

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

Location of Construction: 18 Veranda Street Portland, ME 04103		Owner: Vincenzo J. Depaolo		Phone: 797-8552		Permit No: <b>990397</b> <b>PERMIT ISSUED</b> <b>APR 30 1999</b> <b>CITY OF PORTLAND</b> CBL 429-C-007	
Owner Address: 51 Harvard St.		Lessee/Buyer's Name: Naturally Yours Inc.		Phone: 799-3023			BusinessName:
Contractor Name: R. Guilford		Address:		Phone: 772-0065			
Past Use: Vacant		Proposed Use: Ice Cream Store		COST OF WORK: \$ 1500			PERMIT FEE: \$ 30.00
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: <input checked="" type="checkbox"/> / Use Group: 97 Type:	
Proposed Project Description: <del>CHANGE</del> Change of Occupancy with Interior Renovations				Signature:		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval: <i>[Handwritten]</i> 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	
Permit Taken By: <b>NBG</b>		Date Applied For: <b>26 April 1999</b>		Signature: <i>[Signature]</i>		Date:	

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..

- Zoning Appeal**
- Variance
  - Miscellaneous
  - Conditional Use
  - Interpretation
  - Approved
  - Denied

- Historic Preservation**
- Not in District or Landmark
  - Does Not Require Review
  - Requires Review

- Action:**
- Approved
  - Approved with Conditions
  - Denied

Date: \_\_\_\_\_

**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 provisions of the code(s) applicable to such permit

**26 April 1999**

SIGNATURE OF APPLICANT	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

**CEO DISTRICT** 2

429-C-007

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

Naturally Yours, Inc (D/b Feder)  
Applicant  
4 Sixth St S. Portland, ME 04106  
Applicant's Mailing Address  
Glen Davis / Davis Woodworking 774 2045  
Consultant/Agent/Phone Number

9/19/99  
Application Date  
bxg tool shed  
Project Name/Description  
18 Veranda St, Portland, ME  
Address of Proposed Site  
04103

Description of Proposed Development:

to erect freestanding bxg pine shed adjacent to  
back of building which is now being used for  
an ice cream store

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

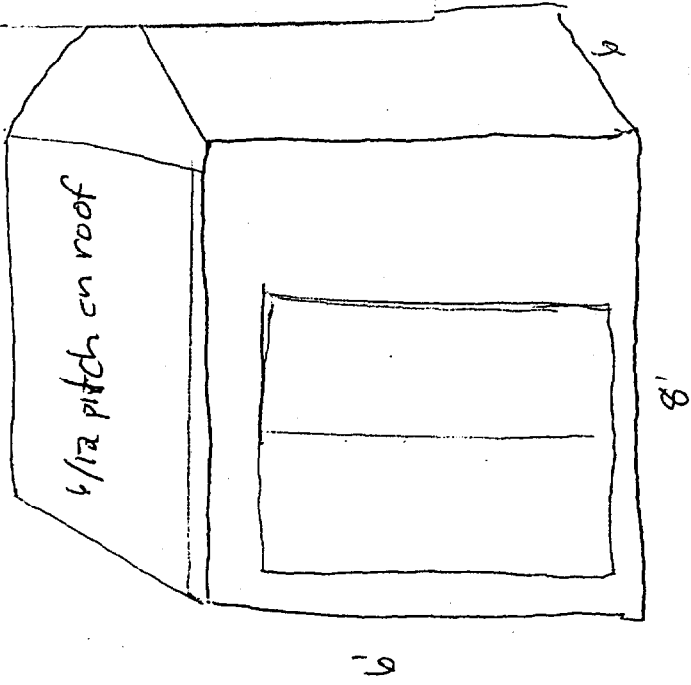
- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA
- e) No Additional Parking / No Traffic Increase
- f) No Stormwater Problems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

Applicant's Assessment (Yes, No, N/A)	Planning Office Use Only
NO	ok
YES	ok
NO	OK
YES	ok
NO	ok
NO	ok
YES	landscape planter
<del>NO</del> (NA)	



E. S. SHEP 1993

KLEINERBUCK INC



walls are 2x4 tr and 5 pine  
 floors are 2x6 5/8 ply wood  
 roof is 5/8 waifer board  
 asphalt shingle

SNOW PLOWING

SNOW REMOVAL

# DAVIS WOODWORKING, INC.

BUILDING AND REMODELING

971 BRIGHTON AVENUE

PORTLAND MAINE 04102

774-2045

839-6526

IN MAINE 1-800-774-2045

## PRICE LIST

### REGULAR PINE SHEDS

4'X8'.....\$550.00	10'X10'.....\$1425.00
6'X6'.....645.00	10'X12'.....1750.00
* 6'X8'.....795.00	12'X12'.....1895.00
6'X10'.....950.00	12'X14'.....2025.00
6'X12'..1010.00	

