

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

PERMIT ISSUED
 Permit Number: 060070
 JAN 30 2006
CITY OF PORTLAND

This is to certify that Fixed Gear, LLC

has permission to Change of use to Retail- Ter Fit-up Mid C Multi-S

AT 100 CONGRESS ST L 016 D001001

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of this State 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 when permission procured before this building or part thereof is laid 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. Coreq CLASS 1-25-8

Health Dept. _____

Appeal Board _____

Other _____
Department Name

[Signature]
Director - Building & Inspection Services 1/27/06

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: 06-0070	Issue Date: JAN 30 2006	COL: 016 D001001
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Location of Construction: 100 CONGRESS ST	Owner Name: Fixed Gear, LLC
Business Name: Mid Coast Multi - Sport, LLC	Contractor Name:
Lessee/Buyer's Name	Phone:

Owner Address: 12 Atlantic Street	Phone: 207-721-9299
Contractor Address: CITY OF PORTLAND	Phone:
Permit Type: Change of Use - Commercial	Zone: B-1

Past Use: Commercial	Proposed Use: Commercial/ Change of use to Retail- Tenant Fit-up for Mid Coast Multi-Sport
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Permit Fee: \$105.00	Cost of Work: \$999.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied See Conditions	INSPECTION: Use Group: u Type: 5B 1/27/06 [Signature]
Signature: [Signature]	Signature: [Signature]
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Proposed Project Description:
Change of use to Retail- Tenant Fit-up for Mid Coast Multi-Sport

Permit Taken By: Idobson	Date Applied For: 01/17/2006	Zoning Approval
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<p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: [Signature] 1/24/06</p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: [Signature]</p>
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-0070	Date Applied For: 01/17/2006	CBL: 016 D001001
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Location of Construction: 100 CONGRESS ST	Owner Name: Fixed Gear, LLC	Owner Address: 12 Atlantic Street	Phone: 207-721-9299
Business Name: Mid Coast Multi - Sport, LLC	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial/ Change of use to Retail- Tenant Fit-up for Mid Coast Multi-Sport	Proposed Project Description: Change of use to Retail- Tenant Fit-up for Mid Coast Multi-Sport
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/24/2006

Note: **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) This property is located within a B-1 zone. Sales and services are not permitted to operate between the hours of 11 PM and 6 AM. There shall be no deliveries or such services between the hours of 10PM to 7 AM.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 01/27/2006

Note: **Ok to Issue:**

- 1) NO METAL CUTTING< WELDING ETC>...retail only!

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 01/25/2006

Note: **Ok to Issue:**

- 1) Space shall comply with NFPA 101 Chapter 36.
A copy of these codes is available in Inspections @ city hall, OR at central Fire Station.
- 2) Rear stairs are to be protected by One hour separation.



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>100 Congress ST</u>		
Total Square Footage of Proposed Structure <u>649</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>16</u> <u>D</u> <u>1</u>	Owner: <u>Robert Smith</u>	Telephone: <u>207-721-9299</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Robert Smith</u> <u>89 maine st</u> <u>Brunswick ME 04011</u>	cost Of Work: \$ <u>999.00</u> Fee: \$ <u>3000/100</u> C of O Fee: \$ <u>75</u>
Current Specific use: <u>Retail</u>	Proposed Specific use: <u>Retail</u>	
Project description: <u>Tenant fitup Bike Shop mid coast multi-sport</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Scott Corsaro</u>		
Mailing address: _____ Phone: <u>207-721-9299</u>		

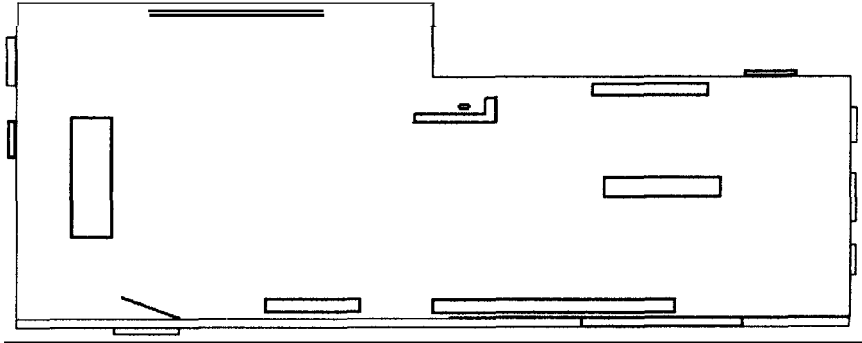
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 315 City Hall or call 874-8703.

