



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

I.D. Number

East Brown Cow Ltd

5/13/95

Applicant
111 Commercial St- Ptd, ME 04101

Application Date

Applicant's Mailing Address
115-2252

Project Name/Description
60 Commercial St.

Consultant/Agent

Address of Proposed Site
029-K-002

Applicant or Agent Daytime Telephone, Fax

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 ☐ Other (specify)

save a dirt parking lot

18,675 sq ft

Proposed Building Square Feet or # of Units

Acres of Site

Zoning

Check Review Required:

☒ Site Plan
(major/minor)

☐ Subdivision
of lots

☐ PAD Review

☐ 14-403 Streets Review

☐ Flood Hazard

☐ Shoreland

☐ Historic Preservation

☐ DEP Local Certification

☐ Zoning Conditional
Use (ZBA/PB)

☐ Zoning Variance

☐ Single-Family Minor

☐ Other

Fees paid: 300 - site plan minor S P subdivision

Approval Status:

Reviewer

☐ Approved

☒ Approved w/Conditions
listed below

☐ Denied

1. SEE APPROVAL LTR dtd 06 JUN 95

2.

3.

4.

Approval Date

06 JUN 95

Approval Expiration

date

Extension to

date

☐ 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

☐ Performance Guarantee Accepted

date

amount

expiration date

☐ Inspection Fee Paid

date

amount

Performance Guarantee Reduced

date

remaining balance

signature

Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

expiration date

Defect Guarantee Released

date

signature

Pink - Building Inspections

Blue - Development Review Coordinator

Green - Fire

Yellow - Planning

2/9/95 Rev 5 KT.DPUD



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

I. D. Number

East Brown Cove Ltd

5/12/95

Applicant: 111 Commercial St- Portland, ME 04101

Application Date

Applicant's Mailing Address

475-2252

Project Name/Description

69 Commercial St.

Consultant/Agent

Address of Proposed Site

029-K-002

Applicant or Agent Daytime Telephone, Fax

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 ☐ Other (specify)

give a dirt parking lot

18,000 sq ft

Proposed Building Square Feet or # of Units

Acreage of Site

Zoning

Check Review Required:

☒ Site Plan
(major/minor)

☐ Subdivision
of lots

☐ PAD Review

☐ 14-403 Streets Review

☐ Flood Hazard

☐ Shoreland

☐ Historic Preservation

☐ DEP Local Certification

☒ Zoning Conditional
Use (ZBA/PB)

☐ Zoning Variance

☐ Single-Family Minor

☐ Other

Fees paid: 300 site plan minor S P subdivision

Approval Status:

Reviewer

5/12/95 [Signature]

☒ Approved

☐ Approved w/Conditions
listed below

☐ Denied

Approval Date 5/12/95

Approval Expiration date

Extension to date

☐ Additional Sheets
Attached

☐ Condition Compliance

signature

date

Performance Guarantee

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Performance Guarantee Released

date

signature

Defect Guarantee Submitted

submitted date

amount

expiration date

Defect Guarantee Released

date

signature

Pink Building Inspections

Blue - Development Review Coordinator

Green - Fire

Yellow - Planning

2/9/95 Rev5 KT:DPUD



CITY OF PORTLAND

June 6, 1995

East Brown Cow Ltd.
111 Commercial Street
Portland, ME 04101

Re: 69 Commercial Street

Dear Sir:

On June 6, 1995 the Portland Planning Authority granted minor site plan approval for paving of the gravel parking lot at 69 Commercial Street with Bituminous concrete.

The approval is subject to the following condition:

1. Install two landscaping areas along the property's Commercial Street frontage. Area 1 is approximately 18' x 5' x 18' x 8' and Area 2 is approximately 28' x 4' x 28' x 8' (see enclosed sketch for location). These areas shall be protected by granite curbing, bituminous curbing or timbers. The required height of this protection should be approximately 2' high. The landscaping should be woody shrubs with a minimum height of 4' or small ornamental trees.

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 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. A one year extension may be granted by this department if requested by the applicant in writing prior to the expiration date of the site plan.
2. A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1 7/8% of the performance guarantee will have to be posted before beginning any site construction or issuance of a building permit.

3. A defect guarantee, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.
4. Prior to construction, a preconstruction meeting shall be held at the project site with the contractor, development review coordinator, Public Work'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 preconstruction meeting.
5. 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 Poliskey at 874-8300, ext. 6828. (Only excavators licensed by the City of Portland are eligible.)

If there are any questions, please contact the Planning Staff.

Sincerely,


Joseph E. Gray, Jr.
Director of Planning and Urban Development

cc: Alexander Jaegerman, Chief Planner
P. Samuel Hoffees, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples, Project Engineer
Michael O'Sullivan, Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Paul Niehoff, Materials Engineer
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
— Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Approval Letter File

69 COMMERCIAL STREET WRITTEN STATEMENT for MINOR SITE PLAN REVIEW

May 17, 1995

The owner of this property is applying for a minor site plan review for a project to pave a gravel parking lot. This has been a gravel parking lot since early in this century when Randall McAllister Oil Co. developed the site for a garage for its trucks. The access area for this parking lot is contiguous with the service yard of the W.L. Blake & Co. Over the years the two entities have both used portions of both lots for their daily business. Therefore those areas used by East Brown Cow but located on W.L. Blake property will also be paved, with the approval of W.L. Blake.

