

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JOSEPH B JR WOJCIK

Located At 184 ANDERSON ST

Job ID: 2012-07-4562-CH OF USE

CBL: 010- E-001-001

has permission to Chg the U from Taxi Co. to a bakery & creamery #1
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

Jaime Bonke 9/2/12

Code Enforcement Officer / Plan Reviewer

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

PENALTY FOR REMOVING THIS CARD

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: 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.**

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

Certificate of Occupancy Inspection

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 OCCUPIED.



PORTLAND MAINE

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Director of Planning and Urban Development
Jeff Levine

Job ID: 2012-07-4562-CH OF USE

Located At: 184 ANDERSON ST

CBL: 010- E-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. No retail shall be sold on-site. The bakery & creamery are low industrial manufacturing uses only with accessory offices.

Building

1. Application approval based upon information provided by the applicant or design professional, including revisions dated received 9/14/12. Any deviation from approved plans requires separate review and approval prior to work.
2. Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.
3. New wholesale food production facility shall meet the requirements of the State Food Codes and the Dept. of Agriculture regulations. Inspections are required prior to the Certificate of Occupancy.
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. The future hood installation may require specific clearances or reduction of clearance methods to combustible construction.

Fire

1. All construction shall comply with City Code Chapter 10. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
4. **Commercial Cooking shall be in accordance with NFPA 96 and NFPA 86.**
5. Separate permits are required for hood ventilation systems and suppression systems.
6. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
7. 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. This review does not include approval of fire alarm system design or installation.
8. The sprinkler system shall be installed in accordance with NFPA 13.

9. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
10. 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.
11. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
12. A Knox Box is required.
13. Fire extinguishers are required per NFPA 1.
14. 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.
15. Any cutting and welding done will require a Hot Work Permit from Fire Department.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-07-4562-CH OF USE	Date Applied: 7/30/2012	CBL: 010- E-001-001	
Location of Construction: 200 ANDERSON ST - BAY #1	Owner Name: JOSEPH B JR WOJCIK	Owner Address: PO BOX 15444 PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: Graham Construction	Contractor Address: 15 E. Oxford Street, Portland, ME 04101	Phone:
Lessee/Buyer's Name: Eli Cayer- Urban Farm Fermenting	Phone: 200 Anderson St., Bay #4 Portland, Me 04101 - 773- 8381	Permit Type: BLDG CH of USE	Zone: I-Lb
Past Use: Light Industrial uses such as a winery in unit #4	Proposed Use: To change the use of Bay #1 from a garage and taxi service to a commercial bakery and creamery and offices with new partitions and new exterior egress door	Cost of Work: \$1,000.00	CEO District:
		Fire Dept: 9/20/12 Signature: <i>[Signature]</i>	Inspection: Use Group: F-1 Type: SB MUBEL '09 Signature: <i>[Signature]</i> 9/18/12
Proposed Project Description: 200 Anderson, CofU from Taxi to warehouse		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad/Gayle	Zoning Approval		

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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Date: <i>OK w/ conditions</i> Date: <i>8/8/12</i> Date: <i>9/14/12</i>	<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	<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: <i>[Signature]</i>

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 appication 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



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: <u>200 Anderson BAY 1</u>		
Total Square Footage of Proposed Structure/Area <u>2000 Sq/FT.</u>		Square Footage of Lot <u>4000 Sq. Ft.</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>10 E 1</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Urban farm fermentary</u> Address <u>200 Anderson St.</u> City, State & Zip <u>Portland Me 04119</u>	Telephone: <u>207773 8331</u>
Lessee/DBA (If Applicable) RECEIVED SEP 14 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>9374.00</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>195.00</u>
Current legal use (i.e. single family) <u>Garage / Storage</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Industrial Production.</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>BAKery + Creamery. Fit up.</u> <u>new PARTITIONS + new exterior egress Door.</u>		
Contractor's name: <u>Graham Construction.</u> Address: <u>15 E. Oxford St.</u> City, State & Zip <u>Portland Me.</u> Telephone: _____ Who should we contact when the permit is ready: <u>Eli Cayer.</u> Telephone: _____ Mailing address: <u>200 ANDERSON ST. BAY 4</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, 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: Eli Cayer Date: 9/14/12

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



General Building Permit Application

Entered 7/30/12

(12)

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.

\$ 2012-07-4562-COFU

Location/Address of Construction: <u>200 Anderson St. Bay</u>			Telephone: _____		
Total Square Footage of Proposed Structure/Area: <u>5500</u>			Square Footage of Lot: <u>10,000</u>		
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#		Applicant *must be owner, Lessee or Buyer*		Telephone:	
<u>010 E001</u> <u>Book 15527 / page 305</u>		Name <u>Urban Farm Fermenting</u>		<u>207</u>	
		Address <u>200 Anderson Bay</u>		<u>773</u>	
		City, State & Zip <u>Portland Me</u>		<u>8331</u>	
Lessee/DBA (if applicable) RECEIVED <u>JUL 30 2012</u> Dept. of Building Inspections City of Portland Maine		Owner (if different from Applicant)		Cost Of Work: \$ <u>030.</u>	
		Name <u>Eli Cayer</u>		C of O Fee: \$ <u>75.00</u>	
		Address <u>PO Box 15083 B. Way</u>		Total Fee: \$ <u>105.00</u>	
		City, State & Zip <u>Portland Me</u>			
Current legal use (i.e. single family) <u>Garage</u>					
If vacant, what was the previous use? <u>Garage/Taxi</u>					
Proposed Specific use: <u>Ware house</u>					
Is property part of a subdivision? <u>No</u> - If yes, please name _____					
Project description: <u>Change of use</u>					
Contractor's name: <u>N/A</u>					
Address: _____					
City, State & Zip: <u>emcayer@gmail.com</u>					
Who should we contact when the permit is ready: <u>Eli Cayer</u> Telephone: <u>653-7406</u>					
Mailing address: <u>PO Box 15083 Portland Me.</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, 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 has authorized the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to submit 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 Enforcement 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: Eli Cayer

