

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING DEPARTMENT
PERMIT

Permit Number: 071029

This is to certify that MACFADYEN LUKE S / Manager

has permission to Tenant fit-up for general store market

AT 90 CONGRESS ST

016 A006001

PERMIT ISSUED

AUG 31 2007

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 buildings and structures, and of the application on file in this department.

Apply to Public Works for street line and grade if nature of work requires such information.

Notification of inspection must be given and written permission procured before this building or part thereof is altered or closed-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Craig Cross

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Debbie Bonke 8/27/07
 Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

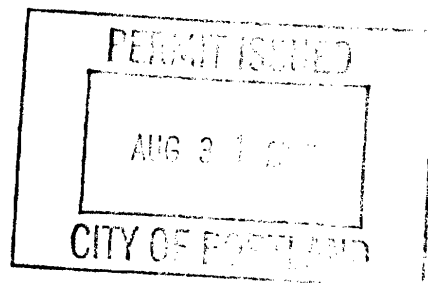
Permit No: 07-1029	Issue Date:	CBL: 016 A006001
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Location of Construction: 90 CONGRESS ST #88	Owner Name: MACFADYEN LUKE S	Owner Address: 90 CONGRESS ST	Phone:
Business Name: Fat Baxters	Contractor Name: MJ Reed	Contractor Address: P.O. Box 7312 Portland	Phone: 2078319387
Lessee/Buyer's Name: MJ Reed	Phone: 207-831-9387	Permit Type: Alterations - Commercial	Zone: B-1

Past Use: Commercial - Retail unit #1	Proposed Use: Commercial - Retail - Tenant fit-up for general store/market "Fat Baxters"	Permit Fee: \$200.00	Cost of Work: \$18,000.00	CEO District: 1
Proposed Project Description: Tenant fit-up for general store/market unit #1		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 3B IBC-2003 Signature: JMB 8/27/07	
		Signature: <i>[Signature]</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Idobson	Date Applied For: 08/23/2007	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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.



Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 8/23/07 <i>ABM</i>	Date: _____	Date: <i>ABM</i>

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



General Building Permit Application

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME
AUG 23 2007
R.I.C. [initials]

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>88 Congress St.</u>		
Total Square Footage of Proposed Structure/Area <u>53 x 16</u>		Square Footage of Lot <u>59 x 18</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>16</u> <u>A</u> <u>6</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>MJ Reed/Fat Daxters</u> Address <u>PO Box 7312</u> City, State & Zip <u>Portland ME 04112</u>	Telephone: <u>831-</u> <u>9387</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>18,000</u> C of O Fee: \$ <u>N/A</u> Total Fee: \$ _____
Current legal use (i.e. single family) <u>Retail</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Fit-up for general store/market</u>		
Contractor's name: <u>MJ Reed</u> Address: <u>PO Box 7312 / 88 Congress St.</u> City, State & Zip: <u>Portland ME 04112</u> Telephone: <u>831-9387</u> Who should we contact when the permit is ready: <u>MJ Reed</u> Telephone: _____ Mailing address: <u>same</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, 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: 8/23/07

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 07-1029	Date Applied For: 08/23/2007	CBL: 016 A006001
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Lessee/Buyer's Name: MJ Reed	Phone: 207-831-9387	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Retail - Tenant fit-up for general store/market "Fat Baxters" Unit 1	Proposed Project Description: Tenant fit-up for general store/market - Unit 1
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Dept: Zoning **Status:** Pending **Reviewer:** Ann Machado **Approval Date:** 08/23/2007

Note: No change of use. Retail use established with permit #07-0207. Store will have two seats at counter, so still retail establishment. **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 08/27/2007

Note: **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved **Reviewer:** Capt Greg Cass **Approval Date:** 08/23/2007

Note: Hood requires a separate permit **Ok to Issue:**

Comments:

8/27/2007-jmb: Spoke to Luke M., he confirms that the dividing wall had 1 layer of 5/8 on each side, another layer of 5/8 type x has been added to each side to the underside of the roof deck and fire sealed per the code.

