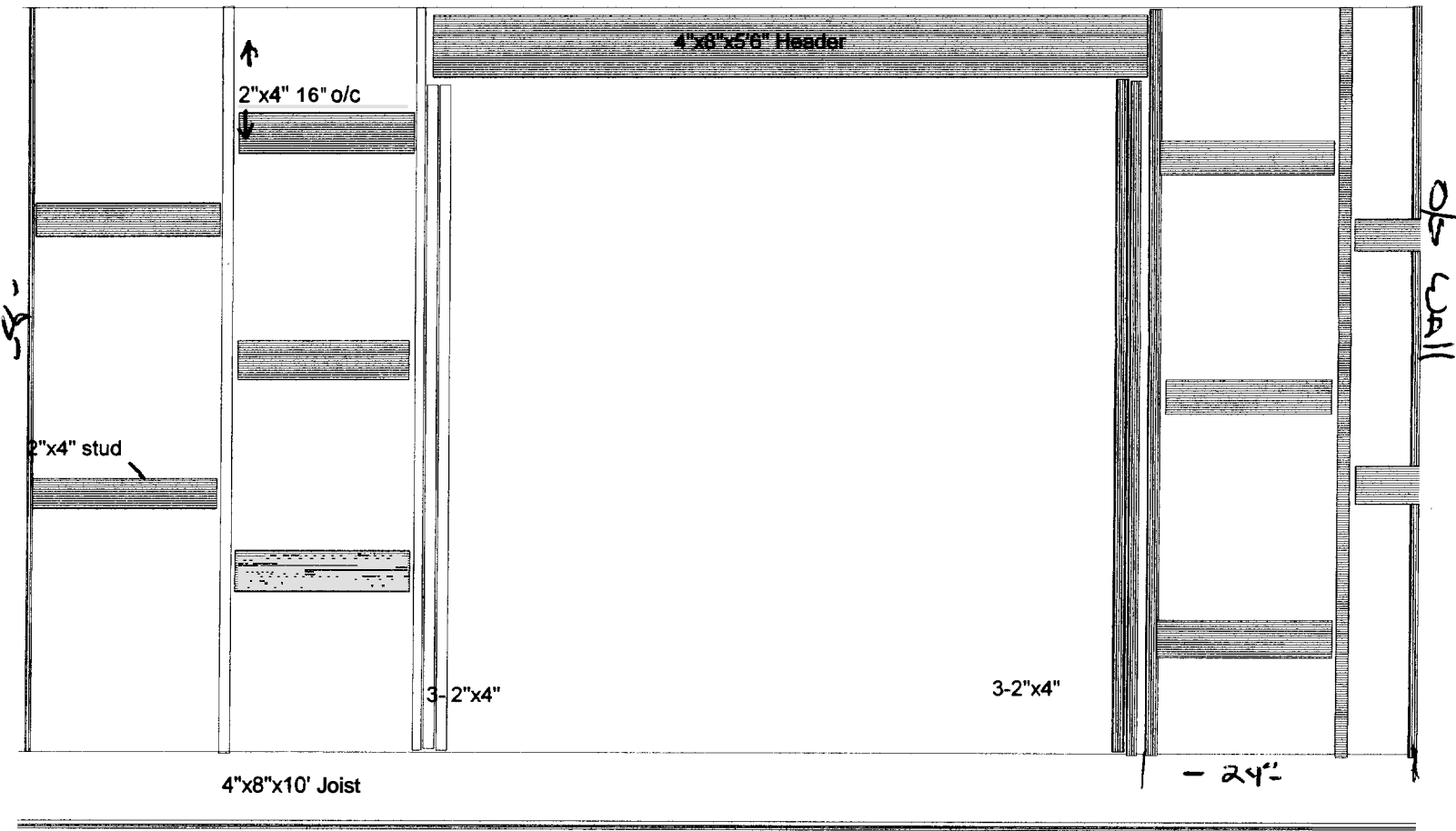
- 10' -



Removing 28" Door between kitchen & pantry
58" opening

D

4"x8"x10' Rafter



Description of Proposed Development:
 The vacant building converted to a small cafe. Two "pass-throughs" on the rear of the parcel for parking. 84' ramp built at front.

