

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that 1041 BRIGHTON AVE, LLC

Located At 1041 BRIGHTON AVE

Job ID: 2011-09-2327-ALTCOMM

CBL: 274-D-001-001

has permission to Build demising wall & upgrades for new tenant to be hair salon, tenant work on separate permit 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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

*[Signature]* 10/18/11  
Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD



# Certificate of Occupancy



## CITY OF PORTLAND, MAINE

Department of Planning and Urban Development  
Building Inspections Division

Location: 1041 BRIGHTON AVE

CBL: 274- D-001-001

Issued to: 1041 Brighton Ave, LLC

Date Issued: 11/23/2011

**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. 2011-09-2327-ALTCOMM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Hair Salon, Xclusive, LLC

APPROVED OCCUPANCY

Use Group B, Type 2B, IBC 2009

Approved:

11-23-2011

(Date)

*Deon W. Lewis*  
Inspector

*[Signature]*  
Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

## 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 Inspections 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.**

1. Close In Elec/Plmb/Frame prior to insulate or gyp

2. Final Inspection/Certificate of Occupancy

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



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life • [www.portlandmaine.gov](http://www.portlandmaine.gov)*

Director of Planning and Urban Development

Penny St. Louis

Job ID: 2011-09-2327-ALTCOMM

Located At: 1041 BRIGHTON  
AVE

CBL: 274- D-001-001

## **Conditions of Approval:**

### **Zoning:**

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.
3. With the issuance of the permit and the certificate of occupancy, the use of this new tenant space shall remain personal service. Any change of use shall require a separate permit application for review and approval.

### **Building:**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans. This requires the window adjacent to the new door to be verified as tempered or replaced.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
4. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.

### **Fire:**

1. All construction shall comply with City Code Chapter 10.
2. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
3. Fire extinguishers are required. Installation per NFPA 10.
4. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
5. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
6. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
7. Non-combustible construction of this structure requires all construction to be Non-combustible.
8. Any cutting and welding done will require a Hot Work Permit from Fire Department.
9. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

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

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

Job No: 2011-09-2327-ALTCOMM	Date Applied: 9/23/2011	CBL: 274- D-001-001	
Location of Construction: 1041 BRIGHTON AVE	Owner Name: 1041 Brighton Ave, LLC	Owner Address: 1 CANAL PLAZA PORTLAND, ME 04101	Phone: 207-871-1290
Business Name:	Contractor Name: CBRE/BOULOS, Paul Ureneck	Contractor Address: ONE CANAL PLAZA PORTLAND ME 04101	Phone: (207) -871-1290
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building-Change of Use	Zone: B-2
Past Use: Beauty School (vacant)	Proposed Use: Personal Service - Hair Salon (Xclusive, LLC) - create new tenant space from larger vacant space - change of use	Cost of Work: 16000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 2B 10/13/11 Signature: [Signature]
Proposed Project Description: inter renovations hair salon - change of use		Signature: Capt. Perini 10/14/11	
		Pedestrian Activities District (P.A.D.)	

Permit Taken By:	<b>Zoning Approval</b>		
<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>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan  <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: Ok w/conditions 9/29/11 ABM	<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:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in Dist 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: ABM
	<b>CERTIFICATION</b>		

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

11-21-11 DWM/BKL/Capt Pirone Fire OK, Elec Fail Bldg need  
access to roof/ceiling. Need HVAC details,

11-22-11 DWM/BKL Tammy 749-9312 Bldg/Elec Fail. Need  
access to ceiling, HVAC permit has not been issued. need  
Roof support details

11-23-11 DWM Final OK

11.12

RECEIVED B-2

2011 09 23 20



# General Building Permit Application

City of Portland Inspections  
City of Portland Maine  
Dept. of Building Inspections  
City of Portland Maine  
In order for the property owner to own real estate or personal property taxes or user charges on any permits of any kind are accepted.