Date: 7/24/12

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

See New Application 9/14/12



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Receipts Details:

Tender Information: Check , Check Number: 1156

Tender Amount: 105.00

Receipt Header:

Cashier Id: bsaucier

Receipt Date: 7/30/2012

Receipt Number: 46447

Receipt Details:

Referance ID:	7431	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-07-4562-CH OF USE - 200 Anderson, CofU from Taxi to warehouse			
Additional Comments: 200 Anderson			

Referance ID:	7432	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-07-4562-CH OF USE - 200 Anderson, CofU from Taxi to warehouse			



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Receipts Details:

Tender Information: Check , BusinessName: Urban Farm Fermentory, Check Number: 1178
Tender Amount: 90.00

Receipt Header:

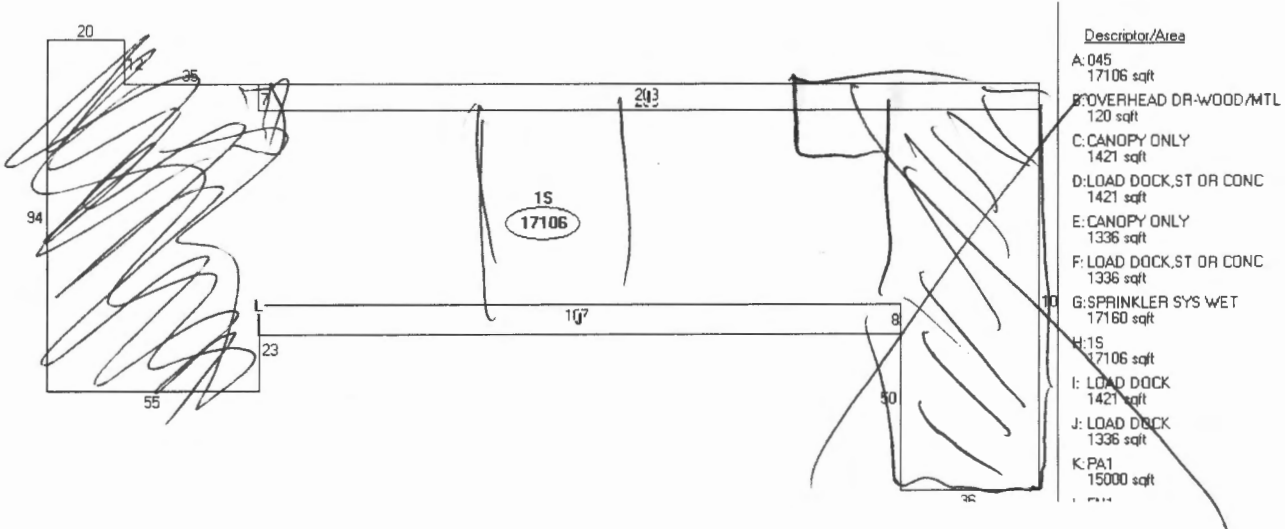
Cashier Id: gguertin
Receipt Date: 9/14/2012
Receipt Number: 48224

Receipt Details:

Referance ID:	8020	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	90.00	Charge Amount:	90.00
Job ID: Job ID: 2012-07-4562-CH OF USE - 200 Anderson, CofU from Taxi to warehouse			
Additional Comments: 200 Anderson St., Urban Farm Fermentory			

Thank You for your Payment!