- 1) OWNER: East Brown Cow Associates, Inc. 111 Commercial St. Portland, Me 04101
- 2) DESCRIPTION OF USE: The existing and proposed use of the subject area of the site is a parking lot.
- 3) TOTAL AREA OF SITE: 18,675 square feet
- 4) TOTAL AREA OF BUILDING GROUND COVER: 4,420 sf
- 5) EASEMENTS: There are no easements on the Site.
- 6) SOLID WASTE GENERATION: There is no solid waste generated by this parking area.
- 7) EVIDENCE OF SEWER AND WATER ACCESS: There are existing sewer and water and storm drainage services to the site
- 8) DRAINAGE SITUATION: This parking lot now has a gravel surface. It is now drained by a centrally located catch basin. This catch basin is connected to the sanitary truck line in Commercial Street by a 12" vct pipe according to City records. A certain amount of the lot adjacent to Congress Street drains onto the street and into the a catch basin that appears to empty into the same trunk sewer as the above. It is also probably true that the sanitary line from the building on the site (288 Fore) also empties into this same sewer.
- 9) CONSTRUCTION SCHEDULE: Construction will commence upon reception of the permit and will take less than 1 month.
- 10) COMMENTS REGARDING FEDERAL OR STATE PERMITS: To the best of our knowledge, there are no Federal or State Permits required for this development.
- 11) EVIDENCE OF THE APPLICANTS TITLE: The transfer of this property to the Applicant was recorded in deed at the Cumberland County Courthouse. A copy of the deed will be submitted if required.
- 12) COMMENT REGARDING NATURAL PRESERVATION AREAS: There are no natural preservation areas on the site

69 Commercial St

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

Location of Construction: 75 Commercial St		Owner East Brown Cow Assoc.		Phone		Permit No: 950512	
Owner Address:		Leasee/Buyer's Name Nappi's Pizza 75 Commercial St		Phone		Business Name ME 04101	
Contractor Name: Nappi's Pizza		Address		Phone		<div style="border: 1px solid black; padding: 5px;"> PERMIT ISSUED Permit Issued MAY 24 1995 </div>	
Past Use: Restaurant		Proposed Use Same w/ext reno		COST OF WORK: \$ 300		PERMIT FEE: \$ 75.00	
Proposed Project Description Erect guard to existing deck Construct steps (walkway)		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A3 Type 5 00C493		<div style="border: 1px solid black; padding: 5px;"> CITY OF PORTLAND Zone: CBL U29-K-002 Zone Approval 5/17/95 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"/> </div>	
		Signature AMT		Signature Z. Hoffman			
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied All work to be started after 6 months Signature D. Anderson Date: 5/24/95					
Permit Taken By: Mary Gresik		Date Applied For 17 May 1995					

1. This permit application doesn't 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

PERMIT ISSUED WITH LETTER

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 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.

SIGNATURE OF APPLICANT	John Nappi	ADDRESS	17 May 1995	PHONE	(207) 794-3407
RESPONSIBLE PERSON IN CHARGE OF WORK		FILE		PHONE	571-8030

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Action:

☐ Approved
☐ Approved with Conditions
☐ Denied

Date: **5/17/95**

CEO DISTRICT **2**
T. Munson

ELECTRICAL PERMIT City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:
The undersigned hereby applies for a permit to make electrical installations
in accordance with the laws of Maine, the City of Portland Electrical Ordinance,
National Electrical code and the following specification.

Date 04 December 1995

Permit # XXXXXX 15768

LOCATION: 75 Commercial St

OWNER East Brown Cow ADDRESS _____

OUTLETS							TOTAL EACH FEE	
	Receptacles	Switches					.20	
FIXTURES	(number of)							
	Incandescent	fluorescent					.20	
	fluorescent strip						.20	
SERVICES	Overhead			TTL AMPS TO	800	100	15.00	15.00
	Underground				800		15.00	
TEMPORARY SERV.	Overhead			AMPS OVER	800		25.00	
	Underground				800		25.00	
METERS	(number of)					1	1.00	1.00
MOTORS	(number of)						2.00	
RESID/COM	Electric units						1.00	
HEATING	oil/gas units						5.00	
APPLIANCES	Ranges	Cook Tops	Wall Ovens				2.00	
	Water heaters	Fans	Dryers				2.00	
Disposals	Dishwasher	Compactors	Others (denote)				2.00	
MISC. (number of)	Air Cond/win						3.00	
	Air Cond/cent						10.00	10.00
	Signs					xxx	5.00	
	Pools						10.00	
	Alarms/res						5.00	
	Alarms/com						15.00	
	Heavy Duty						2.00	
	Outlets							
	Circus/Carnv						25.00	
	Alterations						5.00	
	Fire Repairs						15.00	
	E Lights						1.00	
	E Generators						20.00	
	Panels						4.00	
TRANSFER	0-25 Kva						5.00	
	25-200 Kva						8.00	
	Over 200 Kva						10.00	
TOTAL AMOUNT DUE								
MINIMUM FEE							25.00	26.00

INSPECTION: Will be ready 12/7 anytime or will call _____

CONTRACTORS NAME Everything Electric

ADDRESS P.O. Box 10927 Prid

TELEPHONE 774-3067

MASTER LICENSE No. 15768

LIMITED LICENSE No. _____

SIGNATURE OF CONTRACTOR

[Signature]

ELECTRICAL INSTALLATIONS—

Permit Number 5768

Location 75 Commerce

OWNER East Brown Road

Date of Permit 12-24-75

Final Inspection 12-1-95

By Inspector Wm. Brady

INSPECTIONS: Service 12-11-95 by SIB
Service called in 10:30 AM
Closing-in _____ by _____

PROGRESS INSPECTIONS: _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____
 _____ / _____ / _____

[illegible]

PLUMBING APPLICATION

PROPERTY ADDRESS

Town Or Plantation: Portland

Street Subdivision Lot #: 75 Commercial St

PROPERTY OWNERS NAME

Last: Soley First: Tim

Applicant Name: MARK O'BRIEN P & INC

Mailing Address of Owner/Applicant (if different): 9 Broadview St, Cumberland Hill ME 04021

2

Department of Human Services
Division of Health Engineering
(207) 283-3826

PORTLAND

Date Permit Issued: 3.14.95

5345

TOWN COPY

\$ 80 FEE Charged

L.P.I. # 0.124

For Plumbing Inspector Signature:

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Mark O'Brien 3/13/95

Signature of Owner/Applicant Date

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Tammy Munson 6-95

Local Plumbing Inspector Signature Date Approved

PERMIT INFORMATION

This Application is for:

1. ☒ NEW PLUMBING

2. ☐ RELOCATED PLUMBING

Type Of Structure To Be Served:

1. ☐ SINGLE FAMILY DWELLING

2. ☐ MODULAR OR MOBILE HOME

3. ☐ MULTIPLE FAMILY DWELLING

4. ☒ OTHER - SPECIFY Restaurant - Pizzeria

Plumbing to Be Installed By:

1. ☐ MASTER PLUMBER

2. ☐ JOURN

3. ☐ MECHANIC/MECHANIC

4. ☐ PUBL

5. ☐ PROPRIETARY

LICENSE # 12321

Hook-Up / Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the Local Sanitary District.		Hosebibb / Sillcock		Bathtub (and Shower)
	2	Floor Drain		Shower (Separate)
	2	Urinal		
OR HOOK-UP: to an existing subsurface wastewater disposal system.		Drinking Fountain	2	Wash Basin
	3	Indirect Waste	4	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
PIPING RELOCATION, of sanitary lines, drains, and piping without new fixtures	1	Grease/Oil Separator	1	Dish Washer
		Dental Cuspidor		Garbage Disposal
		Bidet		Laundry Tub
Number of Hook-Ups & Relocations		Other: _____	1	Water Heater
Hook-Up & Relocation Fee		Fixtures (Subtotal) Column 2	12	Fixtures (Subtotal) Column 1
			8	Fixtures (Subtotal) Column 2
			20	Total Fixtures
				Fixture Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE

\$ 80

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

Location of Construction: 75 Commercial St.		Owner: East Brown Cow		Phone: 871-1130		Permit # 950301	
Owner Address: 65 Commercial St.		Leasee/Buyer's Name: Happi's Pizza		Phone: 871-8030		Business Name:	
Contractor Name: Lowitt and Parris		Address: 256 Reed St. Portland 04103		Phone: 797-0100		PERMIT ISSUED APR 7 1995 CITY OF PORTLAND	
Past Use:		Proposed Use:		COST OF WORK: \$		PERMIT FEE: \$ 37.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:	
				Signature: <i>[Signature]</i>		Signature:	
Proposed Project Description: to erect 5 ft by 60 ft awning as per plan with lettering				PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.)			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied			
				Signature: Date:			

Permit Taken By: LATLEY	Date Applied For: 3/17/95
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1. This permit application doesn't preclude the Applicant(s) from meeting applicable State and Federal rule
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.

Call John 871-8030 for pickup

**PERMIT ISSUED
WITH LETTER**

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 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

SIGNATURE OF APPLICANT: <i>[Signature]</i>	ADDRESS: 75 Commercial St.	DATE: 3/17/95	PHONE:
--	-----------------------------------	----------------------	--------

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	PHONE:
---	--------

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

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: **3/20/95**

CEO DISTRICT **2**

T. M. ...

COMMENTS

9/29/95 - Awning in place - appears to be done per plans. Awning located over deck on Fore St. side of bldg - no permit on file for this. Will have them remove it.

11/6/95 - Awning over walkway on Fore St. side removed.

✓

Inspection Record

	Type	Date
Foundation:	N/A	N/A
Framing:	N/A	N/A
Plumbing:	N/A	N/A
Final:	O.K.	9/29/95
Other:	O.K. - illegal awning removed.	11/6/95

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

April 7, 1995

RE: 75 Commercial St.

Nappi's Pizzeria
65 Commercial St.
Portland, ME 04101

Dear Sir:


Your applications to erect 5' X 60' awning as per plans, has been reviewed and a permit is herewith issued subject to the following requirement: This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

1. Only the face of the central section of awning is to be translucent as per site review conditions by Deb Andrews.

If you have any questions regarding this requirement, please do not hesitate to contact this office.

Sincerely,


Marge Schmauckel
Asst. Chief of Inspection Services

/el

cc: Deb Andrews, Planning

SIGNAGE APPLICATION

ADDRESS: 75 Commercial St. Port.OWNER: SameAPPLICANT: Nappi-Sons Inc. DBA Nappi's Pizza

ASSESSORS NO.: _____

SINGLE TENANT LOT? YES: ☒ NO: ☒MULTI-TENANT LOT? YES: ☒ NO: ☒FREESTANDING SIGN? YES: _____ NO: ☒MORE THAN ONE SIGN? ☒BLDG. WALL SIGN? YES: _____ NO: ☒MORE THAN ONE SIGN? ☒DIMENSIONS: 60' x 5'

DIMENSIONS: _____

DIMENSIONS: _____

DIMENSIONS: _____

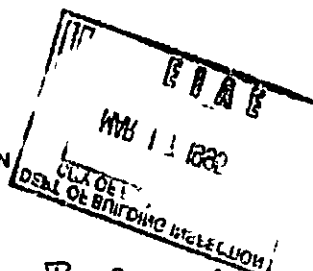
LIST ALL EXISTING SIGNAGE, INCLUDING THEIR DIMENSIONS: _____

LOT FRONTAGE (IN FEET): 64'BLDG FRONTAGE (IN FEET): 73' x 2' = 154'AWNING? YES: ☒ NO: _____ IS AWNING BACKLIT? YES: _____ NO: ☒HEIGHT OF AWNING: 13'IS THERE ANY COMM. MESSAGE, TRADEMARK, OR SYMBOL ON IT? yesPLEASE PROVIDE A SITE SKETCH AND A BUILDING SKETCH, SHOWING EXACTLY WHERE
EXISTING AND NEW SIGNAGE IS LOCATED.WE WILL NEED SKETCHES AND/OR PICTURES OF THE PROPOSED SIGNS INCLUDING
STRUCTURAL COMPONENTS.