Signature of applicant: <u>[Signature]</u>	Date: <u>1-10-06</u>
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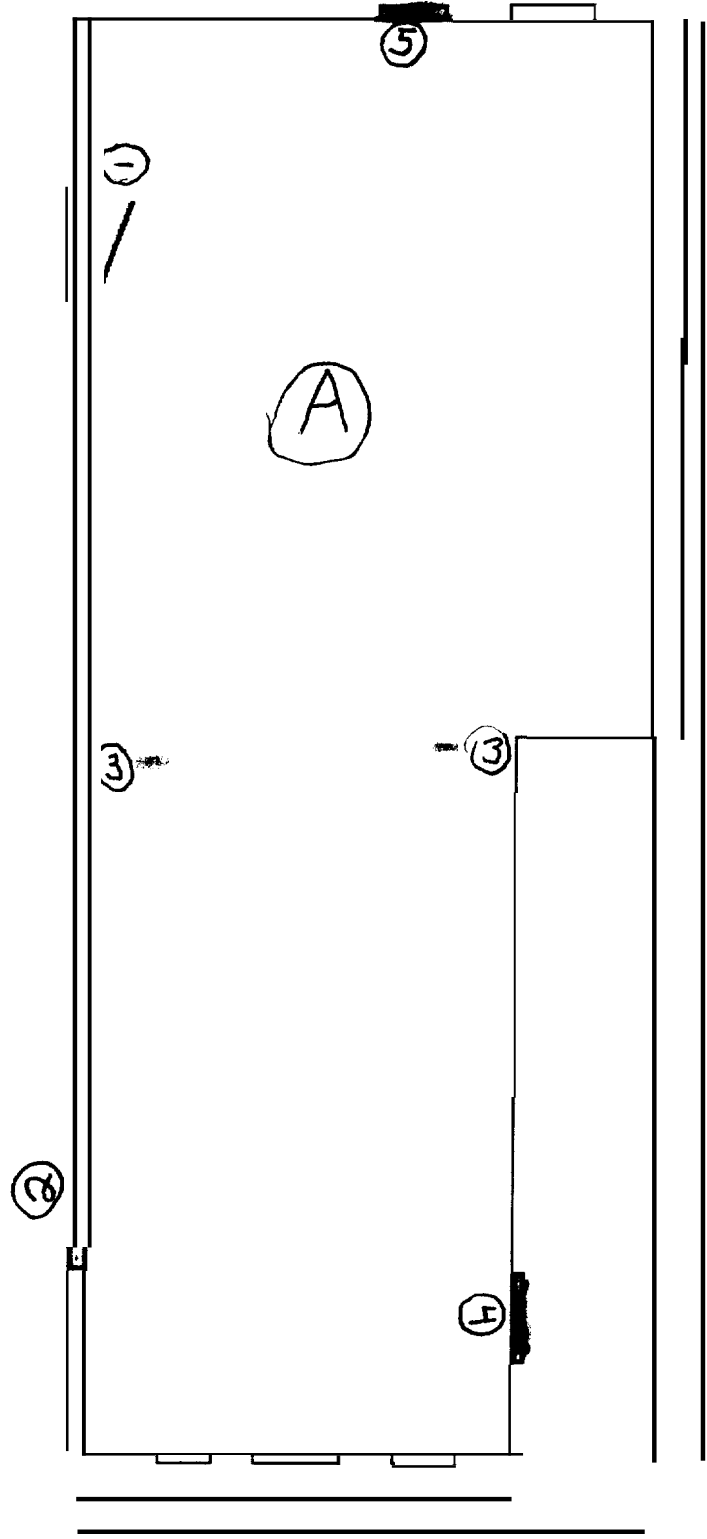
This is not a permit; you may not commence ANY work until the permit is issued.