□ - new walls

□ - new door in new wall

831-9387

□ - fill exist. door

88-90 Congress

□ - Raised floor
2x6 construction

□ - relocate exist. door
in exist. wall

□ - 1/2 wall

DEPT. OF BUILDING & SAFETY
CITY OF PORTLAND, ME
AUG 22 2007
RECEIVED

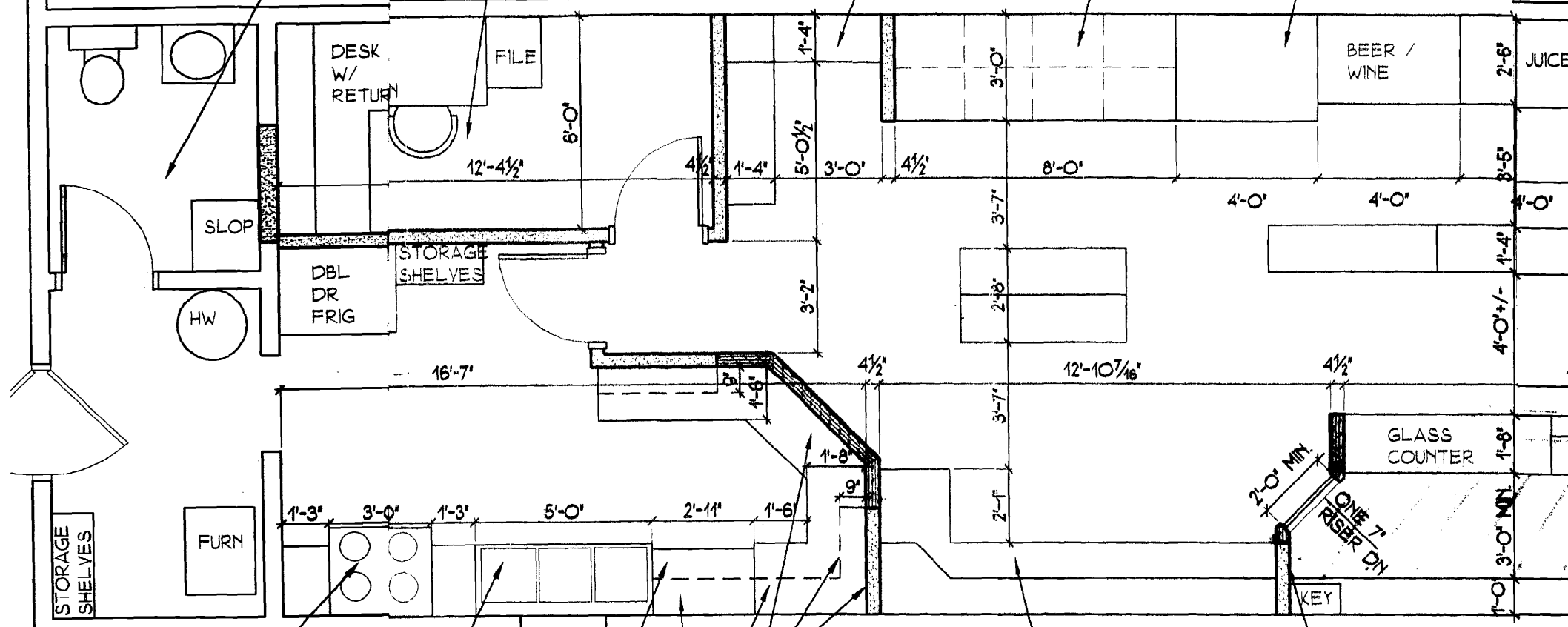
BATHROOM
RELOCATE DOOR,
REMOVE SHOWER,
AND RELOCATE
SLOP SINK

OFFICE
12'-4 1/2" X 6'-0"

HARDWARE
17.5 CF. STORAGE W/58
SF. +/- HANGING
MERCHANDISING SPACE

PRODUCE CASE
8'-0" X 3'-0"