Note The whole area of a non-backlit sign is not counted
only ~~the~~ the area of actual signage

A: SIGN-ST

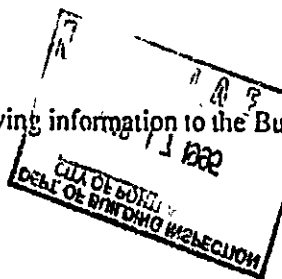
8" x 60' = 40' + 10' x 5' = 50' total 90' OK



B-3 zone

Information Requirements for Sign Permit Application

Applicants for a sign permit will be asked to submit the following information to the Building Inspection Office:



- 1) Proof of insurance
- 2) Letter of permission from the owner
- 3) A sketch plan of the lot, indicating location of buildings, driveways, and any abutting streets or right of ways. Lengths of building frontages and street frontages should be noted (see attached)
- 4) Indication on plan of all existing and proposed signs
- 5) Computation of the following:
 - a) The sign area of each existing and proposed building sign
 - b) The sign area, height and setback of each existing and proposed freestanding sign
- 6) A sketch of any proposed sign(s), indicating dimensions, materials, source of illumination and construction method (see attached)
- 7) Fee remains the same - \$25.00 plus .20 per sq. ft.

Note: Once a sketch plan has been filed for a property, the Inspections Office will keep a record of the plan so that a new sketch plan will not be required for later changes to signage on the property. In such an instance, applicants will only be required to submit information applicable to the new signs

Leavitt & Parris, Inc. Sales Agreement



AWNINGS & SIGNAGE
FLAGS & BANNERS

L&P LEAVITT & PARRIS, INC.

LAWNINGS / TENTS

256 Read Street • Portland, Maine 04103
Phone (207) 797-0100 • FAX 797-4194
1-800-833-6679 in Maine



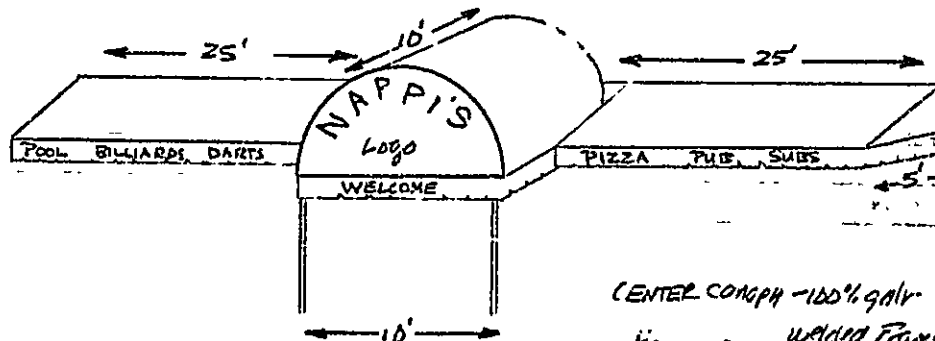
Est 1919



BILL TO	JOHN Nappi	PHONE (H) 799-3907	DATE
STREET	39 McKinley St.	PHONE (B)	2-17-95
CITY, STATE AND ZIP	Portland, Me. 04106	JOB NAME	
CONTACT PERSON		JOB LOCATION	75 COMMERCIAL ST.
SITE PERSON		FABRIC SELECTION	CHALK F.R.
		PATTERN #	

We hereby submit specifications and estimates for:

- 1-ENTRANCE CANOPY
- 2-H.R. Type Awnings
- Metal tubing construction
- F/01-Street lighting 4 Eight foot bulbs



CENTER CANOPY - 100% GALV.
WELDED FRAME
WINDOW AWNING - GALV. PIPE

In case of cancellation, deposit will be forfeited.

We propose to furnish material and labor — complete in accordance with the specifications above and conditions set forth on the reverse side of this Proposal, for the sum of: THREE THOUSAND ⁷⁵⁰ dollars (\$ 3000.00).

Payment to be made as follows: Deposit of 50% upon acceptance \$1500.00

\$1500.00

BALANCE DUE ON INSTALLATION.

ATTENTION: CUSTOMERS' RESPONSIBILITY TO CHECK WITH LOCAL MUNICIPALITY CONCERNING PERMITS REQUIRED FOR INSTALLATION.

ALL ELECTRICAL WORK IS CUSTOMER'S RESPONSIBILITY.

LEAVITT & PARRIS, INC.

By Neil J. Parris
Authorized Representative

NOTE: The proposal is withdrawn if not accepted within five business days.

Acceptance of Proposal

The prices, specifications and conditions as set forth above and on the reverse side of this proposal are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined herein.