8'X8'.....\$950.00	
8'X10'.. 1125.00	BLOCKS FOR SHEDS \$3.00
8'X12'...1425.00	EXTRA EACH
8'X14'...1750.00	P.T. LUMBER EXTRA
8'X16'...1895.00	FOR FLOORS

### VINYL SIDED SHEDS

4'X8'.....\$900.00	10'X10'.....\$1925.00
6'X6'.....1045.00	10'X12'.....2025.00
6'X8'.....1195.00	12'X12'.....2450.00
6'X10'...1225.00	12'X14'.....2650.00
6'X12'...1360.00	

8'X8'...\$1350.00
8'X10'...1475.00
8'X12'...1675.00
8'X14'...1875.00
8'X16'...2075.00

*t and g pine for walls*  
 ALL SHEDS ARE 2X4 WALLS AND 2X6 FLOORS.  
 ALL SHEDS ARE PRE-FAB.  
 ALL SHEDS DELIVERED AND SET-UP TO  
 25 MILES FREE.  
 ROOF IS SHINGLED ON SITE. YOUR CHOICE OF COLOR.

ALL SIZE SHEDS KITS AVAILABLE  
 FOR THE "DO IT YOURSELF"  
 PRICES ON REQUEST FOR KITS.

### LAWN AND PATIO

4' ROUND TABLE W/3 BENCHES...\$115.00
5" ROUND TABLE W/4 BENCHES.....160.00
DOUBLE SETEE.....85.00
SINGLE BENCH 4'.....30.00
SINGLE CHAIR.....40.00
LOUNGE CHAIR.....85.00
LOUNGE CHAIR P.T.....115.00
DOG HOUSE S M L PRICE ON REQUEST

### PICNIC TABLES

TOT TABLE- 48" LONG.....\$55.00
4'TABLE.....70.00
6'TABLE.....85.00
6'TABLE W/ SEP BENCHES... 95.00
8'TABLE.....95.00
8'TABLE W/SEP BENCHES... 115.00
10'TABLE.....117.50
12'TABLE.....135.00

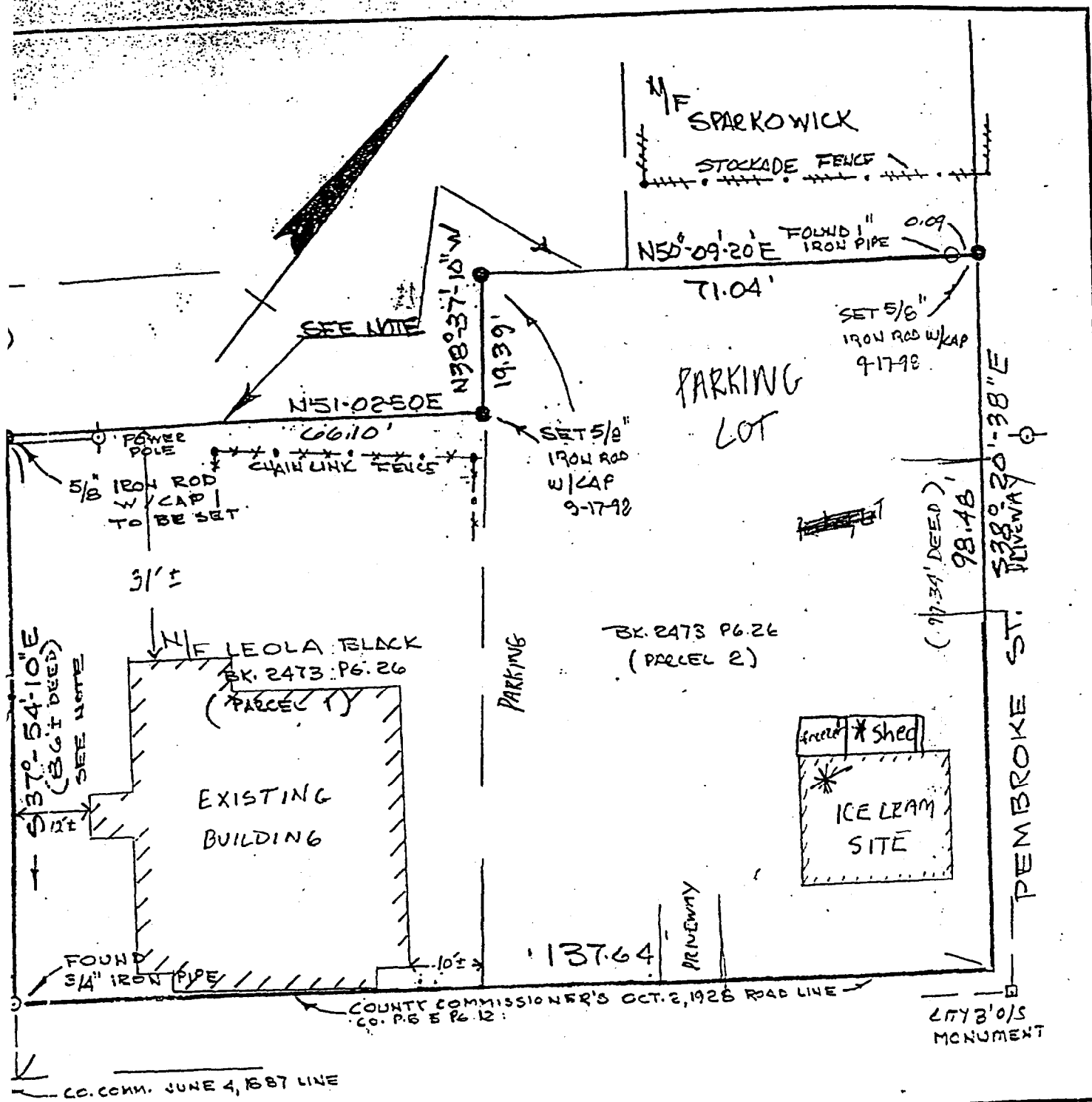
P.T. + 1/2 COST OF TABLE  
 TABLES EXTRA WIDE ADD \$25.00  
 DELIVERY \$10.00 UNDER  
 10 MILES FOR TABLES

