

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that SAMBA LLC

Located At 899 BRIGHTON AVE

Job ID: 2011-11-2733-ALTCOMM

CBL: 284-C-001-001

has permission to Renovate for retail tenant fit up, including new ADA bathroom and walk in cooler, removal of partitions 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

 12/19/11

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-11-2733-ALTCOMM	Date Applied: 11/14/2011	CBL: 284-C-001-001	
Location of Construction: 899 BRIGHTON AVE	Owner Name: SAMBA LLC	Owner Address: P.O. BOX 10110 PORTLAND, ME 04104	Phone:
Business Name:	Contractor Name: Rick Hinkle	Contractor Address: 99 Cascade Road, Old Orchard Beach, ME 04064	Phone: 934-7686
Lessee/Buyer's Name: applicant: Peter Dipietrantonio	Phone: 409-9827	Permit Type: BLDG -tenant fit-up	Zone: B-1
Past Use: Retail (AT&T store)	Proposed Use: Same: Retail convenience store - tenant fit-up	Cost of Work: \$2,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>M</i> Type: . <i>DB 2009</i> Signature: <i>JMB</i> <i>12/19/11</i>
Proposed Project Description: Tenant fit up		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Gayle	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>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Date: <i>11/19/11</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 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:
	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



PORTLAND MAINE

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

Director of Planning and Urban Development

Penny St. Louis

Job ID: 2011-11-2733-ALTCOMM

Located At: 899 BRIGHTON AVE

CBL: 284- C-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. This property shall remain a retail use in this area of the building. Any change of use shall require a separate permit application for review and approval.
4. This B-1 zone has maximum noise allowances. The City of Portland strictly enforces the level of sound generated on the property. Any verified noise violations shall require the owner to take mitigating measures to bring the property and the noise it generates into compliance.
5. The B-1 Zone **REQUIRES** that any sales or services do not operate between the hours of eleven (11) p.m. and six (6) a.m. **and** do not accept deliveries or services between the hours of ten (10) p.m. to seven (7) a.m. Any violations of these requirements will be grounds to revoke this approval for use.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. New cafe, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes.
3. Approval of City license is subject to health inspections per the Food Code.
4. 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.
5. Permit approved based on the plans submitted and reviewed w/applicant, with additional information as agreed on and as noted on plans, including only non bearing walls to be removed, bathroom to be ADA and exhaust installed.

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. Non-combustible construction of this structure requires all construction to be Non-combustible.
5. Any cutting and welding done will require a Hot Work Permit from Fire Department

2011 11 27 33

B-1



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: ⁸⁹⁹ 885 BRIGHTON AVE. PORTLAND, MAINE 04102		
Total Square Footage of Proposed Structure/Area 2,370 SF		Square Footage of Lot 11,980 SF
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 284 C 001	Applicant *must be owner, Lessee or Buyer* Name Peter DiPietro Antonio Address 41 CHASE HILL DRIVE City, State & Zip Westbrook, Me, 04092	Telephone: 409-9827
Lessee/DBA (If Applicable) RECEIVED NOV 14 2011 S Am BA PO BOX 7010404	Owner (if different from Applicant) Name Phillip DiDise Address 891 BRIGHTON AVE City, State & Zip Portland, Me, 04104	Cost Of Work: \$1,250.00 C of O Fee: \$ Total Fee: \$ 40.00
Current use (if single family) Dept of Building Inspections City of Portland If vacant what was the previous use? Proposed Specific use: COMMERCIAL BUILDING ZONED FOR RETAIL CONFERENCE STORE Change of Use	Is property part of a subdivision? NO If yes, please name _____	
Project description: Tenant - fix up removing walls		
Contractor's name: Rick Hinkle		
Address: 99 CASCADE ROAD		
City, State & Zip: Old Orchard Beach MAINE 04064		Telephone: 934-9686
Who should we contact when the permit is ready: Peter DiPietro Antonio		Telephone: 409-9827
Mailing address: 41 CHASE HILL DRIVE, Westbrook, Me. 04092		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