100 Congress St
Portland ME 04103

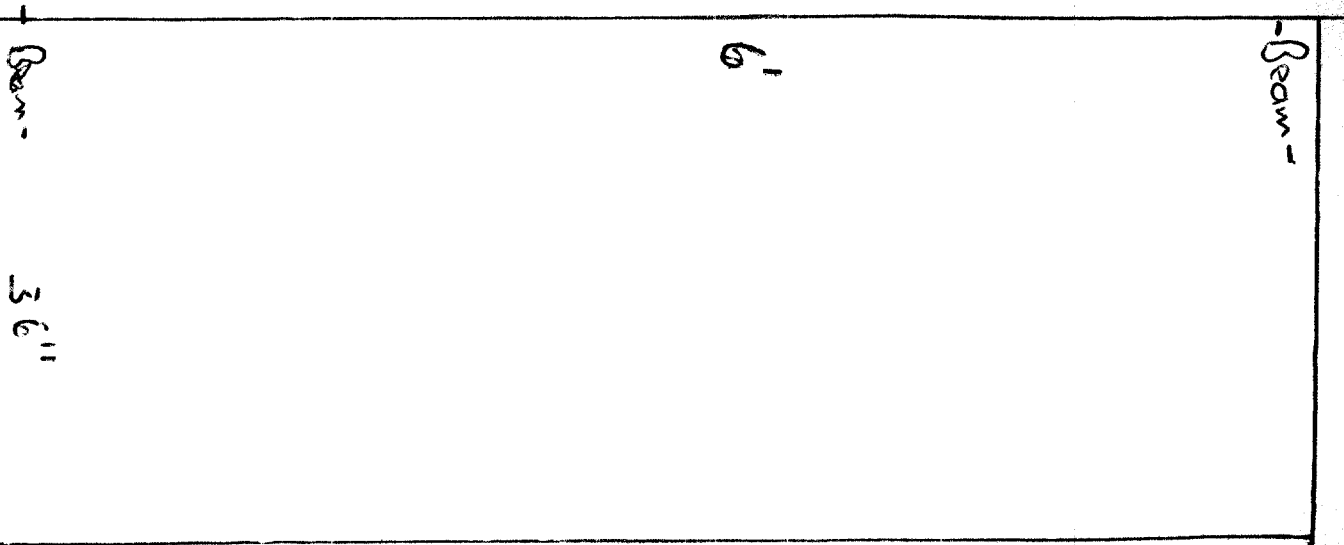


1. Add 90 min door on e. side to existing door frame
2. Close wall on east side using 2x4 pres treated studs on 16" and fire retardant 5.8ths sheet rock double layer.
3. Remove two walls at center east and west side. Walls are not structural. This will bring building back to original drawing.
4. Add Window at west side wall using safety glass in **aluminum** framing non opening. 2 2x4 double pined between studs on header. Same for the **bottom**. The sides of window will be framed in using 2x4.
5. Add Window at south side wall using safety glass in aluminum framing non opening. 2 2x4 double pined between studs on header. Same for the bottom. The sides of window will be framed in using **2x4**.