ADIRONDACK CHAIRS \$65.00  
 ADIRONDACK LOVE SEAT \$120.00

PRICES SUBJECT TO CHANGE

*roof is 5/8 wafer board  
 asphalt shingle*

*height 6' inside  
 6/12 pitch on roof*



*Handwritten signatures and notes:*  
 Daniel J. Daleonso  
 Daniel J. Daleonso 93

REVISED 9-23-98 TO SHOW SURVEY OF NORTHERLY LINE OF BLACK  
 BY DANIEL J. DALEONSO - LAND SURVEYOR  
 111 BURNHAM ST.  
 30. PORTLAND, ME. 04116 (PHONE: 775-1311)

PLAN SHOWING A STANDARD BOUNDARY SURVEY MADE FOR  
 VINCENZO DEPAOLO "EXHIBIT A"  
 PORTLAND, MAINE

SCALE: 1"=20'	APPROVED BY:	DRAWN BY: DJD
DATE: 3-15-93	DANIEL J. DALEONSO LAND SURVEYOR P.O. BOX 984 SCARBOROUGH, MAINE 04070-0984	REVISED:
THIS SURVEY CONFORMS TO THE MAINE BOARD OF REGISTRATION FOR LAND SURVEYORS STANDARDS FOR CATEGORY I CONDITION III		DRAWING NUMBER 298