CBL: 274-A-7

Address of Property site

Please Attach Sketch/Plan of Proposal/Development
 Criteria for Exemptions:
 See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
Yes	✓
Yes	✓
No	✓
No	✓
Yes	✓
No	✓
Yes	✓
Yes	✓

Exemption Granted

Partial Exemption

Exemption Denied

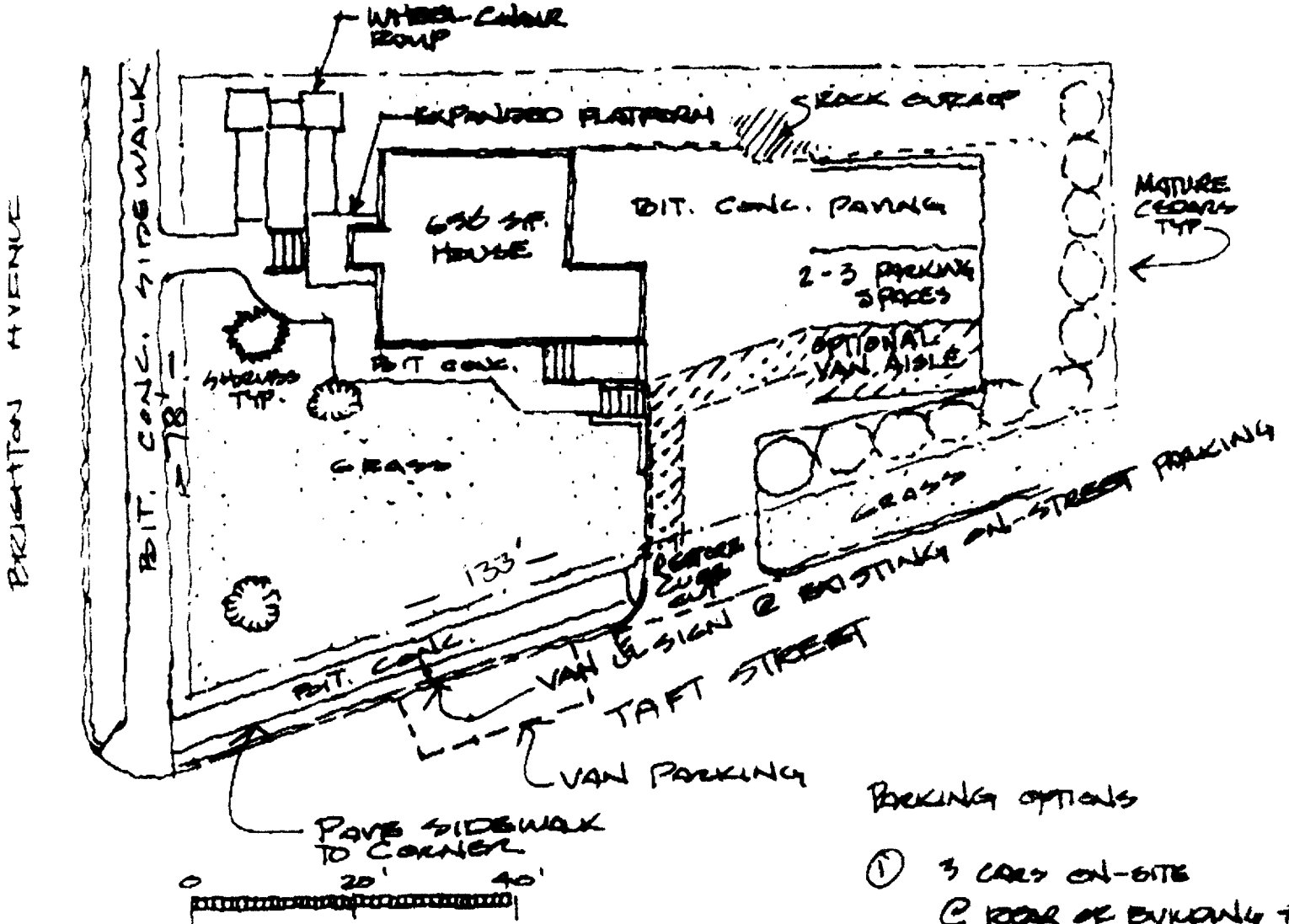
Planning Division Use Only

Planner's Signature

[Handwritten Signature]