Now SPACE



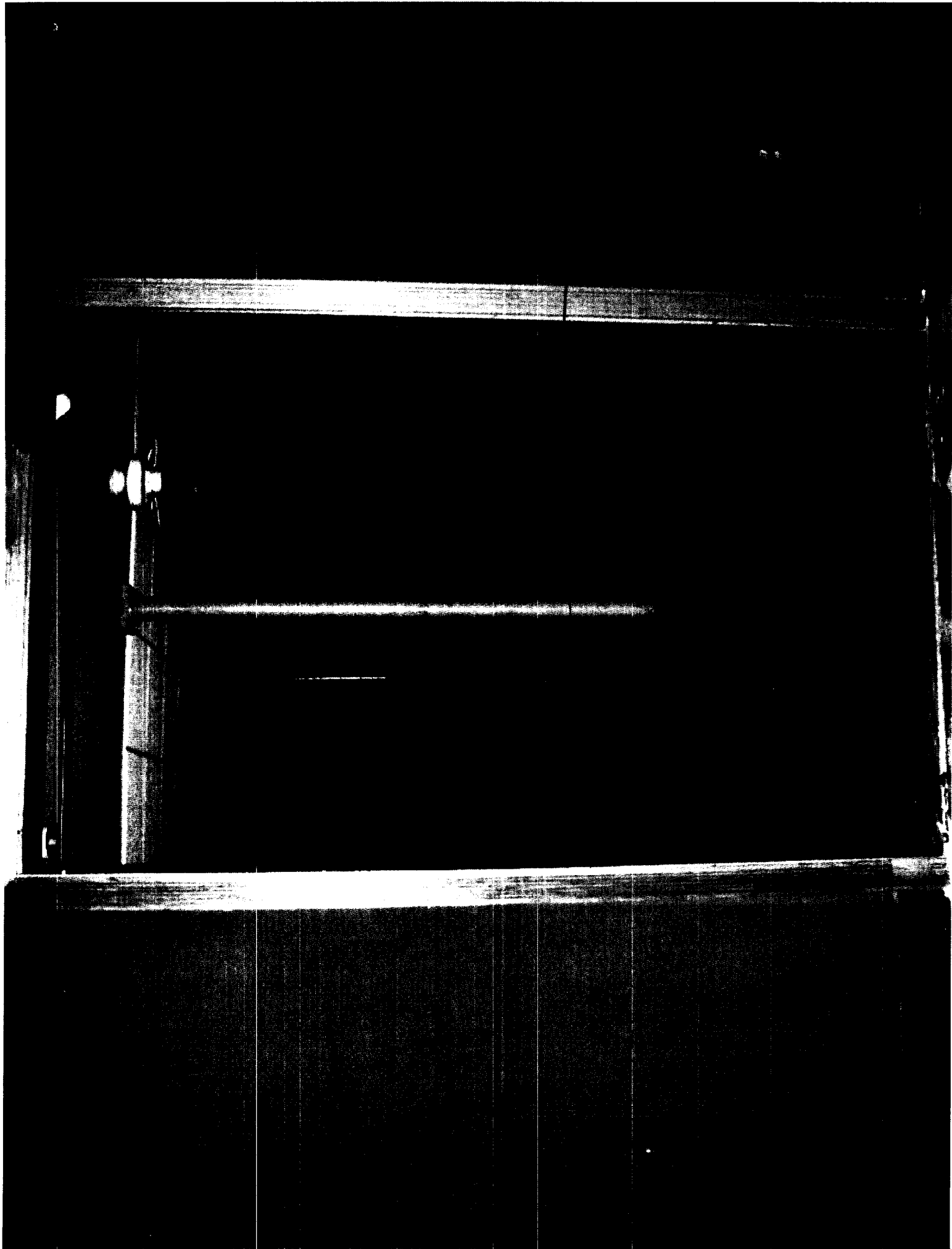
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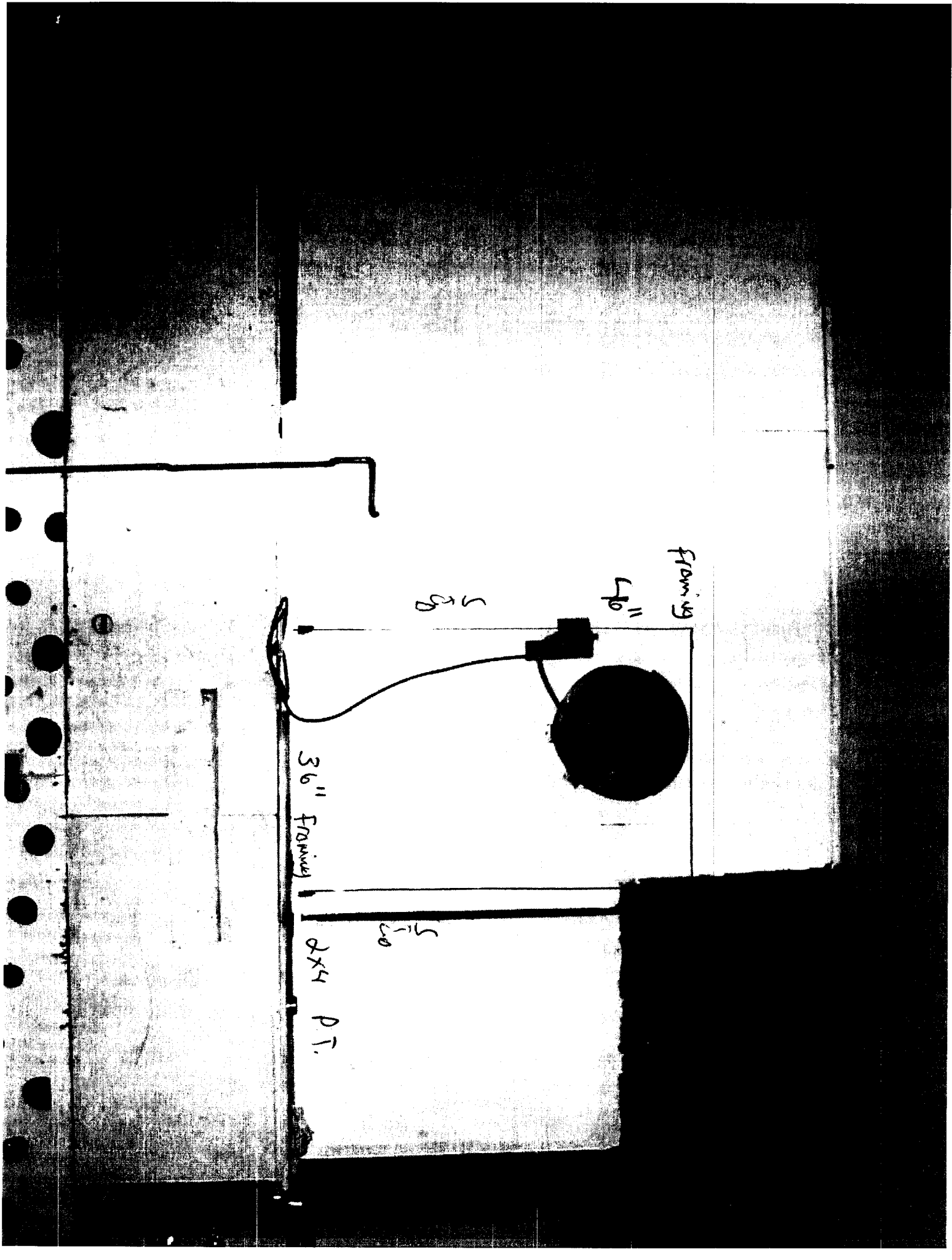