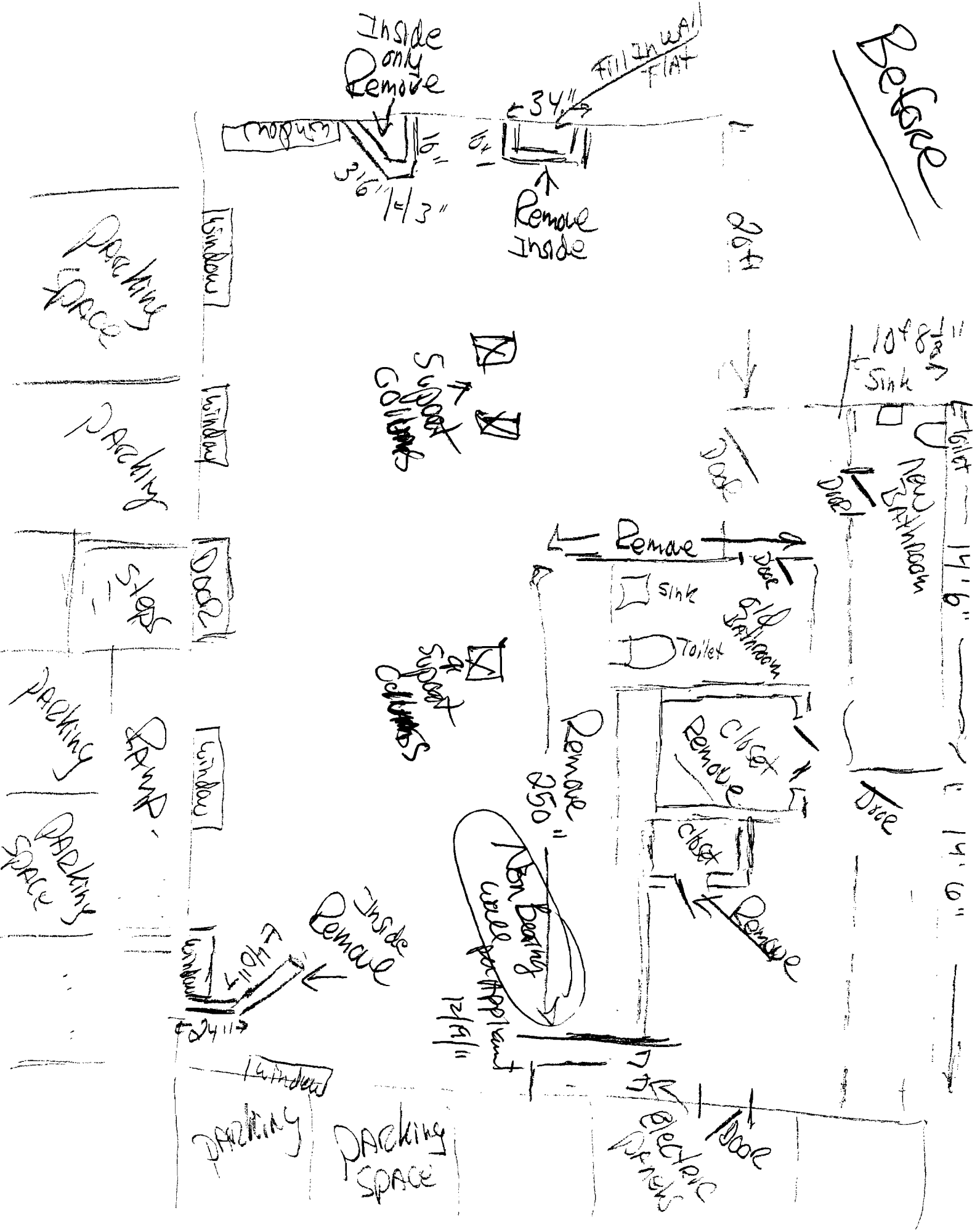
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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.