FREEZER



36" PRO. RANGE

60", 3 BAY SINK UNIT

7.2 CF. TOP LOAD FREEZER

12' OPEN SHELVES ABOVE 24" DEEP COUNTER AND FREEZER

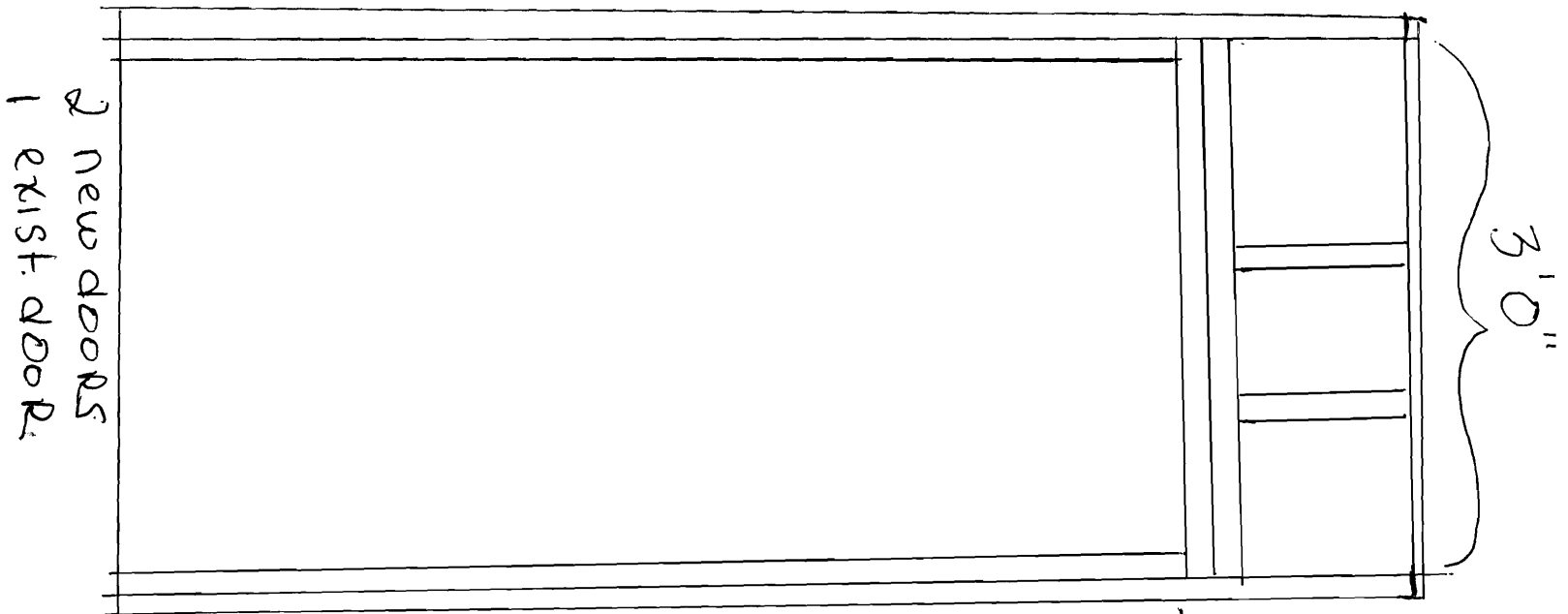
FULL HEIGHT WALL W/ 9" OPEN SHELVES ABOVE 18" DEEP COUNTER W/ STORAGE BELOW
42" HIGH HALF WALL @ 18" DEEP SERVING COUNTER W/ STORAGE BELOW

CABINET AND HUTCH WITH CLOSED STORAGE BELOW AND OPEN SHELVES ABOVE. END OF HUTCH TOP IS NOT USED IN ORDER TO PROVIDE FOR CONDIMENTS ETC.

CASH WRAP
FULL WALL RETURN @ CABINET END, W/ HALF WALL AT SWINGING ENTRY GATE AND COUNTER END
12" COUNTER AND OPEN SHELF STORAGE AGAINST WALL OF CASH WRAP

FAT BAXTER'S Market
88 Congress St.