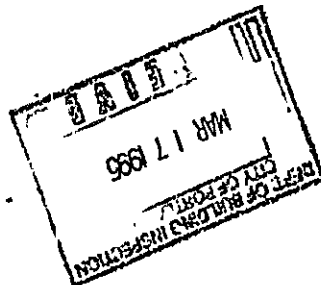
Date of Acceptance: _____

Signature _____

Signature _____

SALES AGREEMENT/TERMS AND CONDITIONS

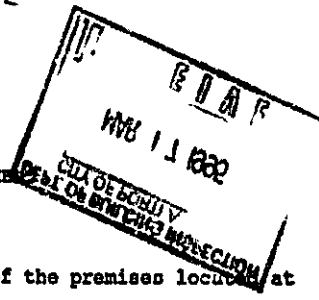
1. LEAVITT & PARRIS shall endeavor to provide prompt service, but does not guarantee delivery date and installment time.
2. The deposit shown on reverse side shall be received by LEAVITT & PARRIS from the customer upon acceptance of this proposal.
3. Unless otherwise specified in writing herein, payment in full is due prior to or upon completion of set up and installation.
4. Customer shall provide sufficient unobstructed clean space suitable for the delivery and installation of the merchandise together with adequate vehicle access thereto and shall designate the site for each tent, canopy, marquee, platform and public address system prior to or immediately upon the arrival of LEAVITT & PARRIS employees arrival for installation. LEAVITT & PARRIS shall be paid waiting time at the rate of \$44.00 per employee for each hour and fraction thereof that LEAVITT & PARRIS employees are delayed in the performance of their work because of the failure of Customer to comply with the provisions of this paragraph.
5. If because of ledge, rock, shale or other sub-surface conditions, special anchors are required for guying the tents, canopies and marquees, the Customer shall pay the additional labor and equipment costs incurred by LEAVITT & PARRIS to stake and guy the same. Customer shall mark the location of underground facilities in and around the installation site which could in any way be affected by the delivery and installation of the merchandise.
6. LEAVITT & PARRIS shall endeavor to minimize damage to Customer's lawn, plantings and premises generally. However, Customer assumes the risk of such damage and releases LEAVITT & PARRIS from any and all claims arising from such damage occasioned by the performance of this agreement.
7. LEAVITT & PARRIS is excused from the performance of this agreement if such non-performance is caused in whole or in part by the elements, accidents, strikes, disturbances of nature, fire, vandalism, acts or failures to act of any governmental authority or delays beyond any control.
8. LEAVITT & PARRIS is not required to install the merchandise when in the sole opinion of LEAVITT & PARRIS weather conditions create an unreasonable risk of harm to LEAVITT & PARRIS employees, its property or others.
9. LEAVITT & PARRIS warrants and represents that all tents, canopies and marquees have been treated for water-repellency but does not guarantee that the same are waterproof.
10. The Customer must obtain licenses and permits as required for the installation of the merchandise and shall furnish evidence of the same to LEAVITT & PARRIS upon request.
11. Customer assumes all risks for personal injury, death and property damage arising out of or incidental to the use or operation of the merchandise and hereby indemnifies, defends and saves LEAVITT & PARRIS harmless from and against any and all claims, demands, actions or causes of actions brought on account of personal injury, death or property damages arising out of or incidental to the use or operation of the merchandise unless such claims, demands or causes of action arise through the negligence of LEAVITT & PARRIS.
12. LEAVITT & PARRIS certifies that its employees are insured under the appropriate Workmen's Compensation Act and that evidence of such coverage shall be delivered to the Customer upon request.
13. It is agreed and understood that there is a charge in addition to the agreement price for service calls.
14. Customer shall pay the contract price plus such additions thereto as may be agreed upon or chargeable pursuant to the terms hereof. If the balance due is not paid within the time specified herein or when not specified within 30 days of billing, an amount equal to 1 1/2% (1.5%) annually of the outstanding balance shall be added to the balance every 30 days thereafter until final payment is made by Customer.
15. Both parties to this agreement understand and agree that the terms and conditions of this agreement are set forth on both sides of this document and that the same contain all agreements of the parties unless those terms are modified in a subsequent written document signed and dated by both the parties.
16. This agreement shall be interpreted under and governed by the laws of the State of Maine.
17. If any portion of this agreement is determined by a court to be unenforceable, the remaining provisions shall remain in effect and be fully enforceable.
18. **WARRANTY EXCLUSION, LIMITATION AND DISCLAIMER.** There is no warranty given on the merchandise or labor furnished pursuant to this agreement except those implied warranties of merchantability and fitness for a particular purpose, if any deemed applicable by law and as expressly set forth in writing herein.





COMMERCIAL STREET VIEW

OWNERS CONSENT AND AGREEMENT



I, John Soucy, being the owner of the premises located at
(print property owners name)

75 Commercial St. in Portland, Maine, hereby give consent to the
(print property address)

erection of a certain sign/awning/banner owned by Nappi's Pizza
(print lessee's name)

over the sidewalk or on building from said premises as described in
application to the Division of Inspection Services.

And in consideration of the issuance of said permit, owner of said premises, in event said sign shall cease to serve the purpose for which it was erected or shall become dangerous and in event the owner of said sign shall fail to remove said sign or make it permanently safe in case the sign still serves the purpose for which it was erected, hereby agrees for himself or itself, for his heirs, its successors, and his or its assigns, to completely remove said sign.

[Signature]
Signature of Property Owner
3/6/95
Date

[Signature]
Signature of Lessee
3/1/95
Date

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

Location of Construction: 75 Commercial St		Owner: East Brown Cow Assoc.		Phone:	Permit No: 950512
Owner Address:		Leasee/Buyer's Name: Nappi's Pizza	Phone:	Business Name: MS 04101	PERMIT ISSUED MAY 24, 1995 CITY OF PORTLAND
Contractor Name: Nappi's Pizza		Address:		Phone:	
Past Use: Restaurant	Proposed Use: Same w/ext reno	COST OF WORK: \$ 300	PERMIT FEE: \$ 25.00		
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:		
Proposed Project Description: Erect guard to existing deck Construct steps (walkway)		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
Permit Taken By: Mary Grosik		Date Applied For: 17 May 1995		PEDESTRIAN ACTIVITIES DISTRICT (P.U.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied Signature: Date:	

1. This permit application doesn't 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.

PERMIT ISSUED WITH LETTER

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 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

SIGNATURE OF APPLICANT: *[Signature]* **John Nappi** ADDRESS: DATE: **17 May 1995** PHONE: **714 107**
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE: PHONE: **714 107**

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

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: *[Signature]* **5/17/95**

CEO DISTRICT **2**
[Signature]

COMMENTS

9-29-95 - Work complete - appears to be built
per plans. Will check w/ historical

11-6-95 - Work O.K.