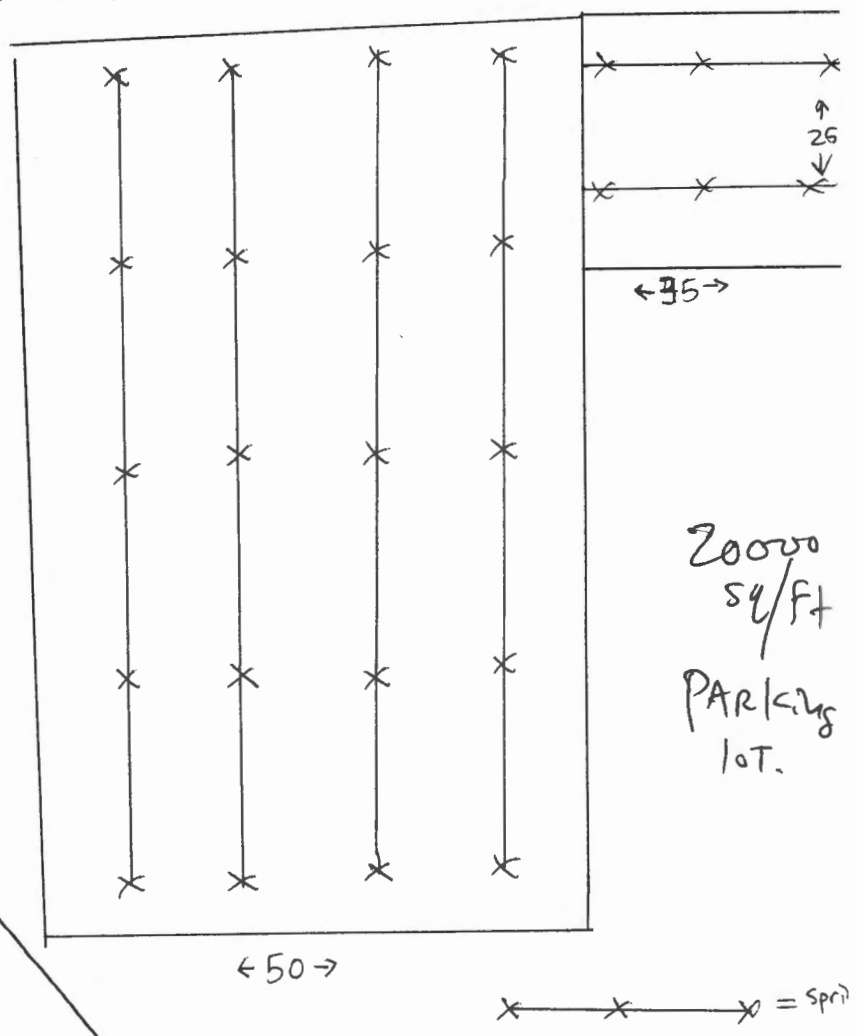




Panel
Single pull
Smoke detect to panel
go to compliance
supervised

200 Anderson St. Bay 1
change of use: Garage → warehouse.

4000 sq/ft
PARKING
LOT.



20000
sq/ft
PARKING
LOT.

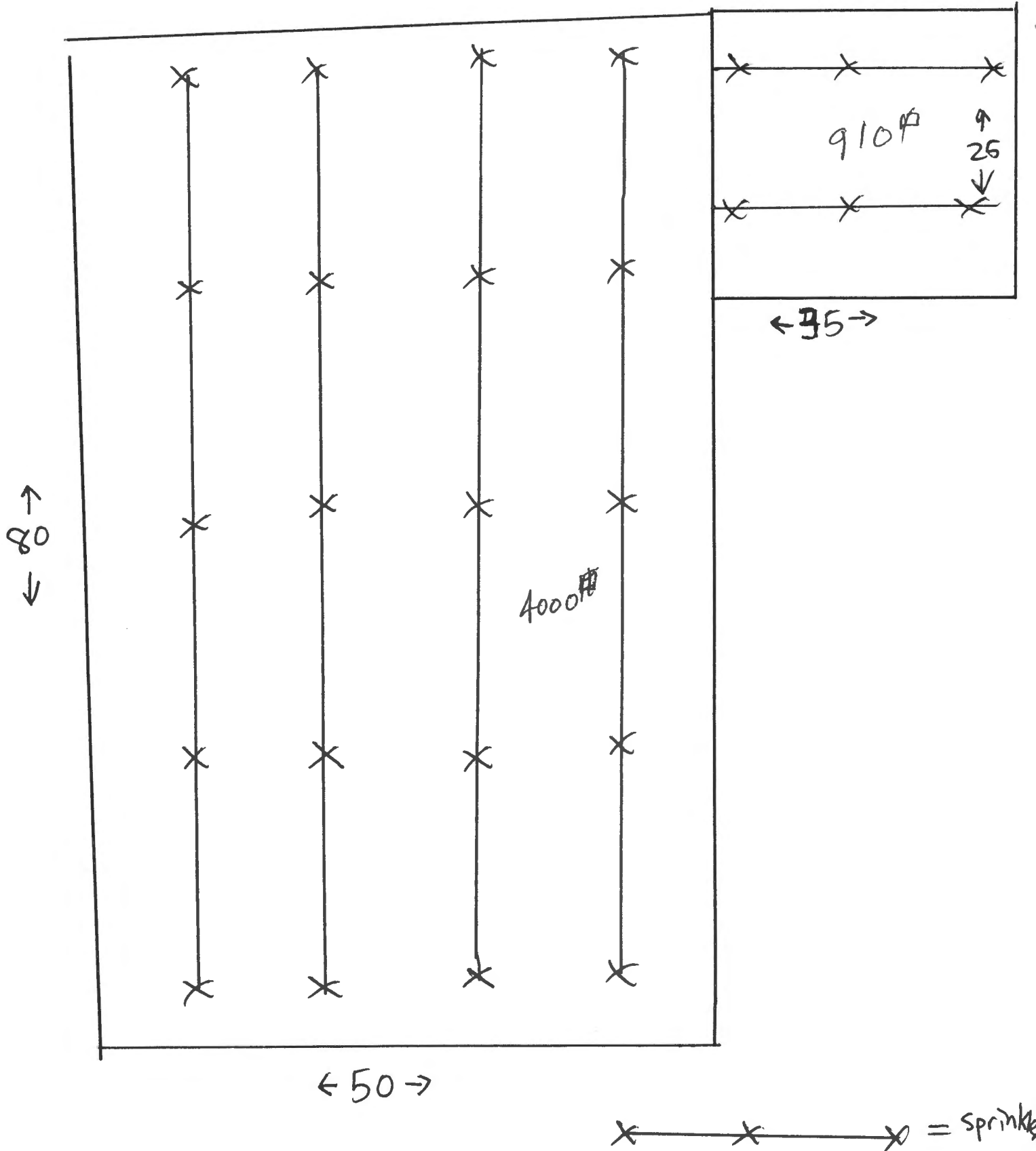
Anderson St.