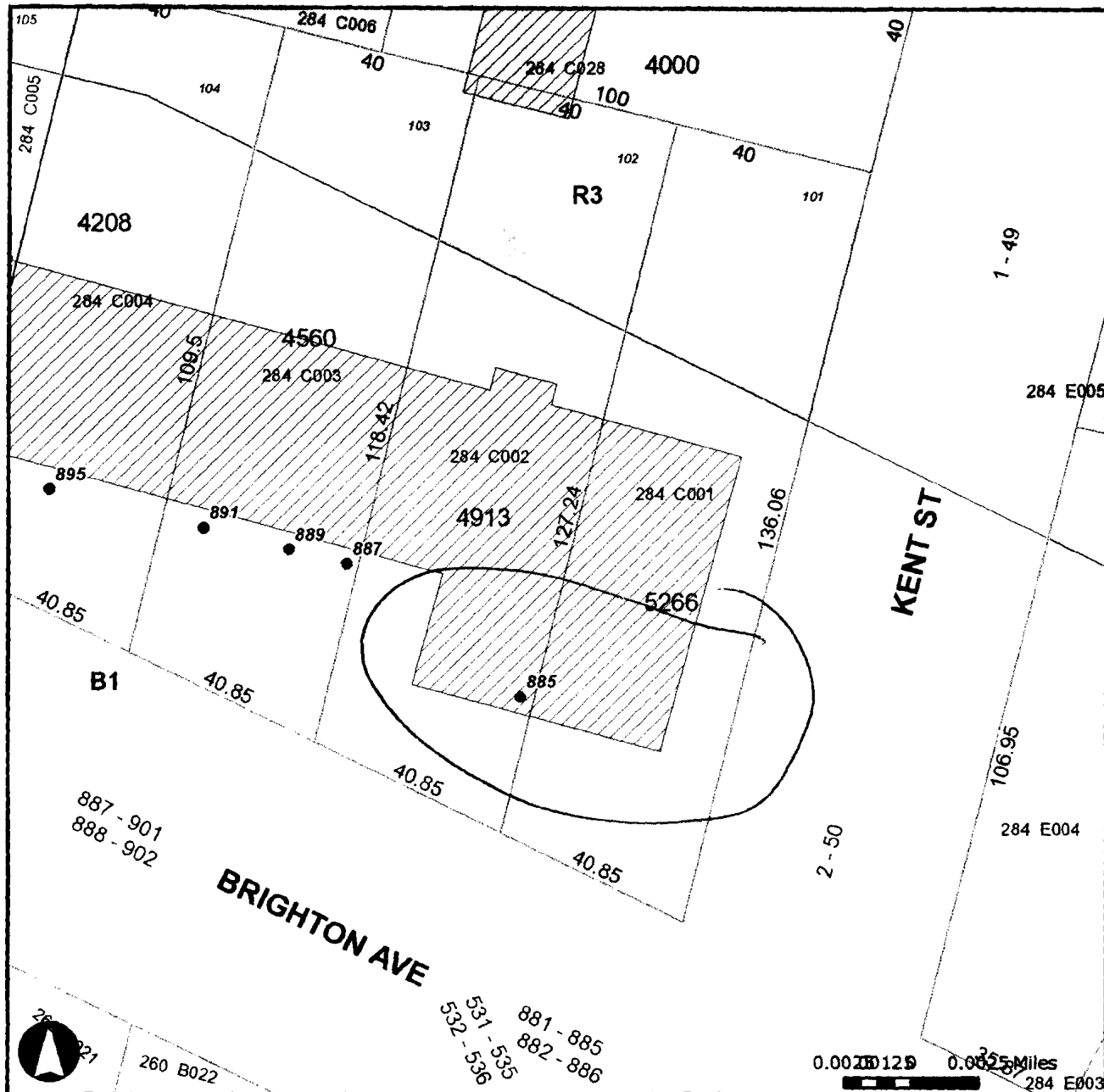
Signature: [Signature] Date: 11/14/11

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

Before



Map



Address Candidates



Parcels



Parcels



Interstate

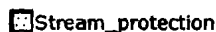


Streets

Shoreland Overlay Zone



Stream Overlay Zone



Island Zoning

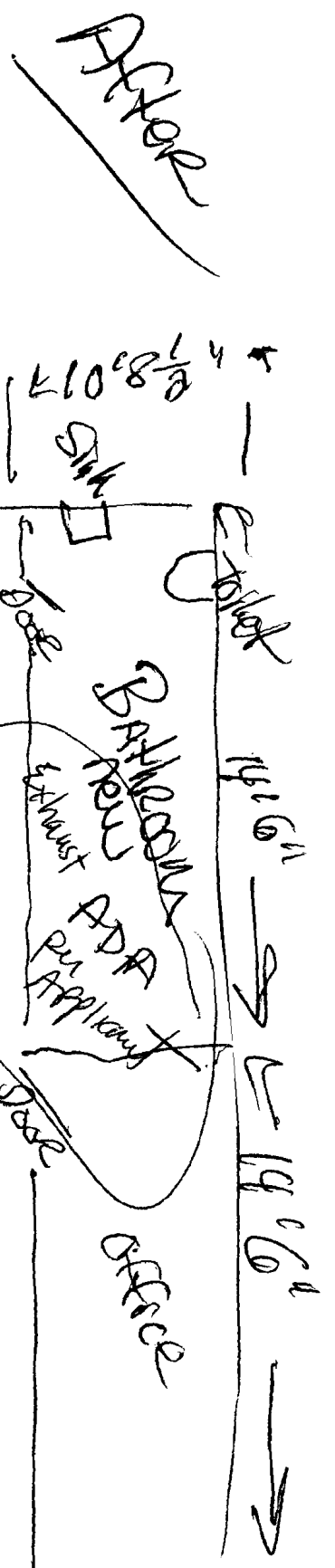


Zoning (continued)