Date

6/21/04



SITE PLAN

1081 BRIGHTON AVE
PORTLAND ME.

B-2 Zone

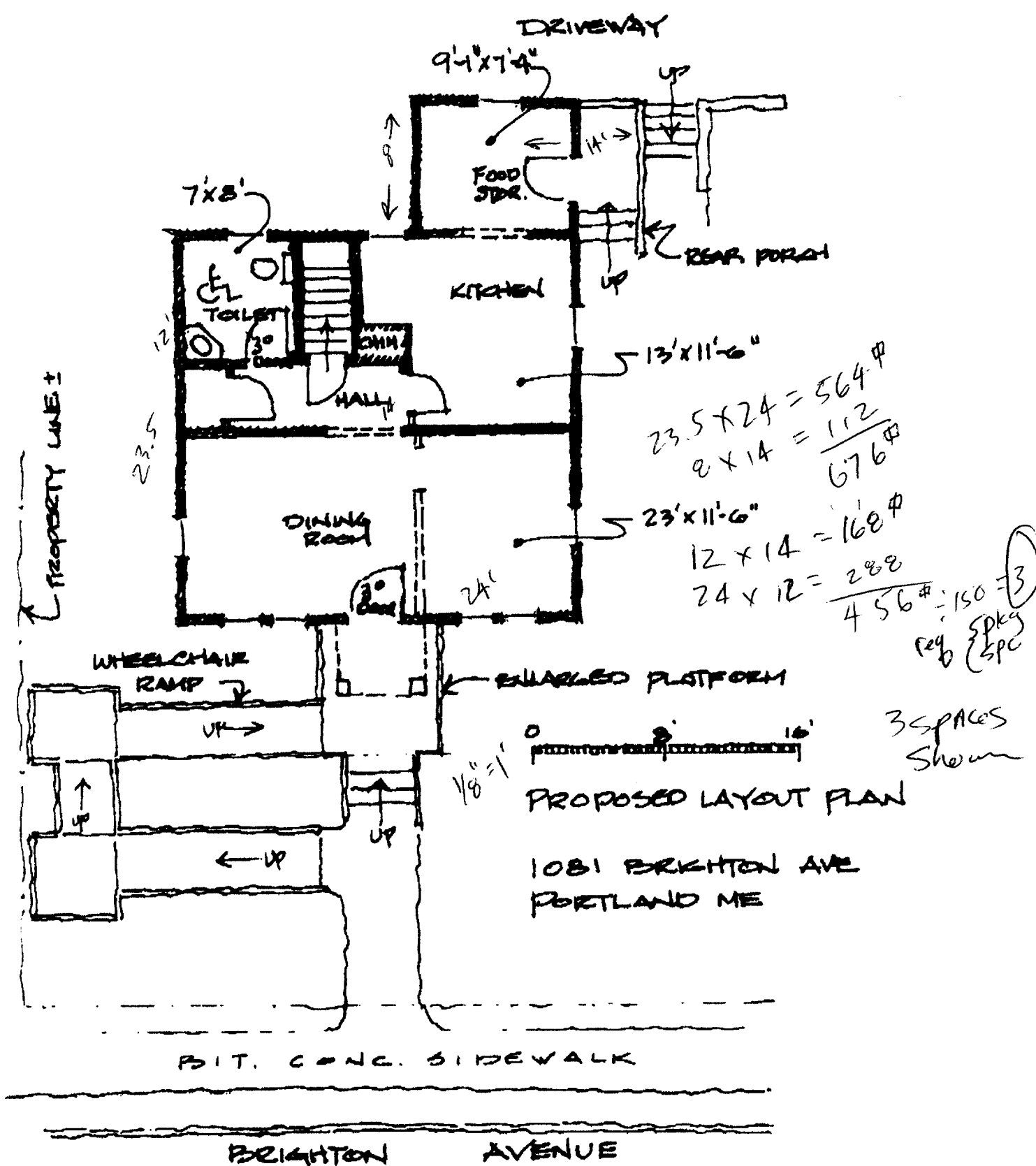
- Front: None Required
- Rear: 10' min / N/A - going on front
- Side: None Required