Sparking Spaces
required

MAP 10
Section E



200 Anderson St. Bay 1
change of use: Garage → warehouse.



x — x — x = Sprinkler

Standard Form Lease

200 Anderson Street Portland Maine

LEASE made this July 12, 2012 _____ by and between Income Property Management ("Landlord"), with a place of business at P.O Box 15444 Portland Maine 04 01 and TANGIBLE ALCHEMY LLC D/B/A URBAN FARM FERMENTORY, ELIM CAYER PRINCIPAL.

WITNESSED:

1. PREMISES LEASED. Landlord does hereby lease to Tenant, and Tenant does hereby lease from Landlord, approximately 5500 square feet of space at 200 Anderson Street Portland Maine 04101 unit #_1_ ("Leased Premises") and Located in Cumberland County, together with the right to the nonexclusive Use in common with others of all such parking areas, driveways, corridors, Sidewalks and loading facilities and other common areas, and facilities as may Be designated by the Landlord.
2. TERM. The term of this Lease shall be for THREE (3)Year's commencing August 1,2012.
3. RENT. Tenant covenants and agrees to pay a monthly rent on the FIRST day of each month during the term of said lease, without setoff or deduction.
\$2,750.00. Per Month Modified Gross Year One of the Lease.
\$2,850.00. Per Month Modified Gross Year Two of the Lease.
\$2,950.00. Per Month Modified Gross Year Three of the Lease.

Rent is quoted on a triple net basis. Therefore it includes, Tenants pro rata share of all Base Year 2012 operating expenses for this property, including real estate taxes, building repairs and maintenance, management, building insurance, water and sewer, parking lot maintenance, grounds maintenance. Common area lighting and common area cleaning etc.

Tenant to pay its pro rata share of annual increases over base year. The rent does not include Tenants premises electricity costs HVAC expenses. Tenant is directly responsible for its utility expenses for lights, plugs & HVAC, Tenant is also responsible for its premises janitorial costs.

Tenant agrees to pay the rent on the First day of each Month and a \$5.00 per day Late Fee after the Fifth Day and other charges covered under this agreement to Landlord.

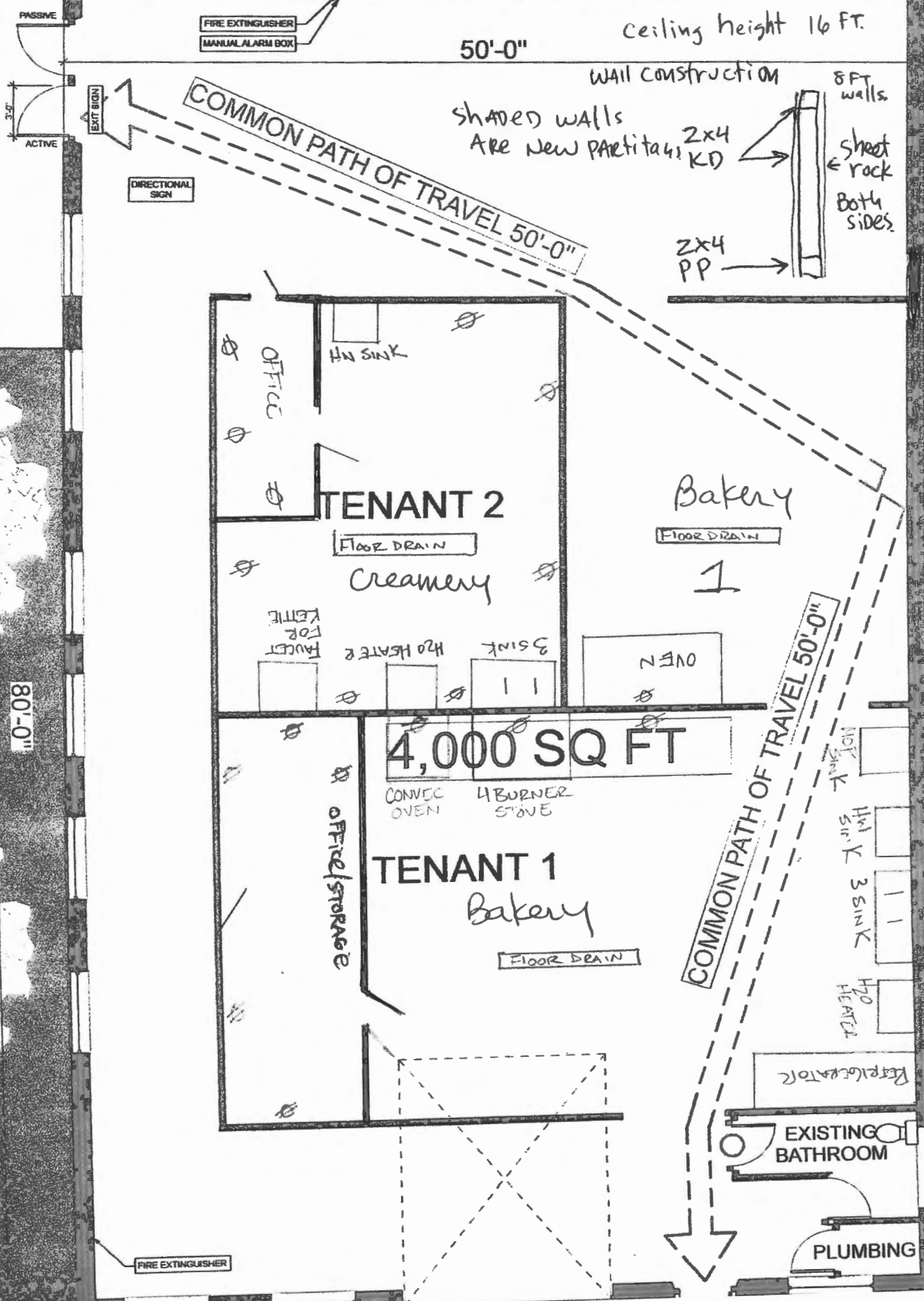
- (a) Triple Net Expenses are included in Rent.
- (b) RENT COMMENCEMENT August 1, 2012.