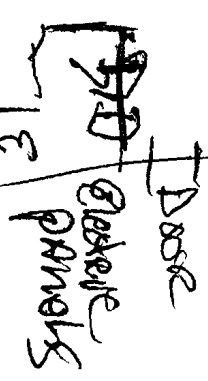
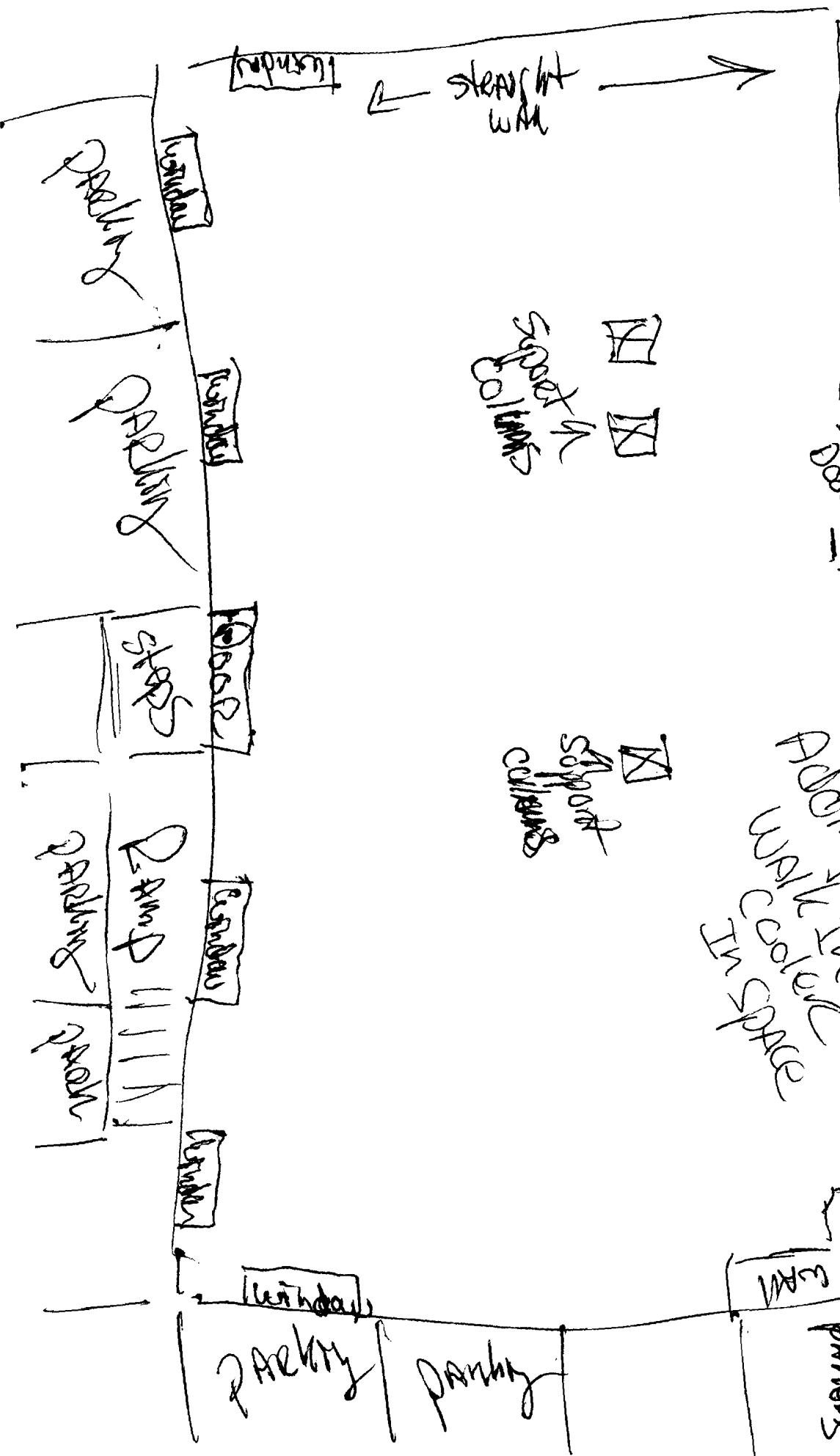
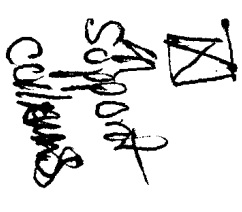
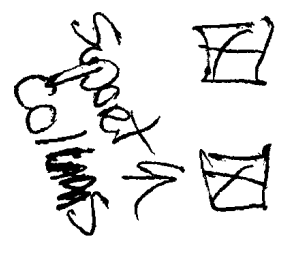