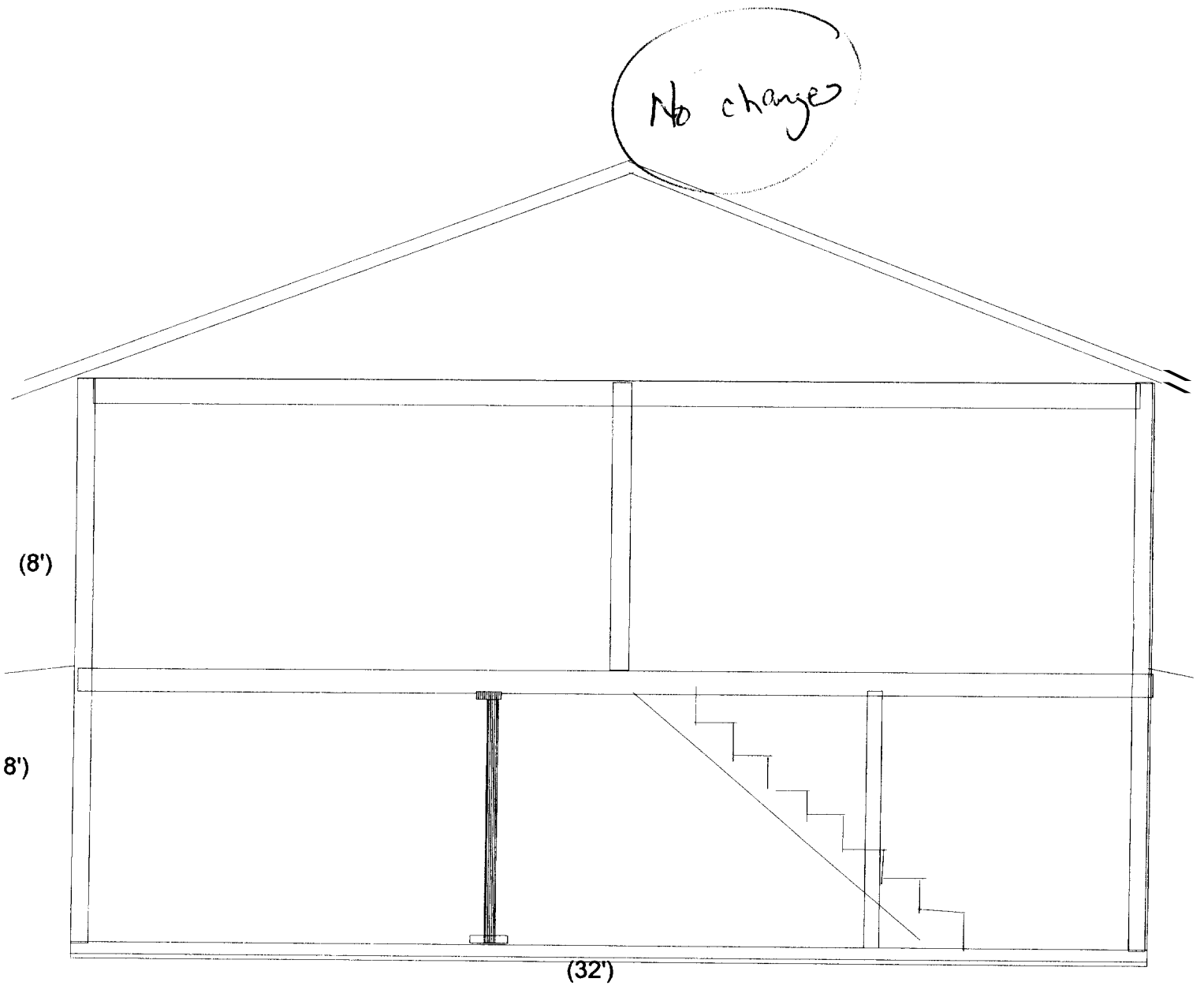
Parking req:
 1 pkg spc of each 150#
 Not including bulk storage
 & kitchen