Location/Address of Construction: <u>1041 BRIGHTON AVE PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>1260 SF</u>		Square Footage of Lot <u>N/A</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>274 0001001</u>	Applicant <u>must be owner, Lessee or Buyer*</u> Name <u>1041 BRIGHTON AVE LLC</u> Address <u>CBRE/BOULOS</u> City, State & Zip <u>1 CANAL PLAZA PORTLAND 04101</u>	Telephone: <u>871.1290 (C)</u> <u>233.1172 (C)</u>
Lessee/DBA (If Applicable) <u>XCLUSIVE, LLC</u>	Owner (if different from Applicant) Name Address <u>SAME</u> City, State & Zip	Cost Of Work: \$ <u>15,815</u> C of O Fee: \$ Total Fee: \$ <u>180-</u>
Current legal use (i.e. single family) <u>MULTI USE COMMERCIAL</u>		
If vacant, what was the previous use? <u>SPA TECH</u> <span style="float: right;">Change of use</span>		
Proposed Specific use: <u>HAIR SALON</u> <span style="float: right;">over 7500</span>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>SEE ATTACHMENT LABELLED AS EXHIBIT B - LANDLORD'S WORK</u>		
Contractor's name: <u>CBRE/BOULOS</u>		
Address: <u>1 CANAL PLAZA</u>		
City, State & Zip <u>PORTLAND ME 04101</u>		Telephone: <u>871.1290</u>
Who should we contact when the permit is ready: <u>PAUL URENECH</u>		Telephone: <u>233.1172</u>
Mailing address: <u>SAME</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](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: Paul Urenech Date: 9/23/11

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

**EXHIBIT B  
LANDLORD'S WORK**

Construct demising wall per attached plan.

Separate electric and gas service and install sub meter to water/sewer service.

Repair existing walls and provide one coat of primer.

Install new front entrance door.

Provide exit and emergency lighting.

Install composite wood type flooring in retail area. Retail area shall be defined as all area exclusive of area +/- 13' from rear wall of space. Existing flooring shall remain in store room, bathroom, and rear work area; however, aforementioned floor areas shall be repaired and cleaned. New flooring shall be installed by LL subsequent to Tenants installation of rough plumbing and rough electrical.

Connect existing receptacles in perimeter wall to new electrical panel.

Connect existing lighting to new electrical panel.

Replace damaged ceiling tiles.

Install new 3 ton packaged 3 ton roof top HVAC unit and associated ducting.

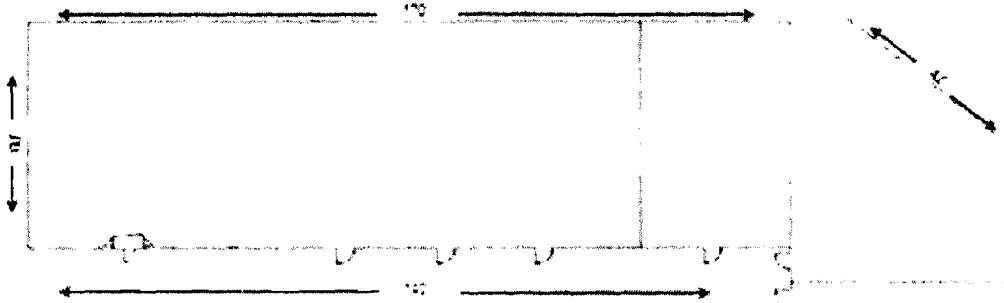
All electrical and plumbing work not specifically noted above and/or associated with Tenant's fixtureing shall be the responsibility of Tenant. Any and all modifications to the Premises by Tenant or Tenant's agent shall be submitted to Landlord for its approval prior to commencement of work. Tenant agrees that all work shall be completed in compliance with all applicable state and municipal building codes and ordinances.

S:\T\Toy04\Xclusive LLC lease\Xclusive LLC - Lease.2.doc

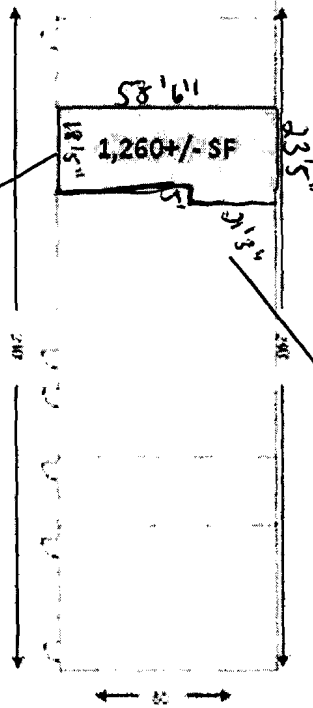


EXHIBIT A

1041 Brighton Avenue  
Portland, ME



Change of use needs 3 parking spaces  
Plenty of parking on site for all trucks



NEW TENANT SPACE - split off  
from larger vacant space.

FORMER "SPA TECH" SPACE - vacant.