2 seats



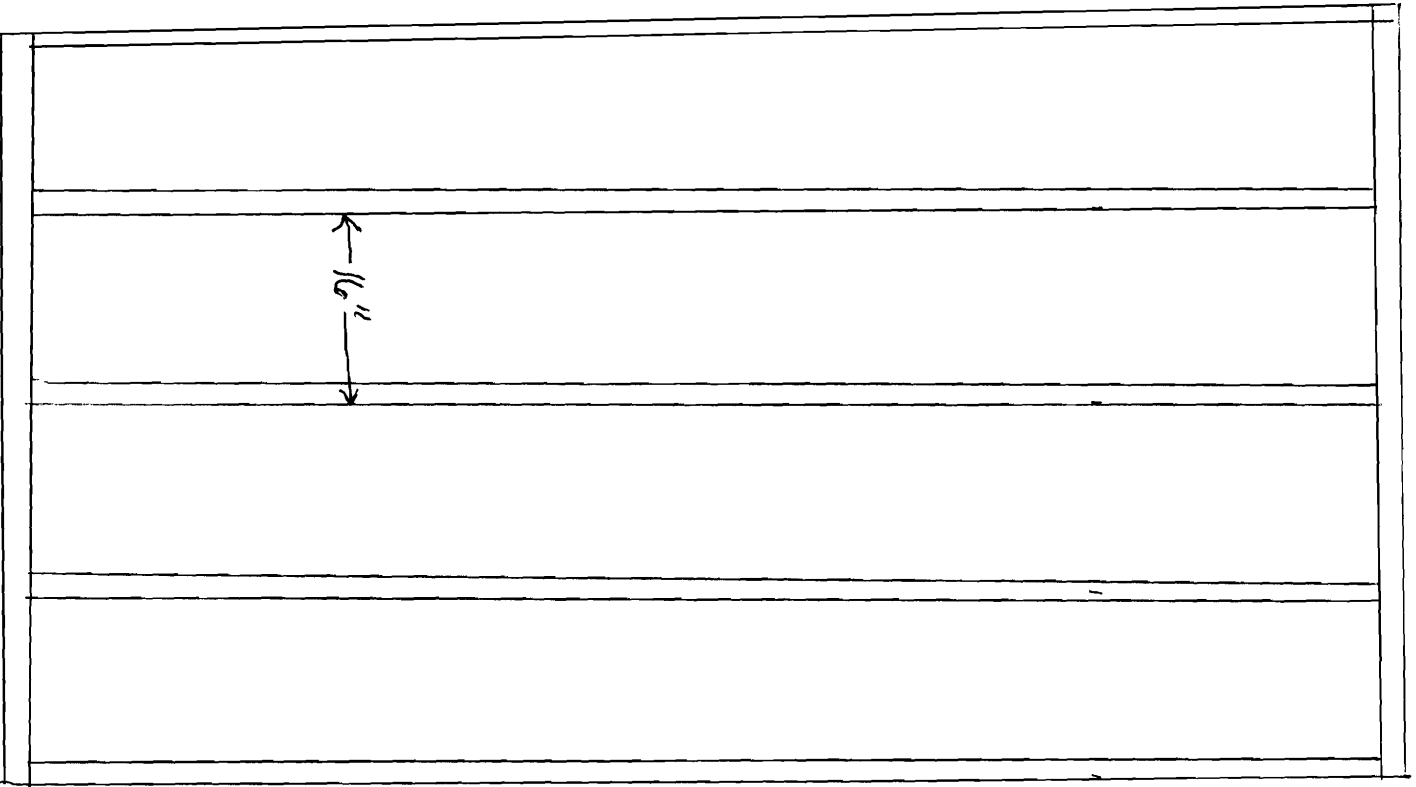
2 New doors
1 exist. door

ALL 2x4
CONSTRUCTION

16'8"