80% imperv. off

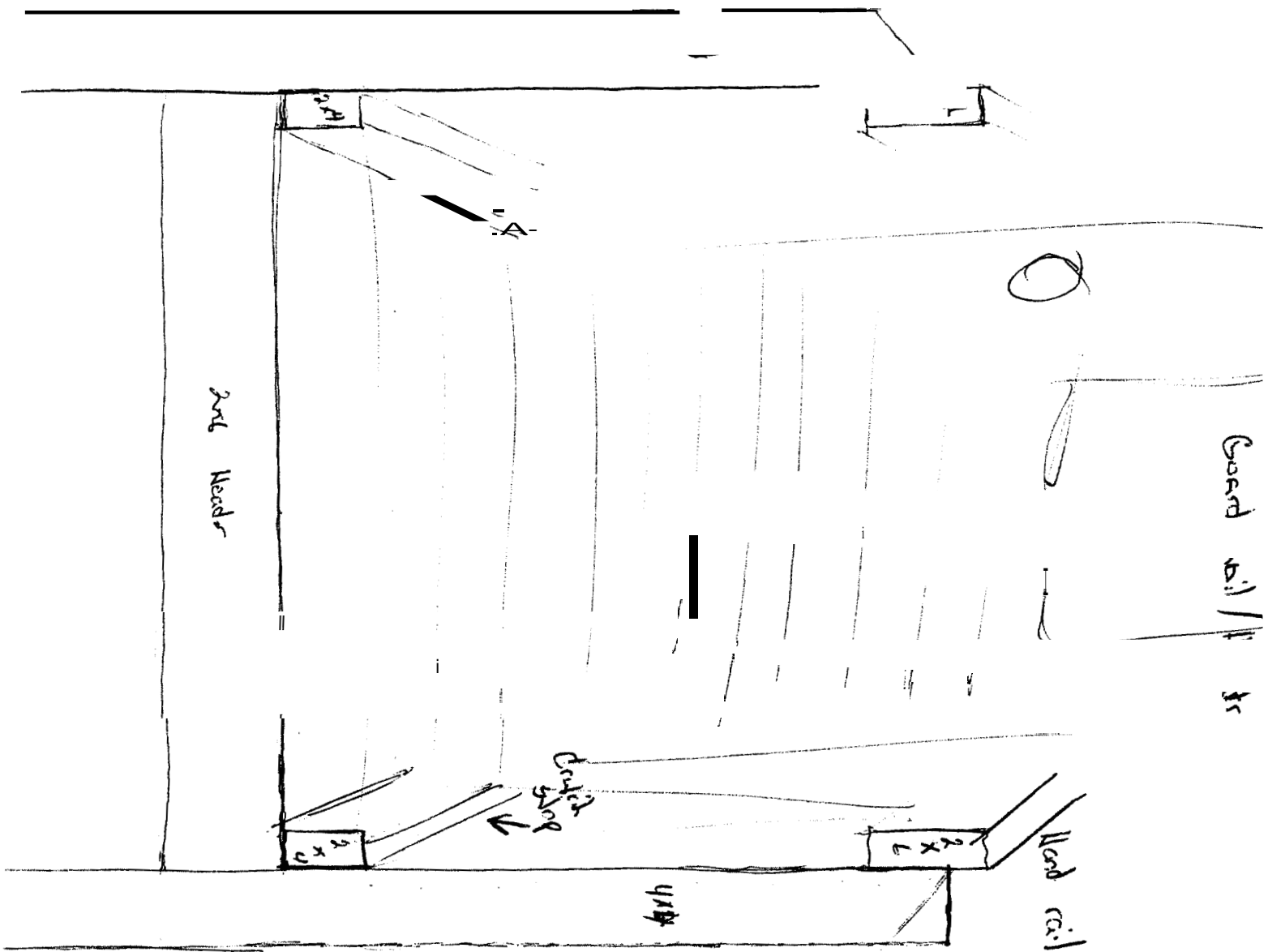
Parking options

- ① 3 cars on-site
 @ rear of building +
 1 signed, van-
 accessible space
 on street
- ② 2 cars on-site
 @ rear of building
 including 1 -
 van accessible w/
 aisle & cross-
 walk.

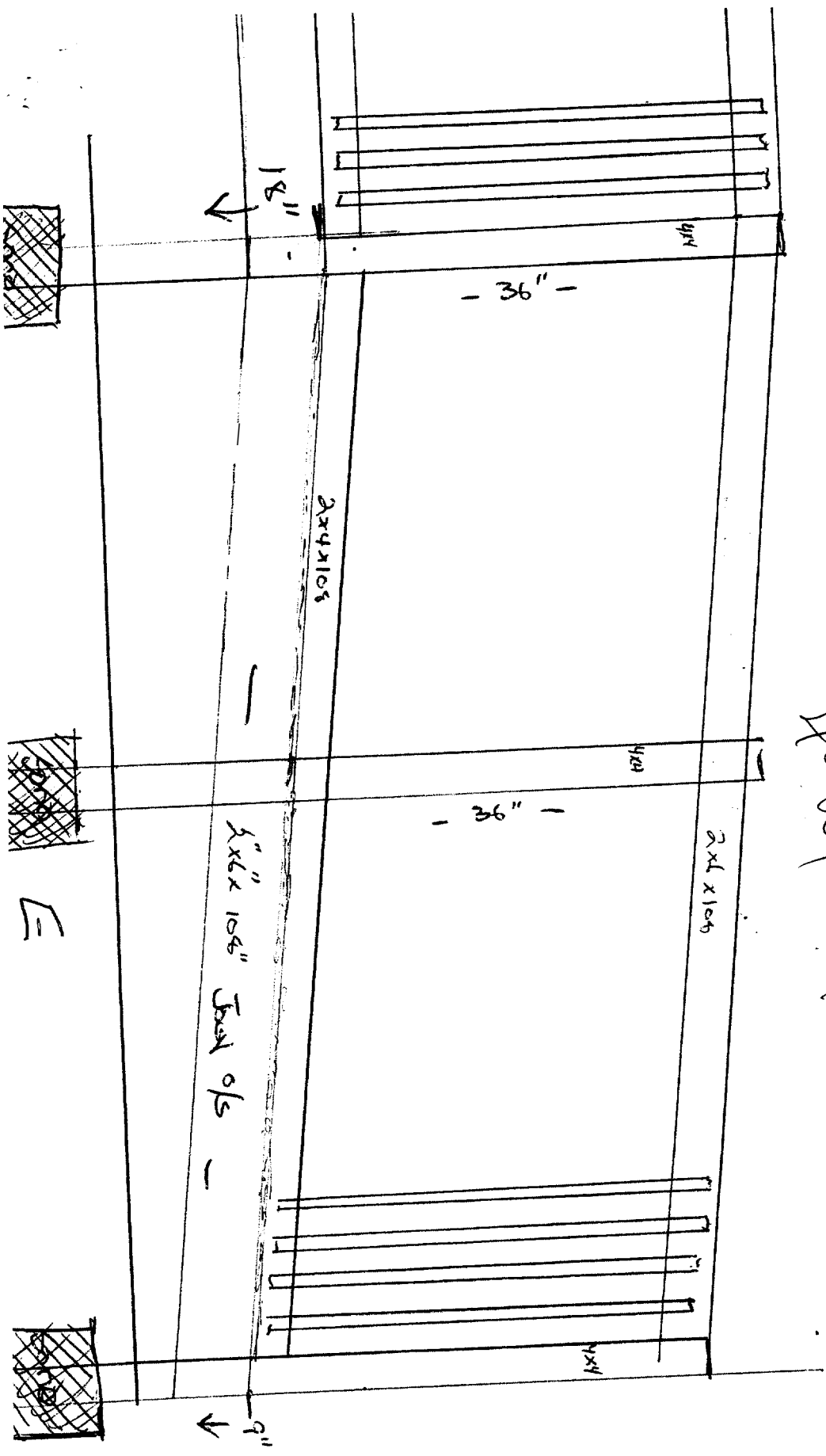




Elevation 1/4"=1'