ROOM

1 MAX. 2ND |

9/14/12

50 x 80 = 4,000 sq ft



80'-0"

4,000 SQ FT

TENANT 1 Bakery

OFFICE/STORAGE

TENANT 2 Creamery

Bakery 1

COMMON PATH OF TRAVEL 50'-0"

COMMON PATH OF TRAVEL 50'-0"

ceiling height 16 FT.

WALL CONSTRUCTION

SHADED WALLS ARE NEW PARTITION 2x4 KD

8 FT WALLS SHEET ROCK BOTH SIDES

2x4 PP

PASSIVE

ACTIVE

DIRECTIONAL SIGN

EXIT SIGN

FIRE EXTINGUISHER
MANUAL ALARM BOX

FIRE EXTINGUISHER

EXISTING BATHROOM

PLUMBING

Refrigerator

H2O HEATER

H2O SINK

NOV SINK

OVEN

3 SINK

H2O HEATER

FAUCET FOR KETTLE

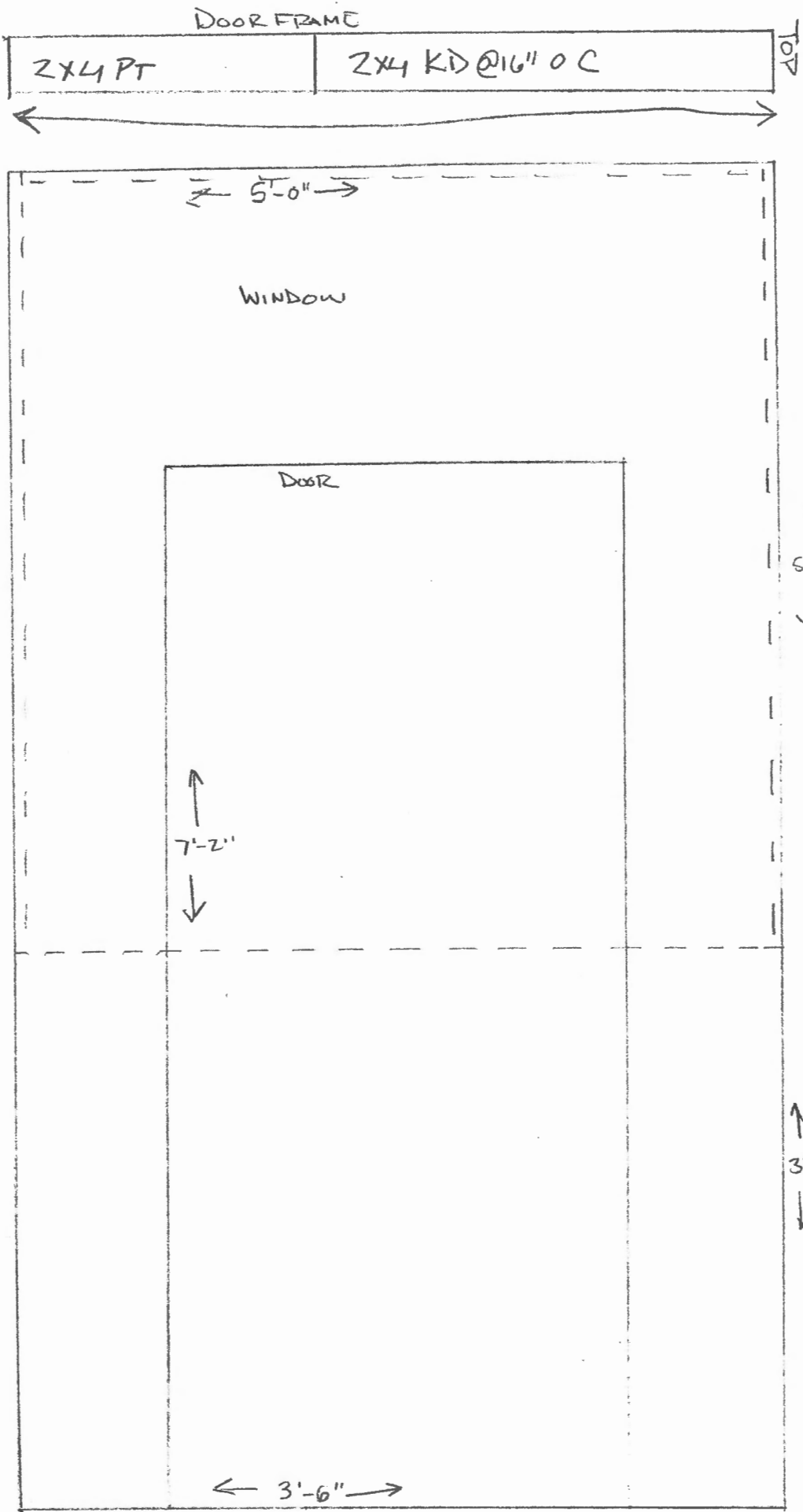
CREAMERY

FLOOR DRAIN

FLOOR DRAIN

OFFICE

HN SINK



DO 3'-11 1/2" x 7'-4"

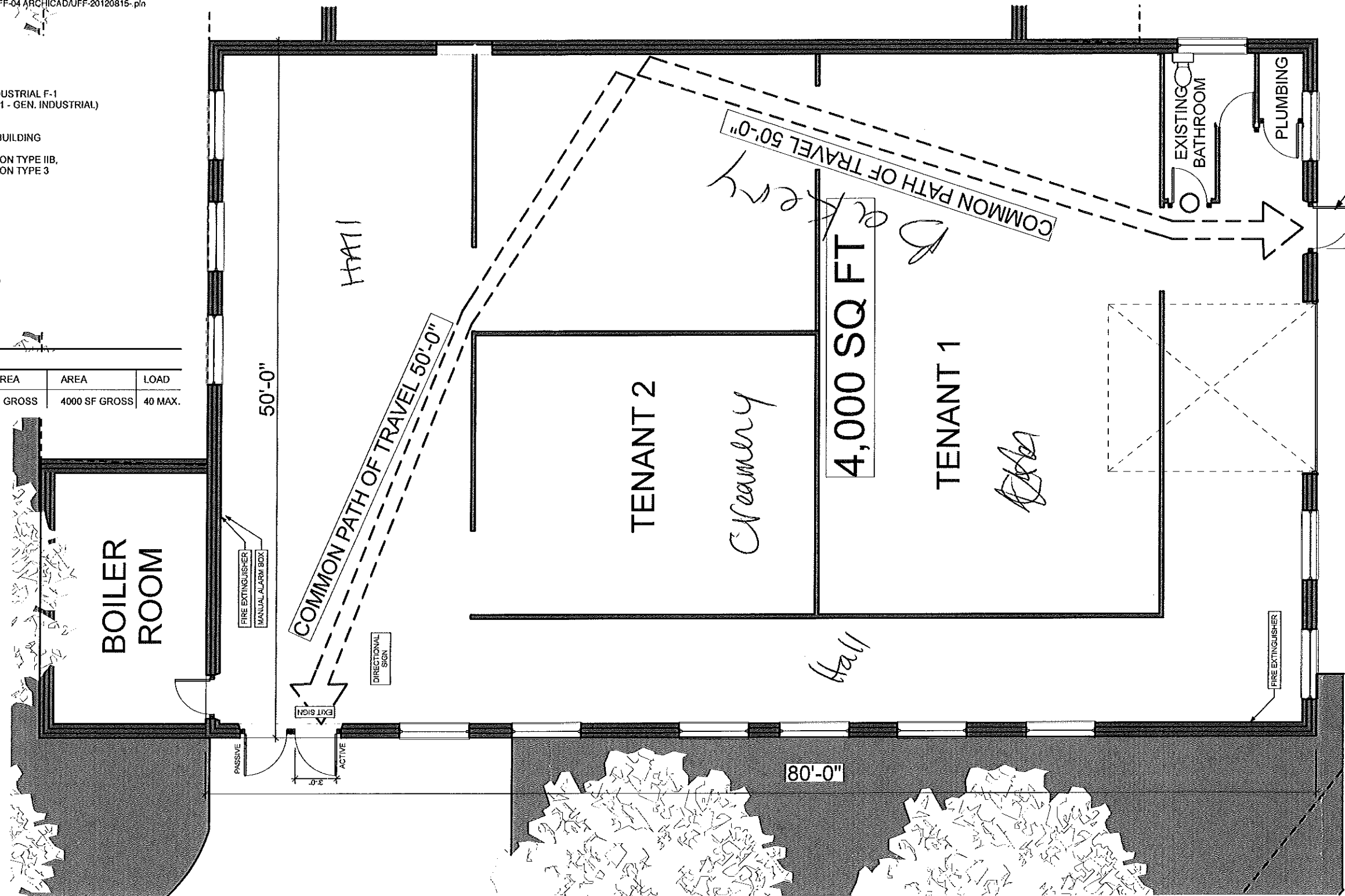
← existing window

← Brick siding to be wt.