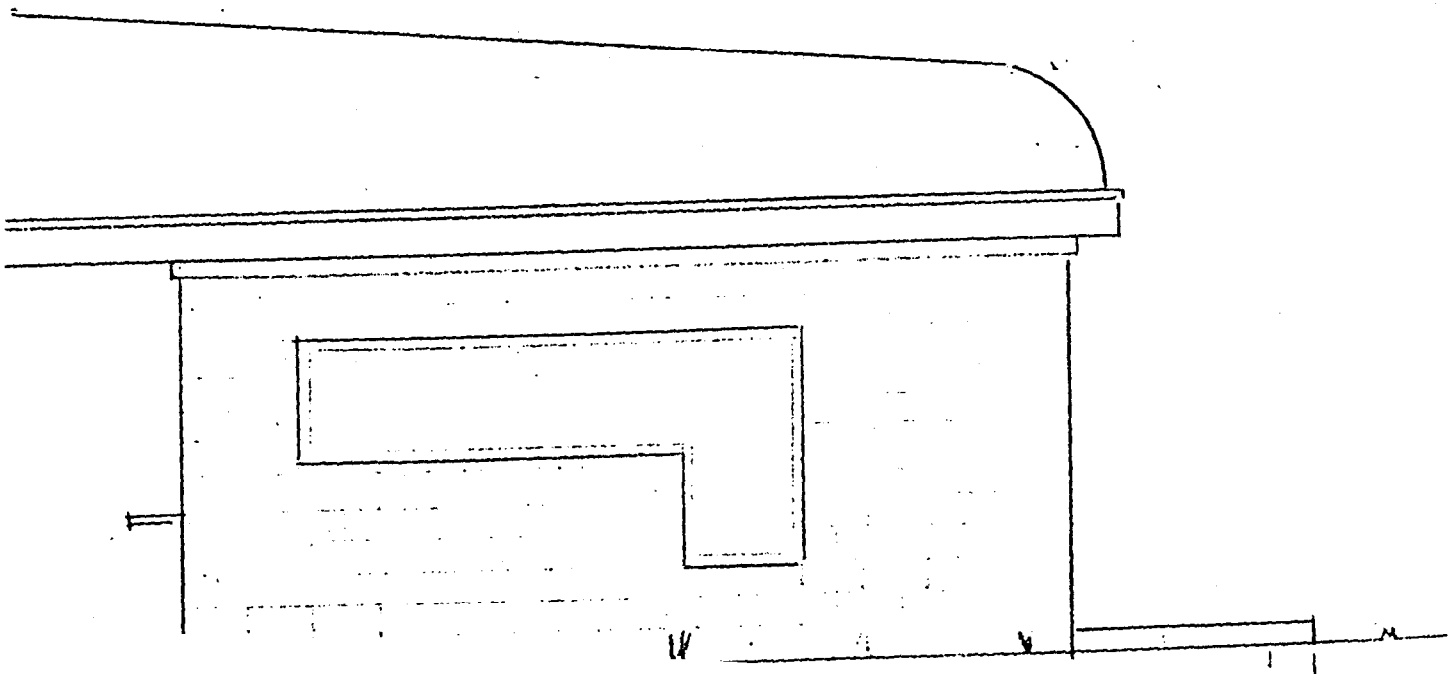
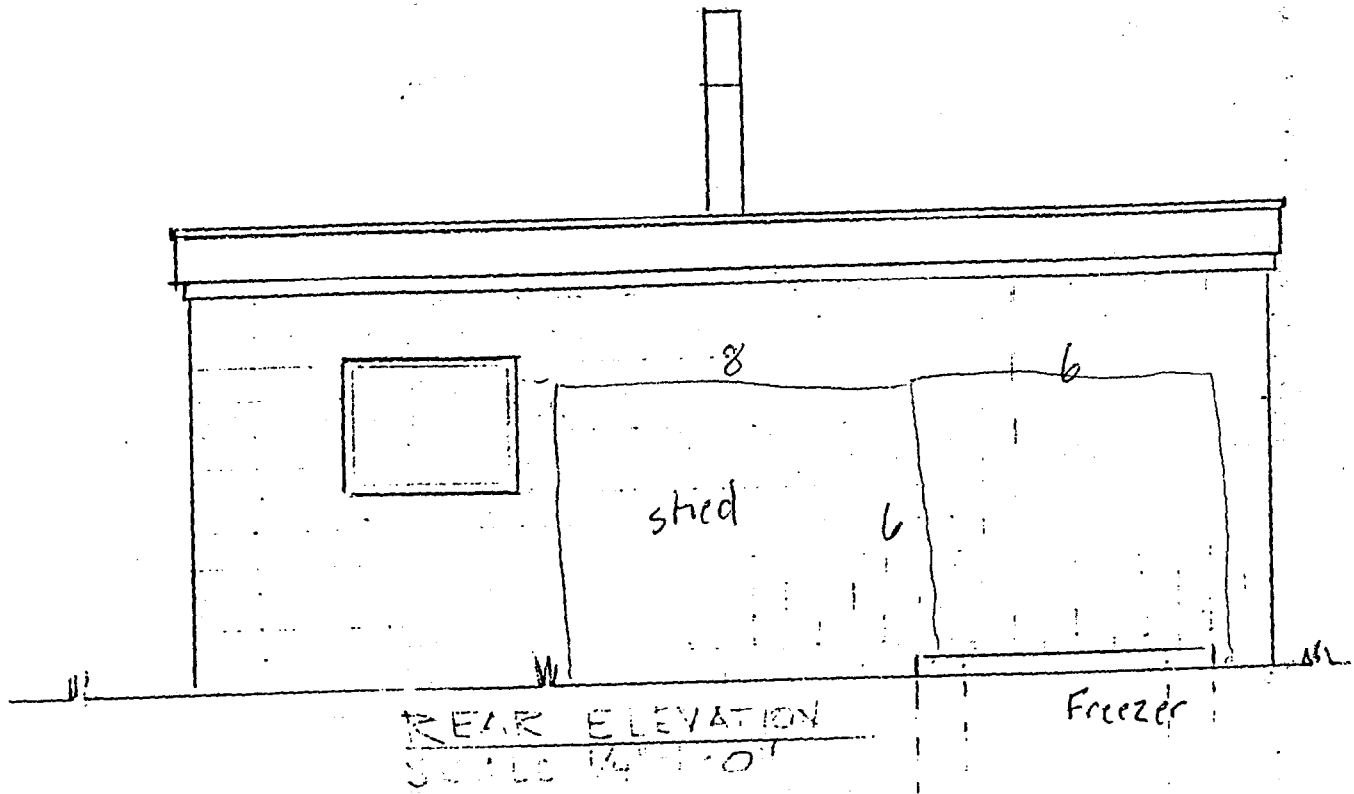
7/9/99