36''

DC-K







Froming

40"

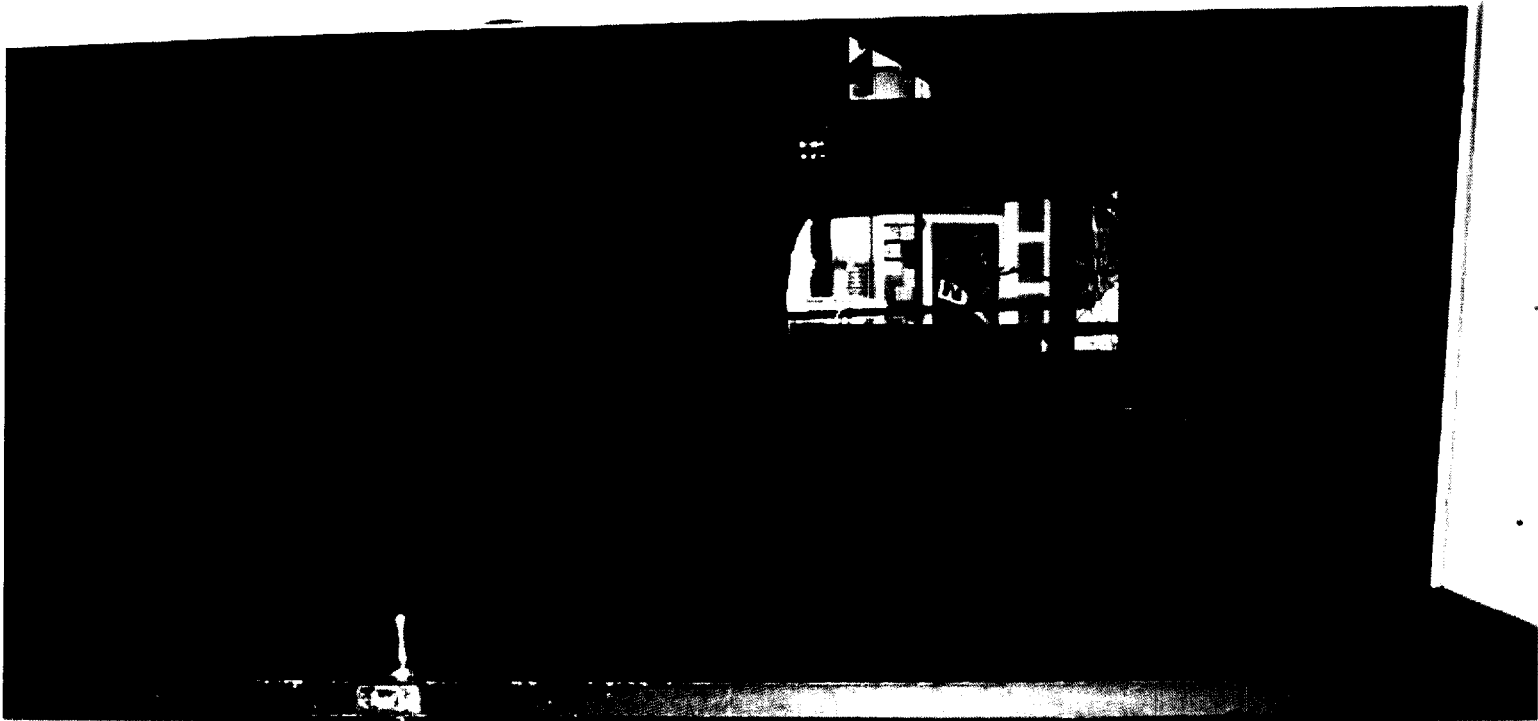
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36" Framing