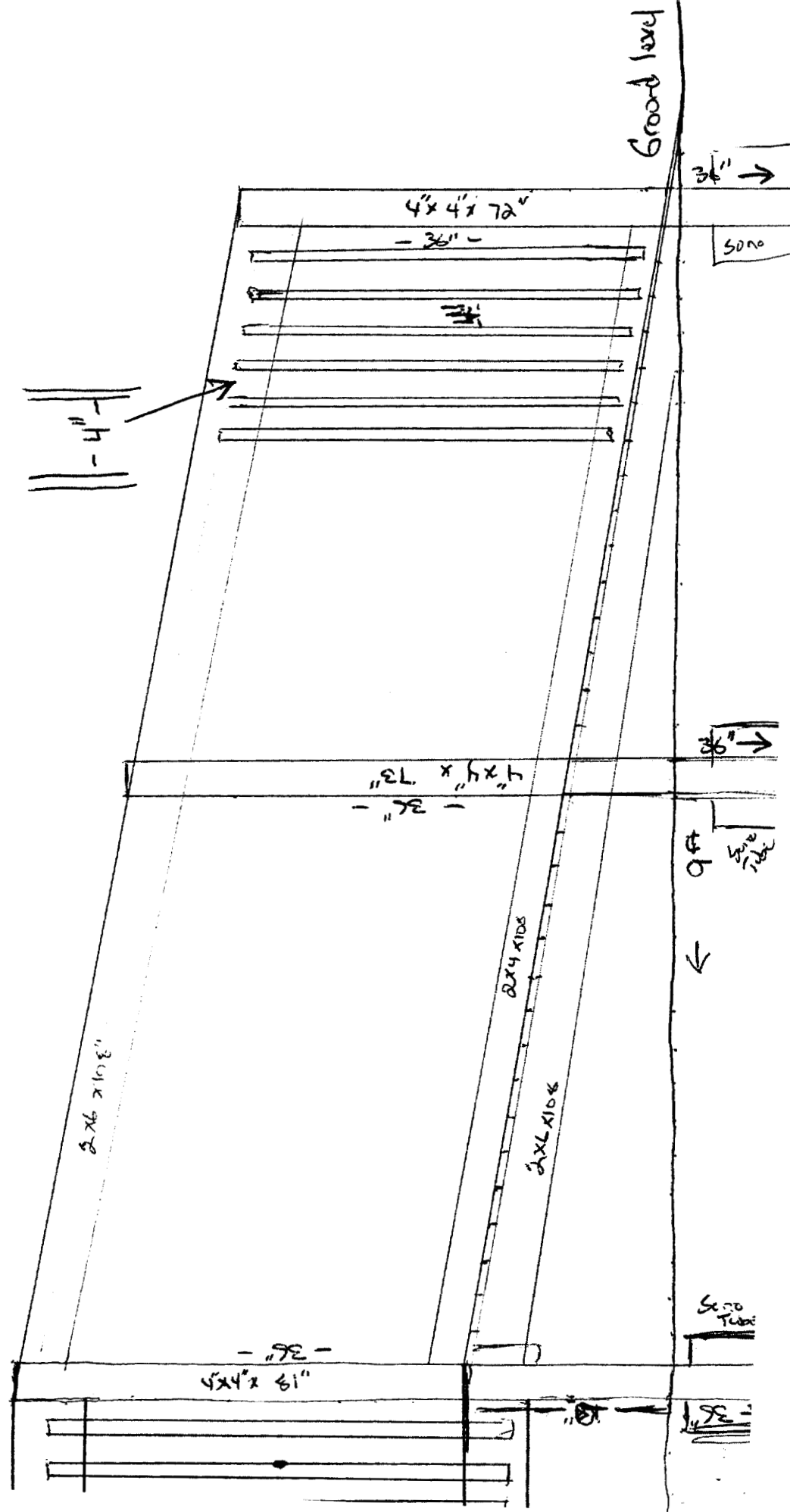


111



GUARDS
 5 1/2" x 5 1/2" x 1/4"