Inspection Record

	Type	Date
Foundation:	N/A	N/A
Framing:	O.K.	9-29-95
Plumbing:	N/A	N/A
Final:	O.K.	11-6-95
Other:		

BUILDING PERMIT REPORT

DATE: 24/MAY/95 ADDRESS: 75 COMMERCIAL ST.
 REASON FOR PERMIT: Erect Guard To Existing deck -
Construct Steps.
 BUILDING OWNER: EAST BROWN COW ASSOC
 CONTRACTOR: NAP I'S PIZZA APPROVED: *1*11
 PERMIT APPLICANT: _____ DESIGNED: _____

CONDITION OF APPROVAL OR DENIAL

1. Before concrete for foundation is placed, approvals from ~~Public Works~~ and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
2. Precaution must be taken to protect concrete from freezing.
3. 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.
4. All vertical openings shall be enclosed with construction having a fire rating of at least one(1) hour, including fire doors with selfclosers.
5. 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.
6. The boiler shall be protected by enclosing with one(1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Sprinkler piping serving not more than six sprinklers may be connected to a domestic water supply having a capacity sufficient to provide 0.15 gallons per minute, per square foot of floor throughout the entire area. An INDICATING shut-off valve shall be installed in an accessible location between the sprinkler and the connection to the domestic water supply. Minimum pipe size shall be 3/4 inch copper or 1 inch steel. Maximum coverage area of a residential sprinkler is 144 sq. feet per sprinkler.
7. 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 (508 mm), and a minimum net clear opening of 5.7 sq. feet.
8. 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.
9. 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 19, 919.3.2(BOCA National Building Code/1993), and NFPA 101 Chapter 18 & 19. Smoke detectors shall be installed and maintained at the following locations):

1. In the immediate vicinity of bedrooms
2. In all bedrooms
3. In each story within a dwelling unit, including basements

In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted.

10. 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 side. (Chapter 4 section 407.0 of the BOCA/1993)

- * 11. Guardrail & 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 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.

12. All exit signs, lights, and means of egress lighting shall be done in accordance with Chapter 10, section & subsections 1023. & 1024. of the City's building code. (the BOCA National Building Code/1993)

- * 13. Stair construction - Use Group R-3 & R-4 is a minimum of 9" tread and 8" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise.

14. Headroom in habitable space is a minimum of 7'6".

15. The minimum headroom in all parts of a stairway shall not be less than 80 inches.

16. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the office of Inspection Services before final Certificate of Occupancy is issued or demolition permit is granted.

17. See Sec 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".

18. 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 plan of the facility meet the standards of construction required by this section. Prior to commencing construction of the facility, the builder shall submit the certification to the Division of Inspection Services.

19. This permit does not excuse the applicant from obtaining any license which may be needed from the City Clerk's Office.

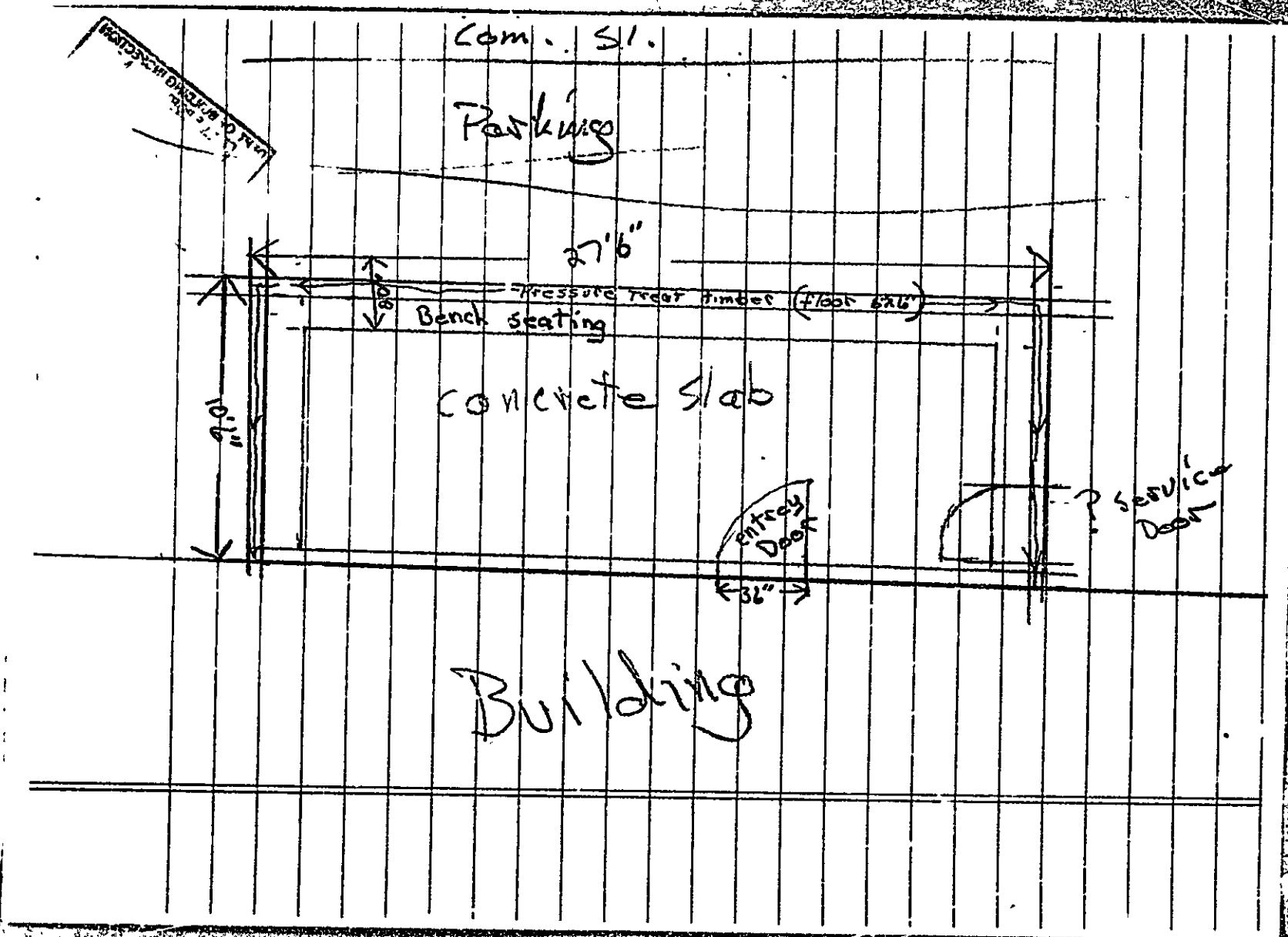
[Signature]
P. Samuel Boissac, Chief of Inspection Services