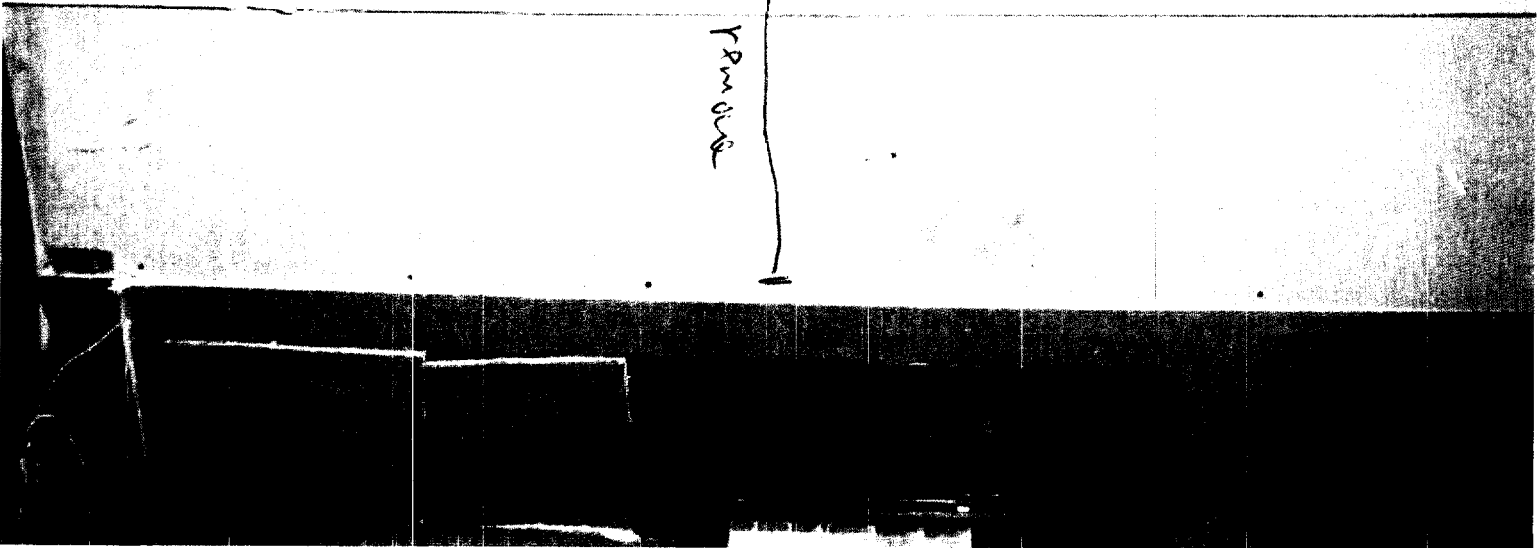
5-50

2x4 P.T.