Ground level to turn (1) one of (a) two



City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0700	Date Applied For: 06/01/2004	CBL: 274 A006001
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Location of Construction: 1077 Brighton Ave	Owner Name: Martella Angelo	Owner Address: 4 Carriage Rd	Phone:
Business Name:	Contractor Name: Applicant	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Zommercial / Restaurant	Proposed Project Description: Restaurant1 Tenant Fit-up/ Repair, replace flooring, add handicap ramp
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/11/2004
Note: ZBA approved on 5/20/04 for lot size **Ok to Issue:**

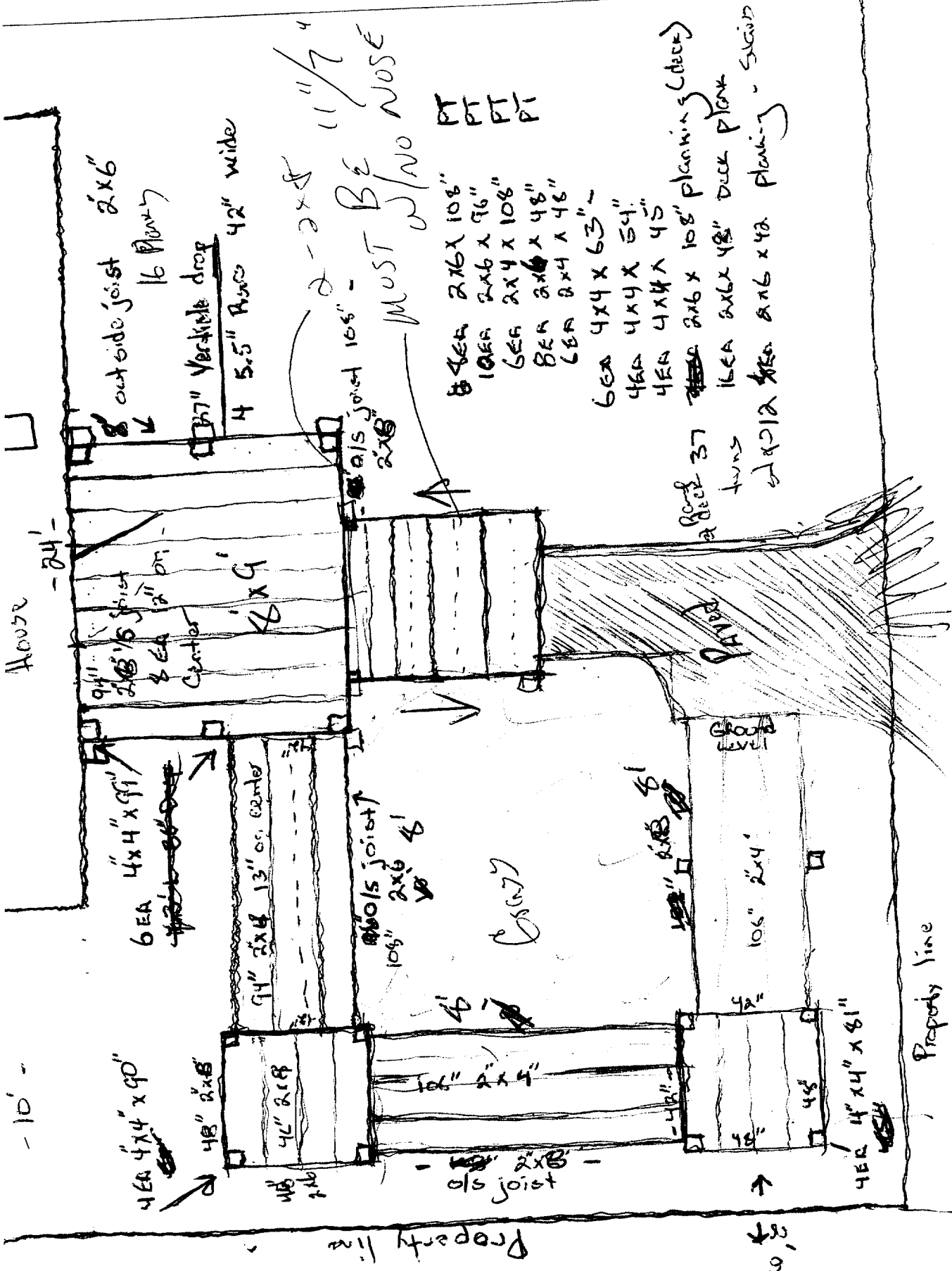
1) Separate permits shall be required for any new signage.
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Dept: Building **Status:** Pending **Reviewer:** **Approval Date:**
Note: **Ok to Issue:**