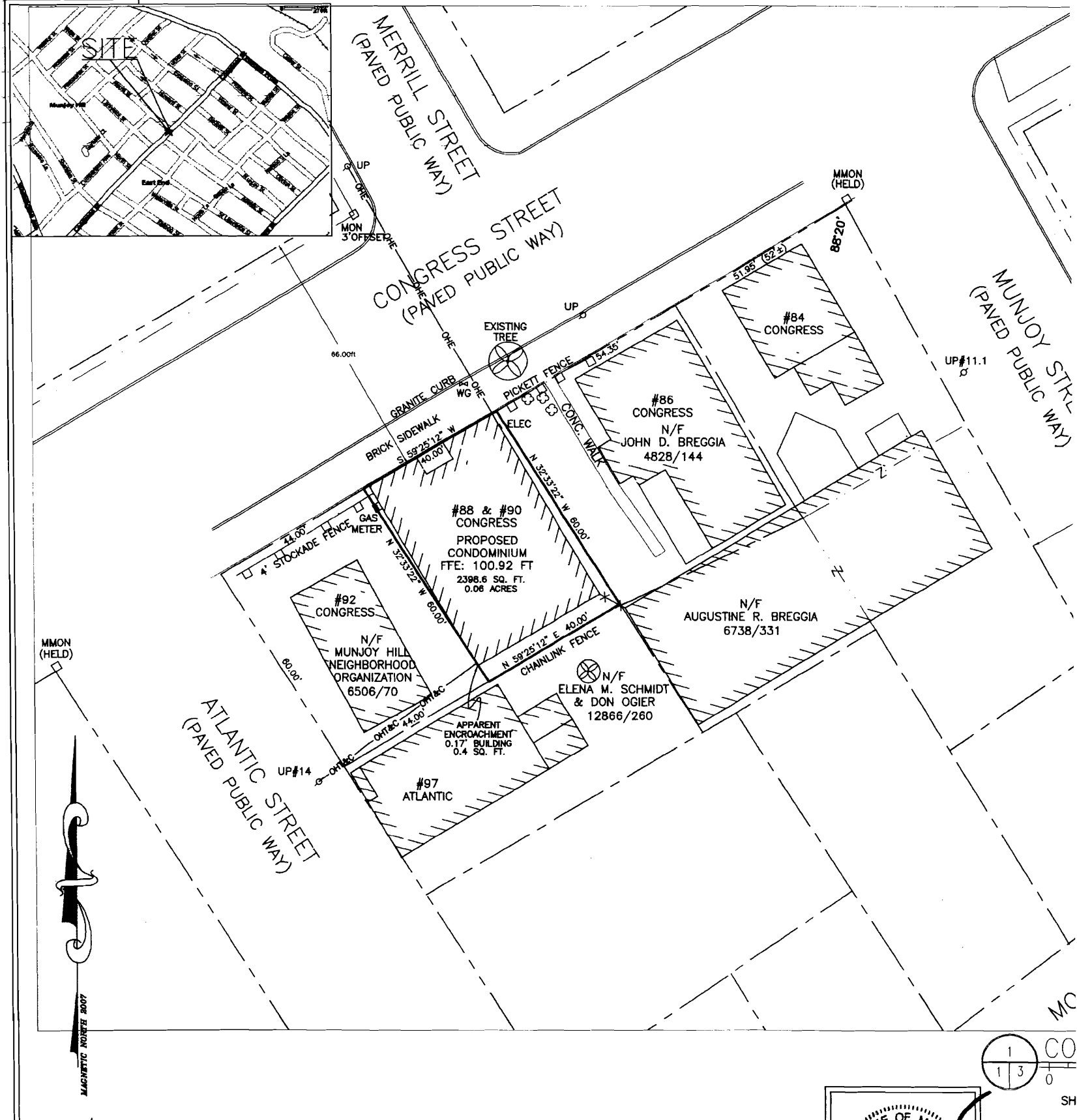
Fat Baxter's
88 Congress

MJ Reed 831-9387



New Wall Construction

SITE LOCATION MAP:



MMON (HELD)



REVISIONS:

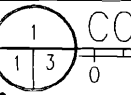
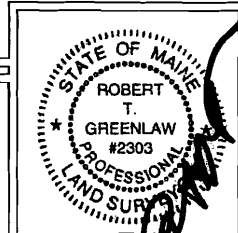
STATE OF MAINE, CUMBERLAND SS
REGISTRY OF DEEDS

RECEIVED 2007
AT : H . M. AND RECORDED
IN PLAN BOOK PAGE



GRAPHIC SCALE

LOCATION: 88 & 90 CONGRESS STREET, PORTLAND, MAINE



CERTIFICATE:
I HEREBY CERTIFY FOR PROFESSIONAL 2005 WITH THE FC
a) NO WRITTEN RE
b) NO NEW DESCR
c) NO NEW CORN
ROBERT T. GREENLAW
PRESIDENT BACK E

A/C = AIR CONDITIONER
 CE = COMMON ELEMENT
 ELEC. = ELECTRICAL
 FFE = FIRST FLOOR ELEVATION
 LCE = LIMITED COMMON ELEMENT