Zoning (continued)





Adding Walk In
WALK IN
IN SPACE



ADDRESS: 885 Brighton Avenue
 Portland, Maine 04102

LANDLORD: Samba LLC

SPACE AVAILABLE: 2,370± SF

CURRENT USE: Retail

ZONE: B-1 Neighborhood Business Zone

SITE SIZE: 0.53± acre

PARKING: Paved on site, off street parking

EXTERIOR: Vinyl clapboard

LIGHTING: Fluorescent

ELECTRIC: Tenant responsible

HEAT: Tenant responsible

UTILITIES: Public water and sewer

SIGNAGE: Exterior at Tenant's Expense

LEASE RATE: \$20.00 PSF Triple Net (NNN)

NNN EXPENSES: \$3.50 PSF (2011 estimated)

BROKER: Peter Harrington
 (207) 772-0088 direct
 (207) 772-2422 office
 peter@malonecb.com

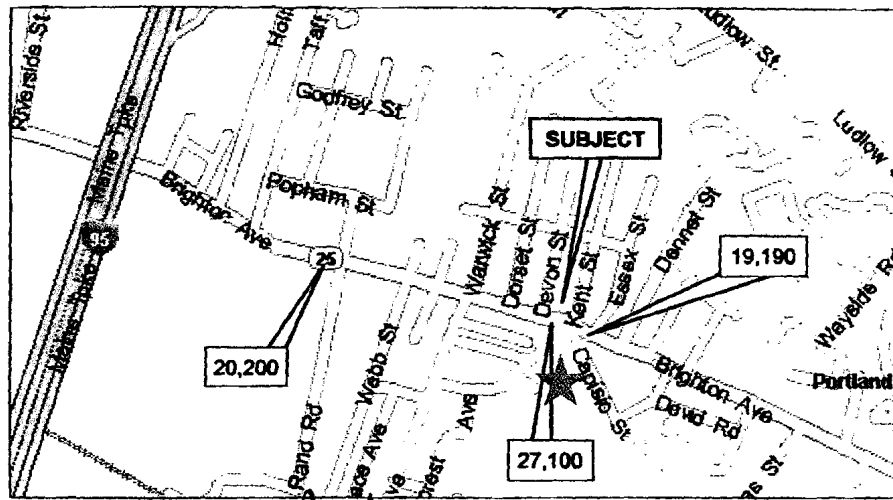
Know my reasons
Property Tax
Re Absolute Tax
Maintenance

AREA

Annual Average Daily Traffic counts shown on map.

Source: Traffic Volume Counts 2009 Annual Report, Maine DOT, Traffic Engineering Division

1 yr -
plu 5 yr -
TRASH COST
Plowing Costs



Property Tax

— AREA STATISTICS —	— RADIUS —		
	1 mile	3 mile	5 mile
2009 Total Population	5,423	55,337	104,344
2009 Average Household Income	\$52,421	\$48,611	\$49,149
2009 Labor Force	2,680	31,262	58,695
Median Travel Time to Work (minutes)	15	15	15

Source: Catylist

Malone Commercial Brokers, Inc., is representing the Seller in the marketing, negotiation, and sale and/or lease of this property. While information furnished is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Nov 14 2011

Received from Paul Depina, Inc.

Location of Work 750 Bay St. 1st Fl.

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 5740001

Check #: cash Total Collected \$ 40.00

**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

Brighton Avenue Retail

2,370± SF | 885 BRIGHTON AVENUE



This space at 885 Brighton Avenue enjoys great visibility at the highly traveled Brighton Avenue/Capsic Street lighted intersection in Portland. Pull-in parking spaces are at the front of the 11,980± SF plaza with additional spaces in the rear that may be accessed from either side of the building. This space has high ceilings and large windows and was most recently an AT&T retail store.

- Excellent visibility • Well-known neighborhood center • High traffic corridor •
- 2,370± SF end unit • Available Now • On-site parking •

For further information and to see this space contact:

Peter Harrington
(207) 772-0088 direct
(207) 358-7916 direct fax
(207) 772-2422 office
peter@malonecb.com

Albert
[Handwritten signatures and scribbles]



Commercial and Investment Real Estate

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www.malonecb.com

12-29-11 DWM MJT-939-5493 Underlab plumbing OK