To: Deb Fader  
From: Vincenzo J. DePaolo  
201 Harvard St  
Portland, ME 04103

To Whom It May Concern:

As the landlord of 18 Veranda Street,  
I grant my permission to the tenant, Naturally  
Yours, Inc. (dba Beal's Ice Cream), to  
erect a tool shed in back of the building  
as long as it is approved by and  
meets city codes.

Sincerely,  
Vincenzo J. DePaolo



**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE  
PERMIT IS ISSUED**

**Building or Use Permit Pre-Application  
Attached Single Family Dwellings/Two-Family Dwelling  
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

**NOTE\*\*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 (include Portion of Building): <b>13 VERANDA STREET PORTLAND, MAINE</b>			
Total Square Footage of Proposed Structure <b>N/A</b>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number <b>429-C-007</b>		Owner: <b>VINCENTO J. DEPAOLO</b>	Telephone#: <b>797-8552</b>
Chart# <b>429-C-007</b> Block# Lot#		Owner's Address: <b>201 HARVARD STREET PORTLAND, MAINE</b>	(Lessor/Buyer's Name (If Applicable) <b>INC NATURALLY YOURS (Prob Faddr)</b> <b>199-3023</b>
		Cost Of Work: <b>\$500</b>	Fee <b>\$30</b>
Proposed Project Description:(Please be as specific as possible) <b>CHANGE OF OCCUPANCY WITH INTERIOR RENOVATIONS /FIT OUT RE-OPENING A NEIGHBORHOOD WALK-UP ICE CREAM STORE BUILDING FORMICA COUNTER SPACE / FIT OUT FOR EQUIPMENT</b>			
Contractor's Name, Address & Telephone <b>RA GUIMOND 772-0065</b>			Rec'd By <b>[Signature]</b>
Current Use: <b>VACATED RETAIL /ICE CREAM STORE</b>		Proposed Use: <b>RETAIL /ICE CREAM</b>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
  - All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
  - All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
  - HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.
- You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

**4) Building Plans**

**Unless exempted by State Law, construction documents must be designed by a registered design professional.**

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

**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/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: <b>[Signature]</b>	Date: <b>4/25/99</b>
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Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.  
Additional Site review and related fees are attached on a separate addendum



BUILDING PERMIT REPORT

DATE: 28 APRIL 99 ADDRESS: 18 Veranda ST. CBL: 429-C-007

REASON FOR PERMIT: Change of use - Vacant To ICE cream store

BUILDING OWNER: Vincenzo J. De Paolo

PERMIT APPLICANT: Deb Fader Contractor R. Guizard

USE GROUP M BOCA 1996 CONSTRUCTION TYPE -

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: \*1, \*11, \*27, \*33, \*34, \*35, \*36,

- \*1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
- 5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- \*11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self-closers. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

From the desk of:  
**Willie Audet, Jr.**  
**400 Allen Ave.**  
**Portland, Maine.**  
**797-7777**

April 26, 1999

To: Deb Fader

From: Willie Audet, Jr.

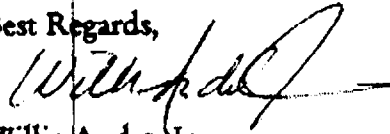
Re: 18 Veranda St.

Dear Ms. Fader:

I've been authorized to inform you of Mr. DePaolo's desire to enter into lease agreement with you and Beal's ice cream on his property at 18 Veranda St. Also, the owner hereby grants you permission to pursue permitting for a retail ice cream/food use at the site.

Please let me know if I can be of any further assistance to you.

Best Regards,



Willie Audet, Jr.  
Agent