100' x 100' school

\*Not to Scale

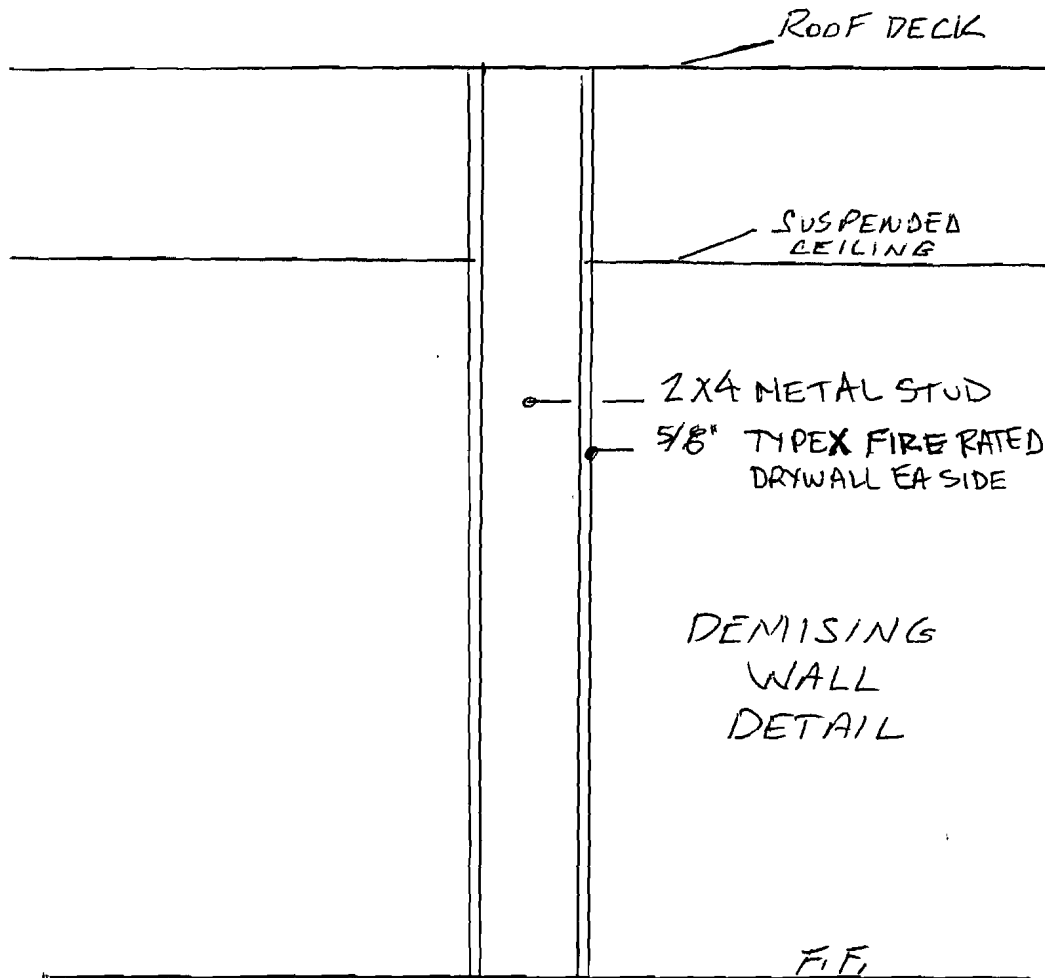


Exhibit C

1,260 +/- SF

(EXISTING)  
STOCK  
ROOM

BATH  
ROOM  
(EXISTING)

EXIT

11'3"

4'-10 1/2"

4'-8"

4'-3"

13'6"

5'

near of square.