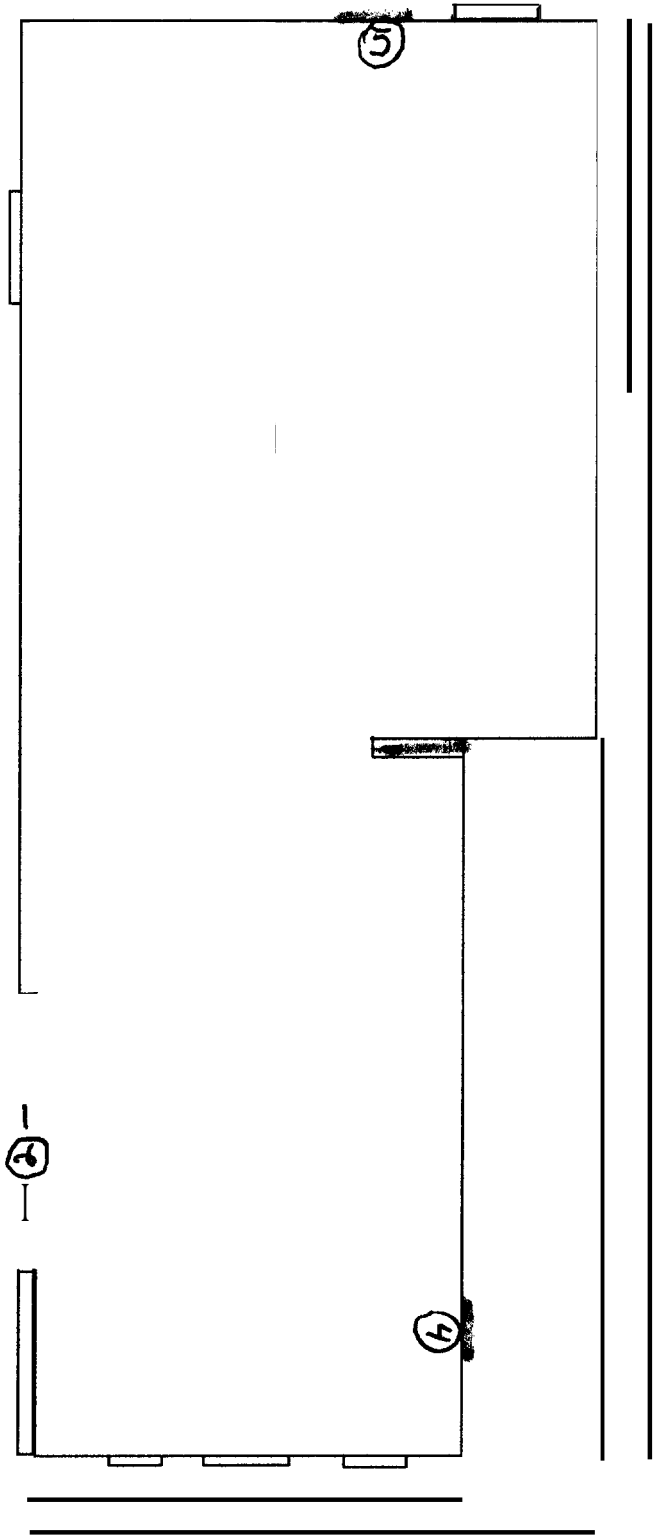
120002



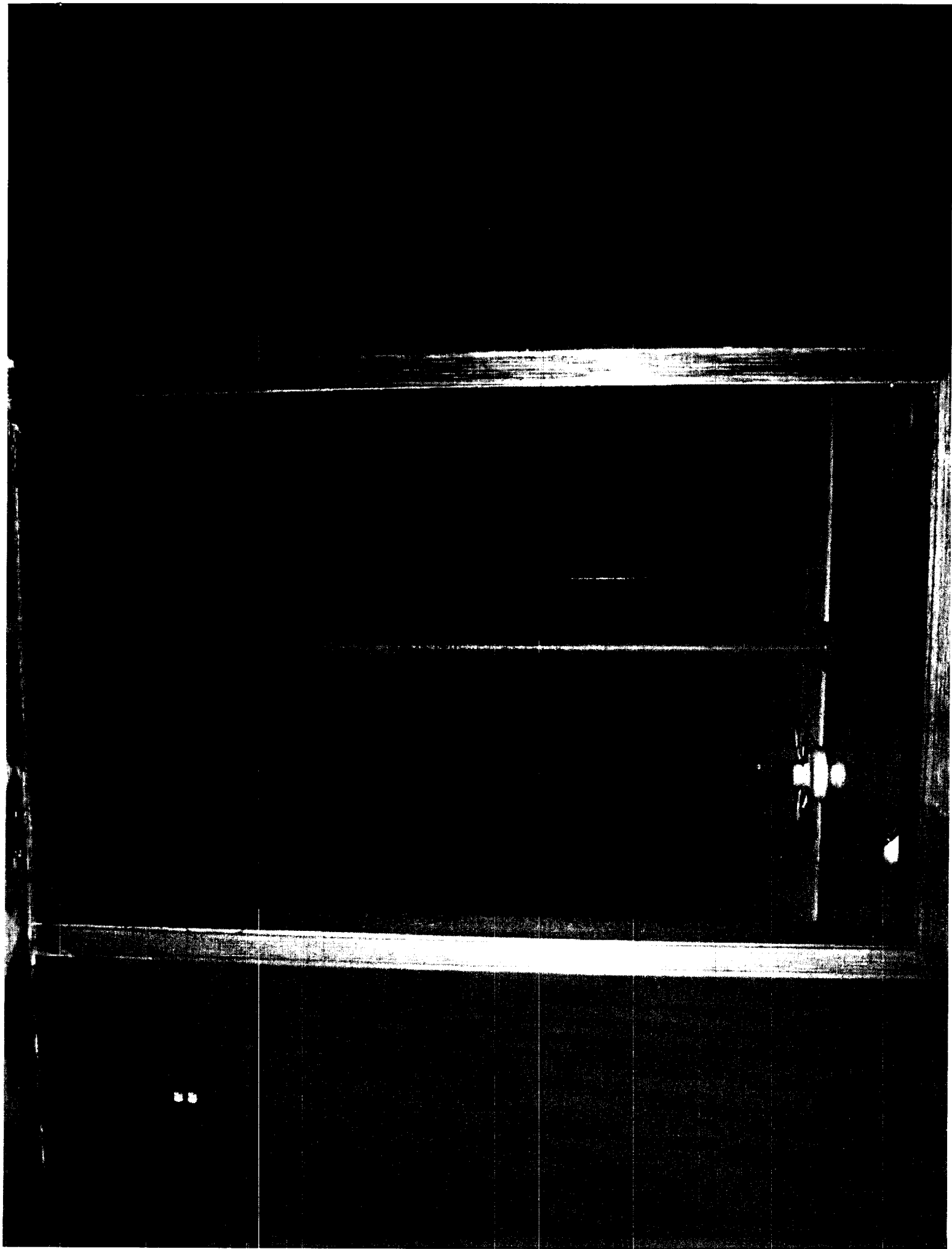