SQ. FT. = SQUARE FEET
 TRP. = TRIP
 WH = WATER HEATER
 #R = NUMBER OF STAIR RISERS

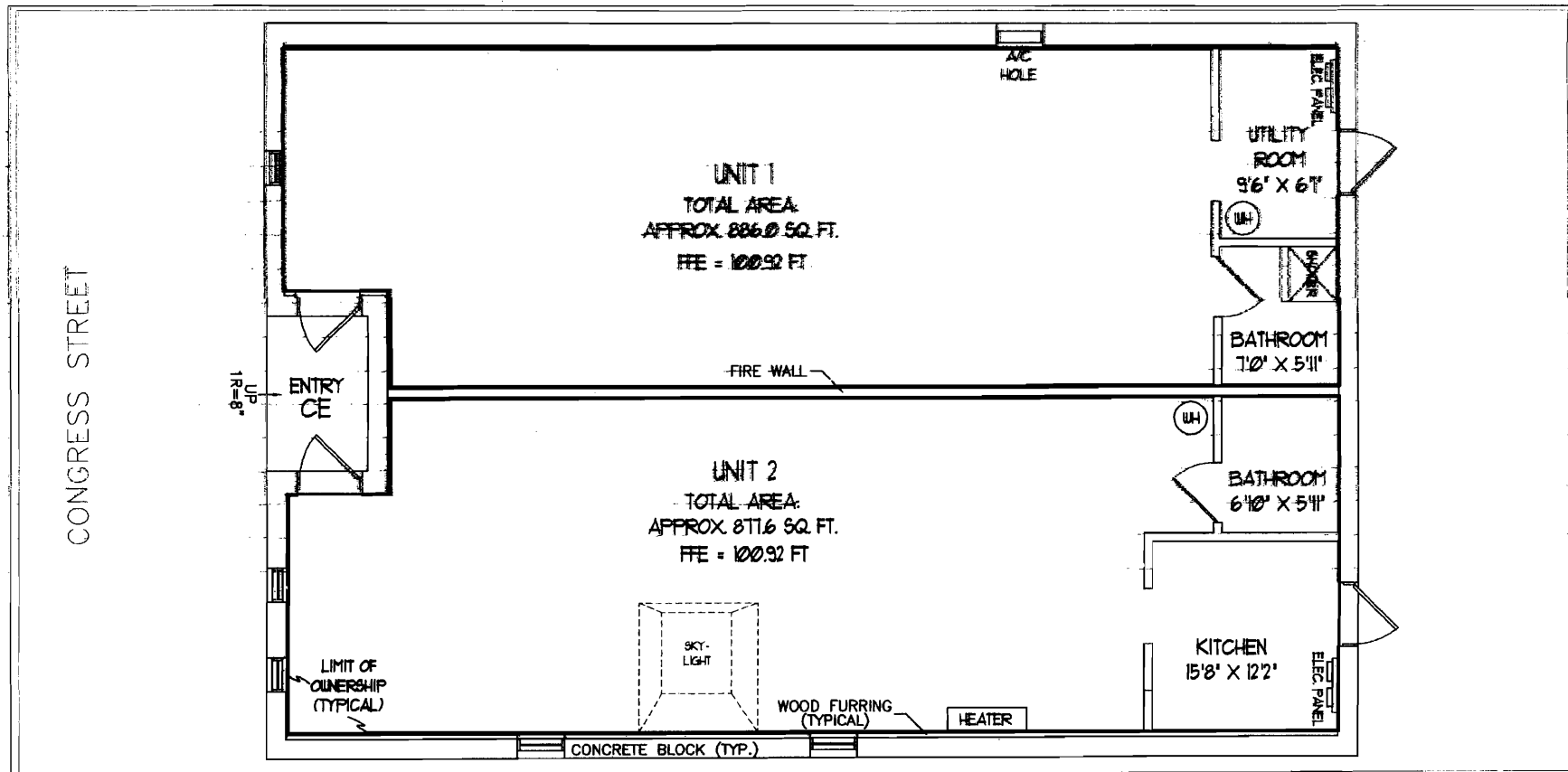
2. ELEVATIONS ARE BASED ON ASSUMED TOLLS - SEE COMMONPLAN PLAT, PAGE 1 OF 3.
 RECORD OWNER OF PARCEL: LUKE MACFADYEN, DESCRIBED IN BOOK 2480A, PAGE 347 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).



TYPICAL BUILDING SECTION

SHEET 3 OF 3 - BUILDING SECTION

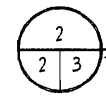
HILL
 JOB NO. 2007021
 SHEET DATE
 PRINT: 04/08/07



BACK BAY BERRYMAN, INC.
 LAND SURVEYING
 240 FOREST AVENUE
 PORTLAND, ME 04105
 TEL: 347-4386
 www.backbayberryman.com

HILLTOP COMMERCIAL CONDOMINIUMS
 88 & 90 CONGRESS STREET
 PORTLAND, MAINE

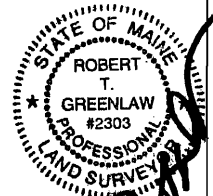
LEGEND:
 CE = COMMON ELEMENT
 FFE = FIRST FLOOR ELEVATION
 LCE = LIMITED COMMON ELEMENT
 SQ. FT. = SQUARE FEET
 WH = WATER HEATER
 #R = NUMBER OF RISERS



UNITS 1 & 2 FLOOR PLAN

SCALE: 3/16"=1'-0"

SHEET 2 OF 3 - FIRST FLOOR



JOB NO. 2007021
 SHEET DATE
 PRINT: 04/08/07

RECORD OWNER OF PARCEL: LUKE MACFADYEN, DESCRIBED IN BOOK 2480A, PAGE 347 AS RECORDED IN THE CUMBERLAND COUNTY REGISTRY OF DEEDS (C.C.R.D.).