1el 3/16/95

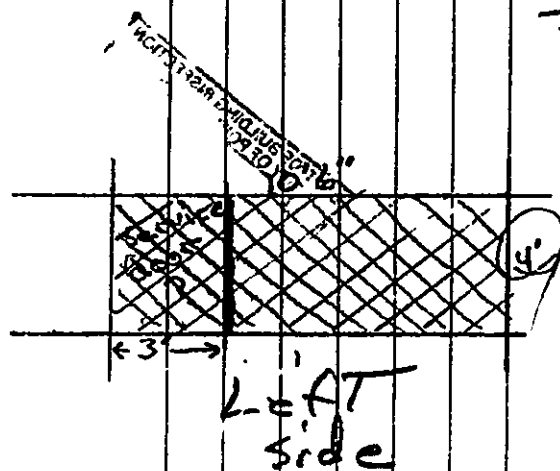
C.C. J.T. McDougal



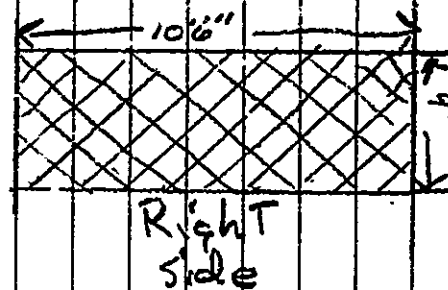
COMMERCIAL STREET VIEW



Building

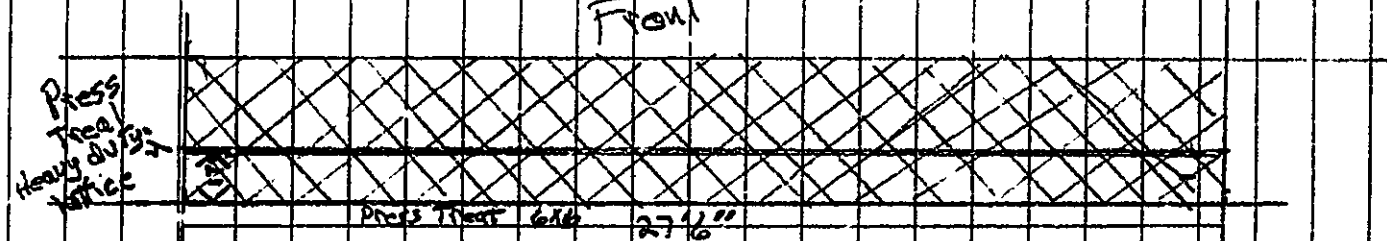


5/8 steel
primary member
pressure



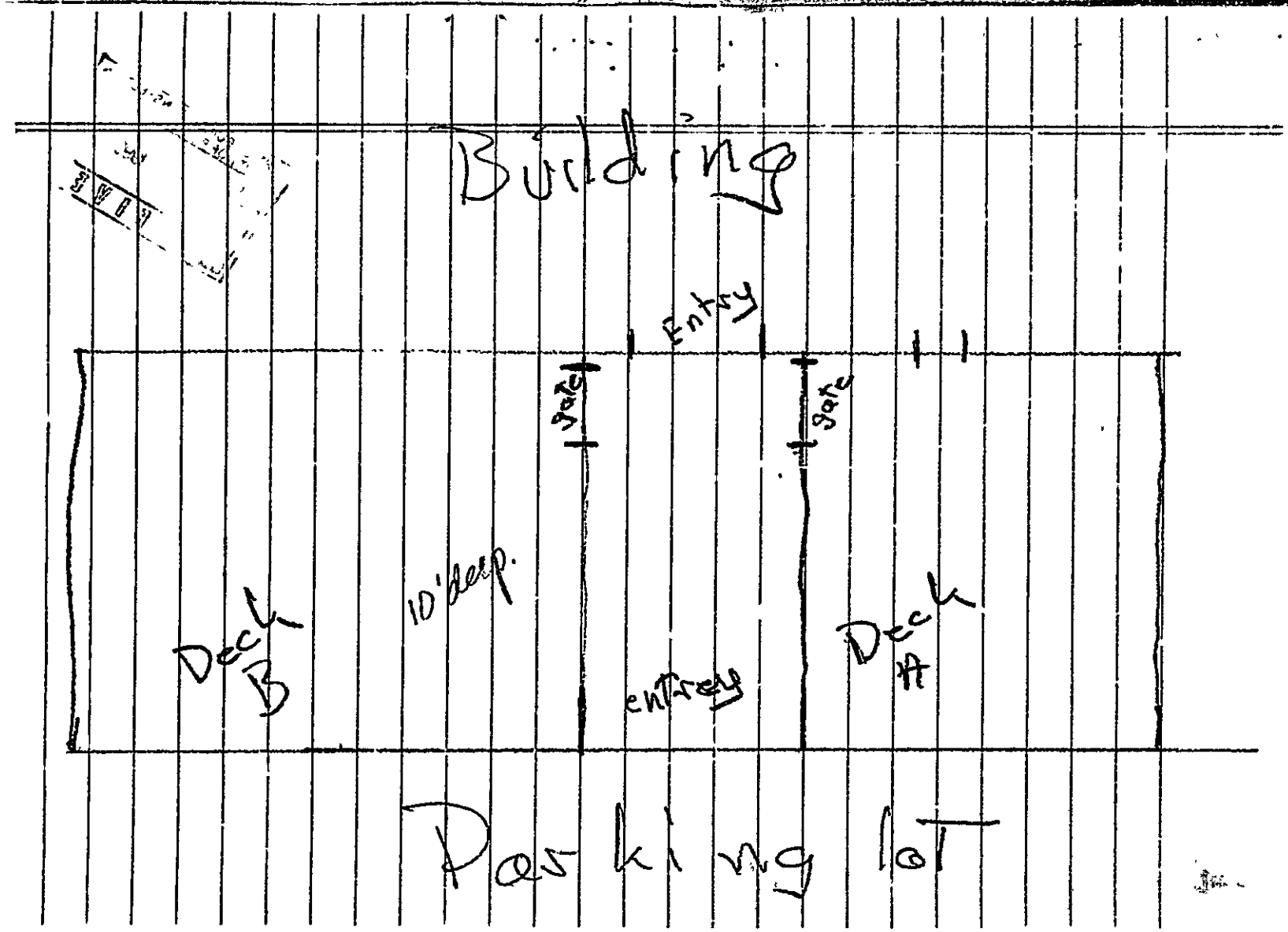
lattice work not being used
ballast not to exceed 3 1/4
spans.