Dept: Fire **Status:** Pending **Reviewer:** **Approval Date:**
Note: **Ok to Issue:**

sketching

20' sloped surface for 18" Rise



Brighton Ave

E

- outside joist 2x6
- 16 Plyng
- 4 5.5" Rxs 42" wide
- 17" Vertical drop
- also joist 106" -
- 2x8
- MUST NO NOSE
- 2x8 11/2
- PT
- PT
- PT
- 6EA 2x6 x 108"
- 10EA 2x6 x 96"
- 6EA 2x4 x 108"
- 8EA 2x6 x 48"
- 6EA 2x4 x 48"
- 6EA 4x4 x 63"
- 4EA 4x4 x 54"
- 4EA 4x4 x 45"
- 16EA 2x6 x 108" Plyng (deck)
- 16EA 2x6 x 48" Deck Plyng
- 12EA 2x6 x 48" Plyng - Stair

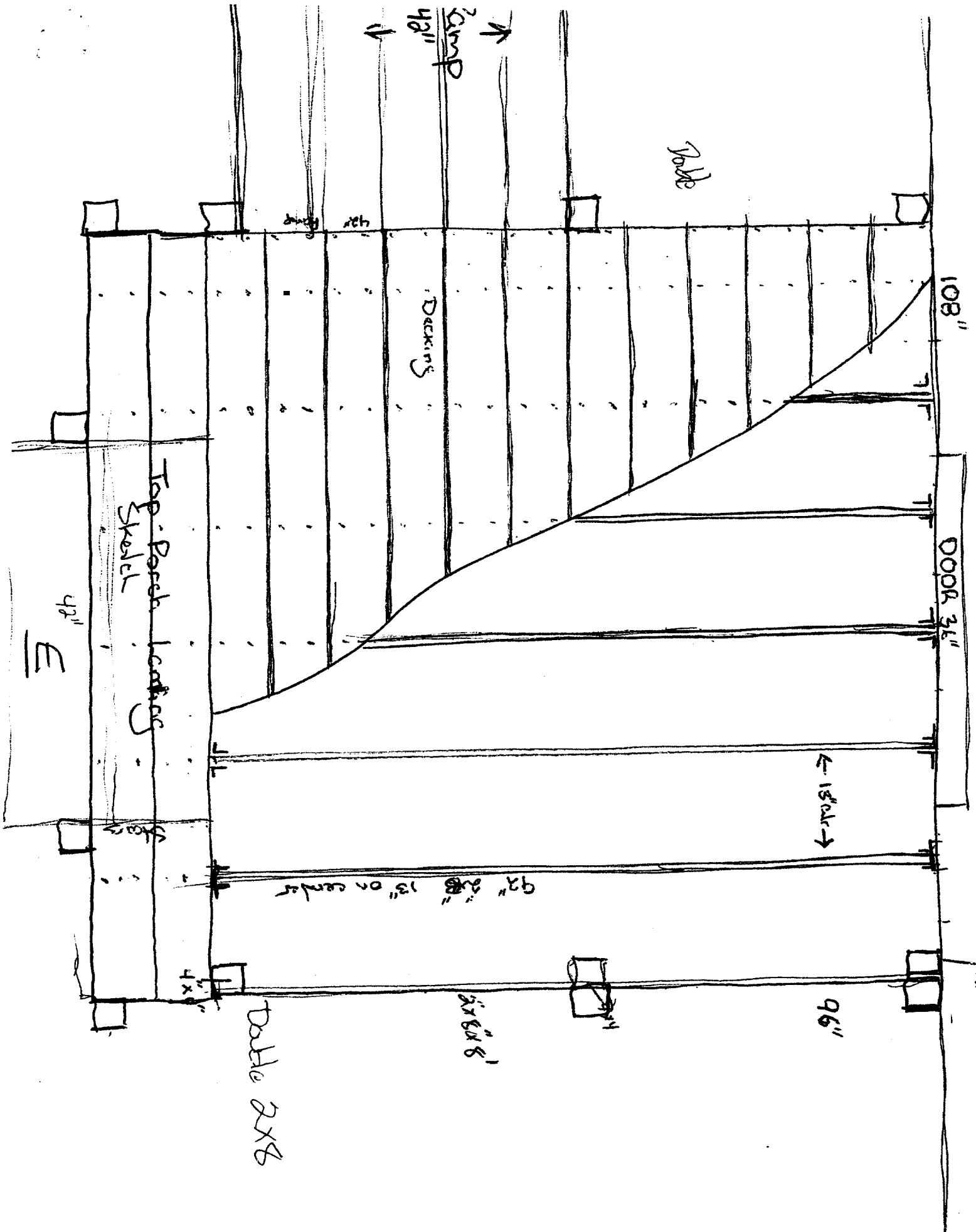
Property line

3' offset

Property line

House - 24'

-10'



2' ramp
42" ↓

Table

Decking

Top Porch leading
Skel

108"

DOOR 36"

← 15' out →

92" 2x8 13" on center

96"

Table 2x8

2x8's

42"

E

4x4

4x4

4x4

4x4

42"

42"

42"

42"

42"

42"

42"

42"

42"

42"

42"

42"

42"

42"

42"