DEMISING

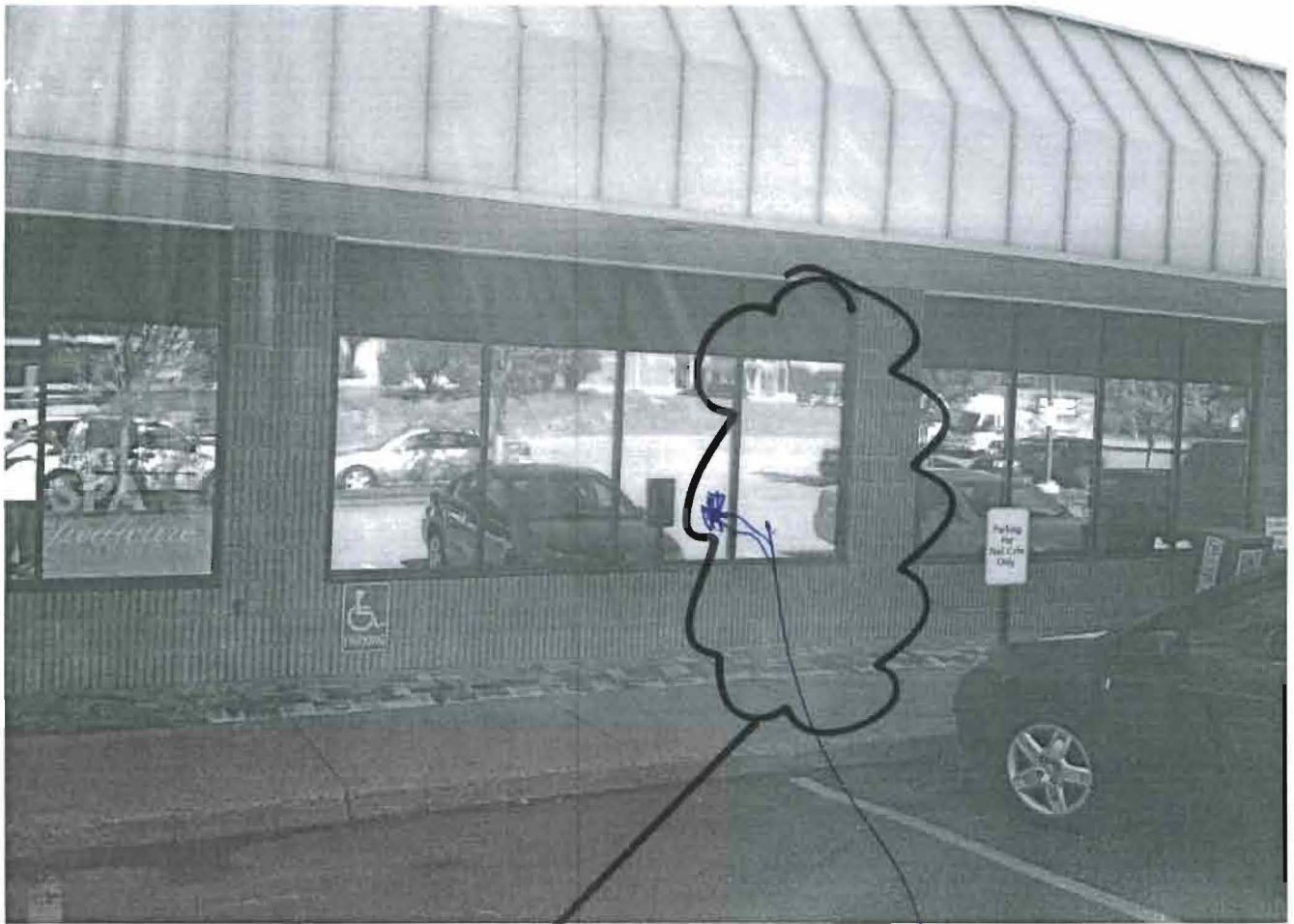
BYLL

TENANT

BY TENANT

DEMISING WALL  
CONTINUES TO STORE FRONT  
37'3"





If not tempered  
shall be changed.

REMOVE WINDOW & MASONRY & INSTALL  
A NEW 3' x 7' ALUMINUM STOREFRONT  
DOOR Swings out

AD#W installing

**Jeanie Bourke - FW: 1041 Brighton Ave, Portland, Xclusive Salon**

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**From:** "Ureneck, Paul" <PUreneck@Boulos.com>  
**To:** "jmb@portlandmaine.gov" <jmb@portlandmaine.gov>  
**Date:** 10/18/2011 2:03 PM  
**Subject:** FW: 1041 Brighton Ave, Portland, Xclusive Salon

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Jeanie, it looks like my guy (AD&W) has it covered already, he planned on replacing that unit with a tempered unit. Thank you, Paul.

**From:** David Huntley [mailto:dhuntley@a-d-w.biz]  
**Sent:** Tuesday, October 18, 2011 1:54 PM  
**To:** Ureneck, Paul  
**Subject:** RE: 1041 Brighton Ave, Portland, Xclusive Salon

I carried a tempered replacement lite next to the door.

**From:** Ureneck, Paul [mailto:PUreneck@Boulos.com]  
**Sent:** Tuesday, October 18, 2011 1:46 PM  
**To:** David Huntley  
**Cc:** jmb@portlandmaine.gov  
**Subject:** 1041 Brighton Ave, Portland, Xclusive Salon

Dave, please check the window units at this project and let me know if they are tempered glass or not. Per the City (Jeanie who I have cc'd) the window unit next to the door needs to be tempered glass. If it is not please provide me with a price to add tempered glass. If it is, please provide me with documentation of such so that I can provide it to Jeanie for her file.

Thank you, Paul

Ps: permit is in hand, please order your door unit. Thank you.



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

Sept 03 2011

Received from 1741 Brighton Ave

Location of Work 1741 Brighton Ave

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_

Building (IL)  Plumbing (IS) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

*verified 10/18/11  
Paul U. paid for  
CO*

CBL: 1741 2011

Check #: 5038 Total Collected \$ 172.00

**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