Front

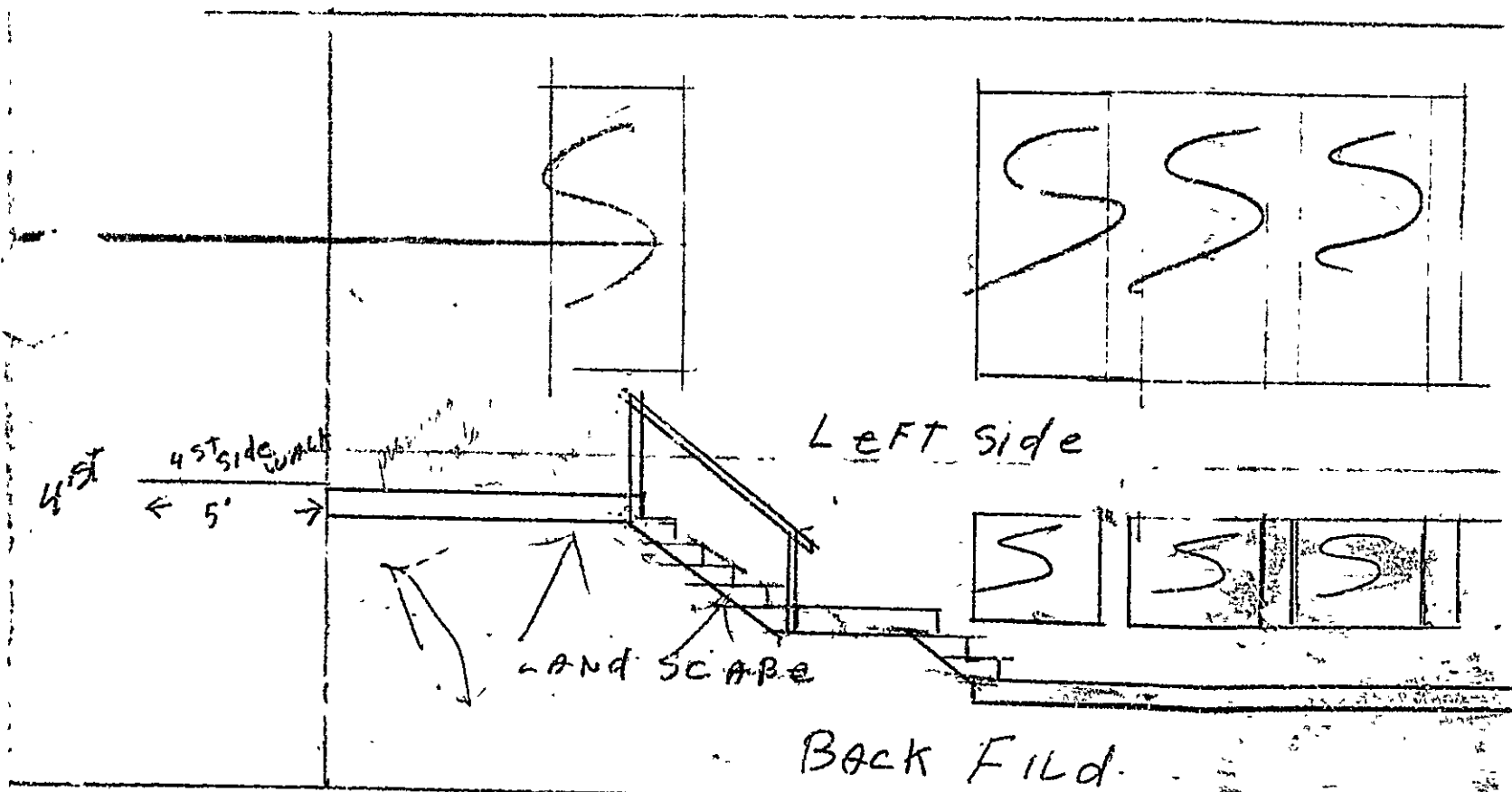
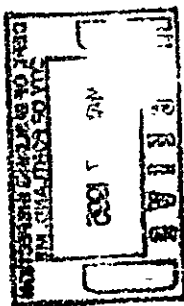


Parade foot

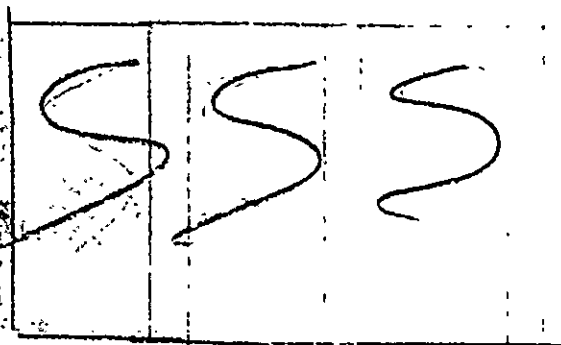
com. st.



St



WALK WAY FROM 4th TO NAPP



Left Side



Back Field

COMMERCIAL ST
SIDE OF BUILDING

← NAPPI'S PIZZA
ENTRANCE

COMM. ST.

PARKING LOT

WAY FROM 4ST. TO NAPPI'S PIZZERIA