NOTES

- 1. BUILDING CODES: IBC 2009, NFPA-101 2009
- 2. OCCUPANCY GROUP: IBC: FACTORY INDUSTRIAL F-1
NFPA: INDUSTRIAL (1 - GEN. INDUSTRIAL)
- 3. SPRINKLERS: NFPA-13, THROUGHOUT BUILDING
- 4. BUILDING TYPE: IBC: CONSTRUCTION TYPE IIB,
NFPA: CONSTRUCTION TYPE 3
- 5. FIRE RATED WALLS: 1 HOUR WALLS SHOWN
2 HOUR WALLS SHOWN
- 6. NUMBER OF EXITS: 1 REMOTE EXIT
- 7. COMMON PATH: MAX. 100'
- 8. TRAVEL DISTANCE: MAX. 250' (SPRINKLERED)

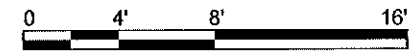
OCCUPANCY LOAD				
OCCUPANCY	SHOWN	OCCUPANCY PER SF AREA	AREA	LOAD
INDUSTRIAL		1 PERSON PER 100 SF GROSS	4000 SF GROSS	40 MAX.



1

PLAN

SCALE: 1/8" = 1'-0"



KAPLAN THOMPSON
ARCHITECTS
424 FORE ST., PORTLAND, ME 04101
207-842-2888 FAX:842-2828

PROJECT:
RENOVATION
URBAN FARM FERMENTORY
200 ANDERSON ST
PORTLAND, ME

DRAWING: **PLAN**

SCALE:

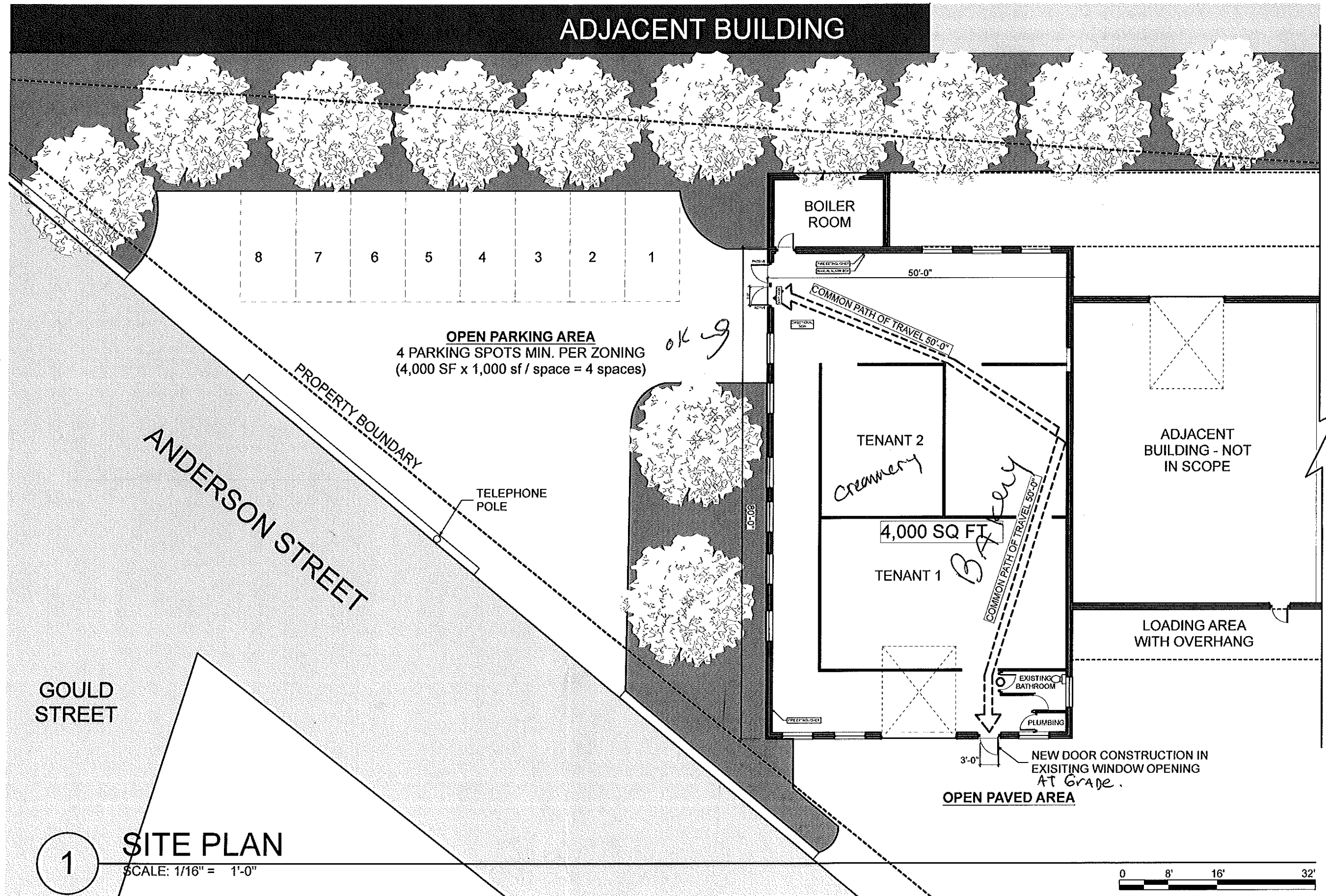
DRAWN BY: JT / ML

DATE: SEPTEMBER 12, 2012

REVISED:

FOR PERMIT

A-1.2



1 **SITE PLAN**
SCALE: 1/16" = 1'-0"

PROJECT:
RENOVATION
 URBAN FARM FERMENTORY
 200 ANDERSON ST
 PORTLAND, ME

DRAWING: **SITE PLAN**
 SCALE:
 DATE: **SEPTEMBER 12, 2012**

DRAWN BY: **JT / ML**
 REVISED:

FOR PERMIT

A-1.1

KAPLAN THOMPSON
ARCHITECTS
 424 FORE ST., PORTLAND, ME 04101
 207-842-2888 FAX:842-2828

Urban Farm Fermentary
200 Anderson St.
773-8331

AS BUILT FOR
BP # 2012-46-446

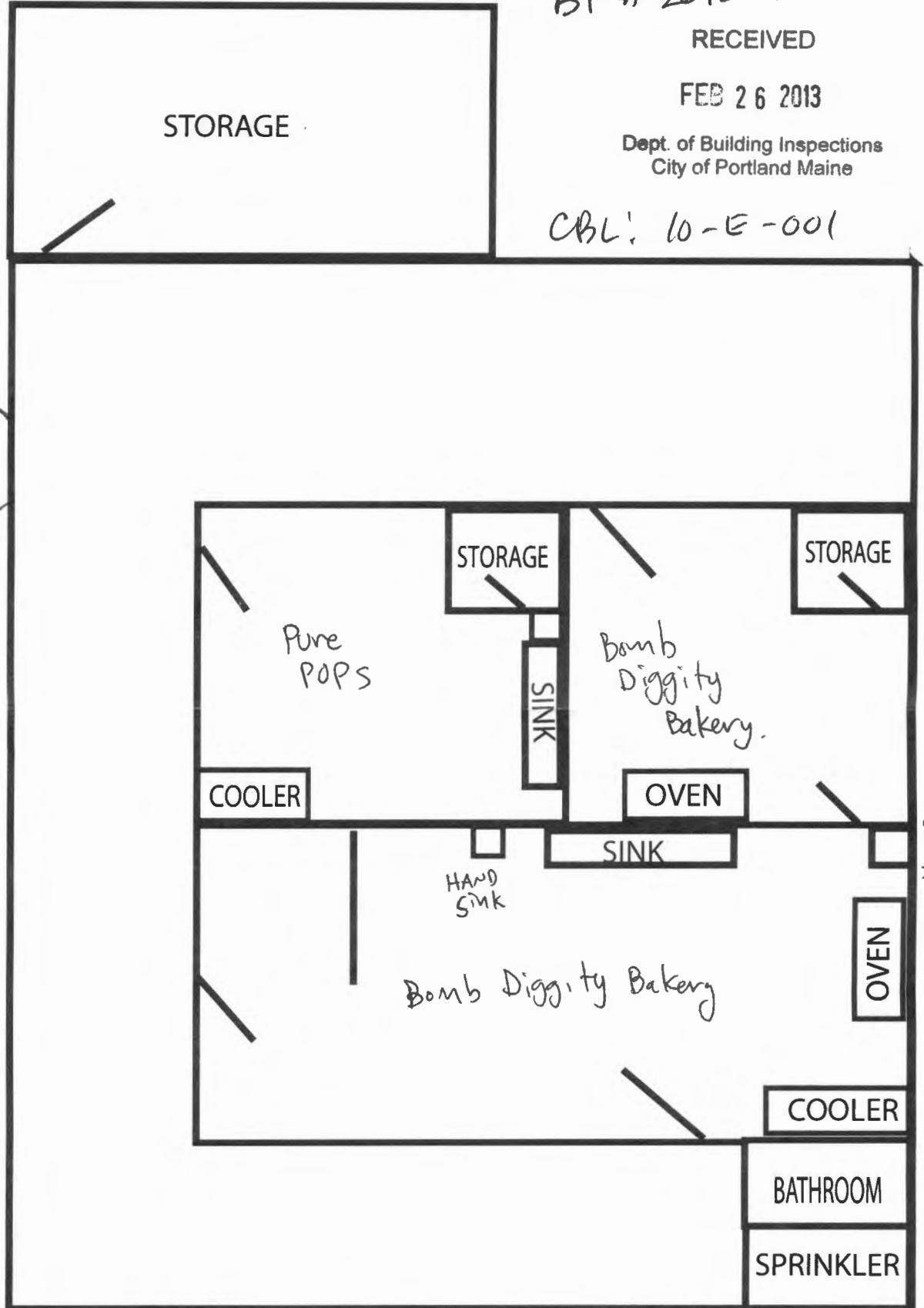
RECEIVED

FEB 26 2013

Dept. of Building Inspections
City of Portland Maine

CBL: 10-E-001

MAIN
ENTRANCE
Bay ONE



SECOND
ENTRANCE

HAND
sink