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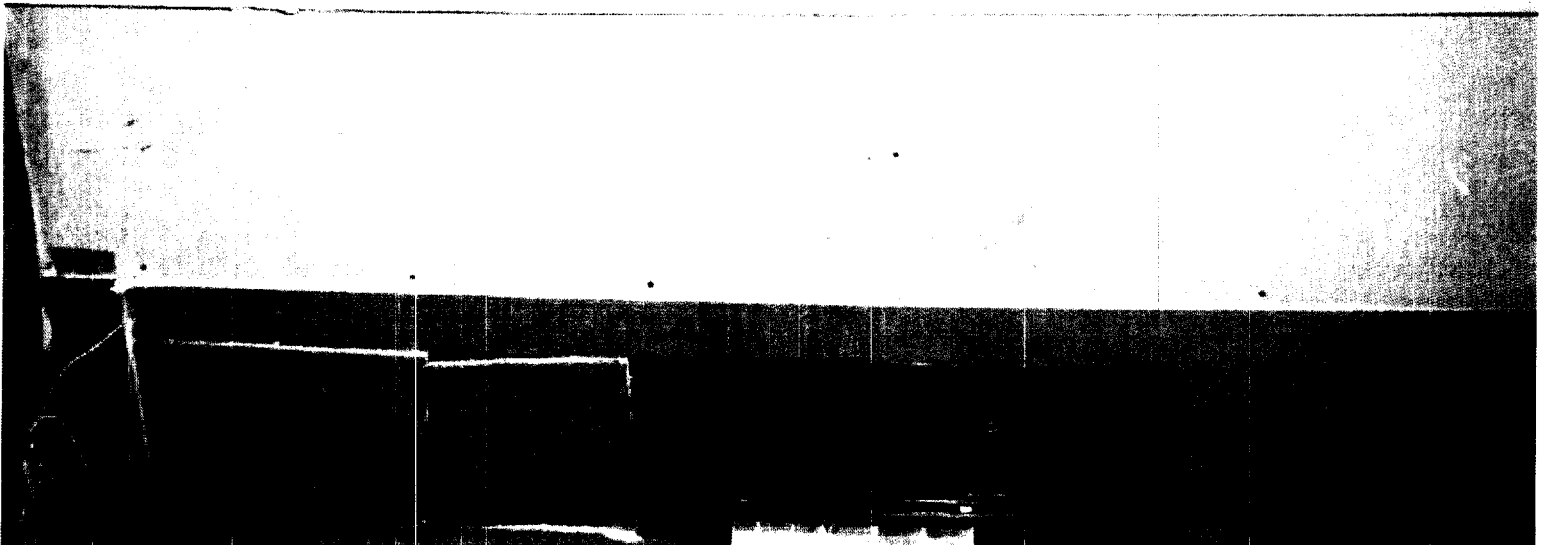
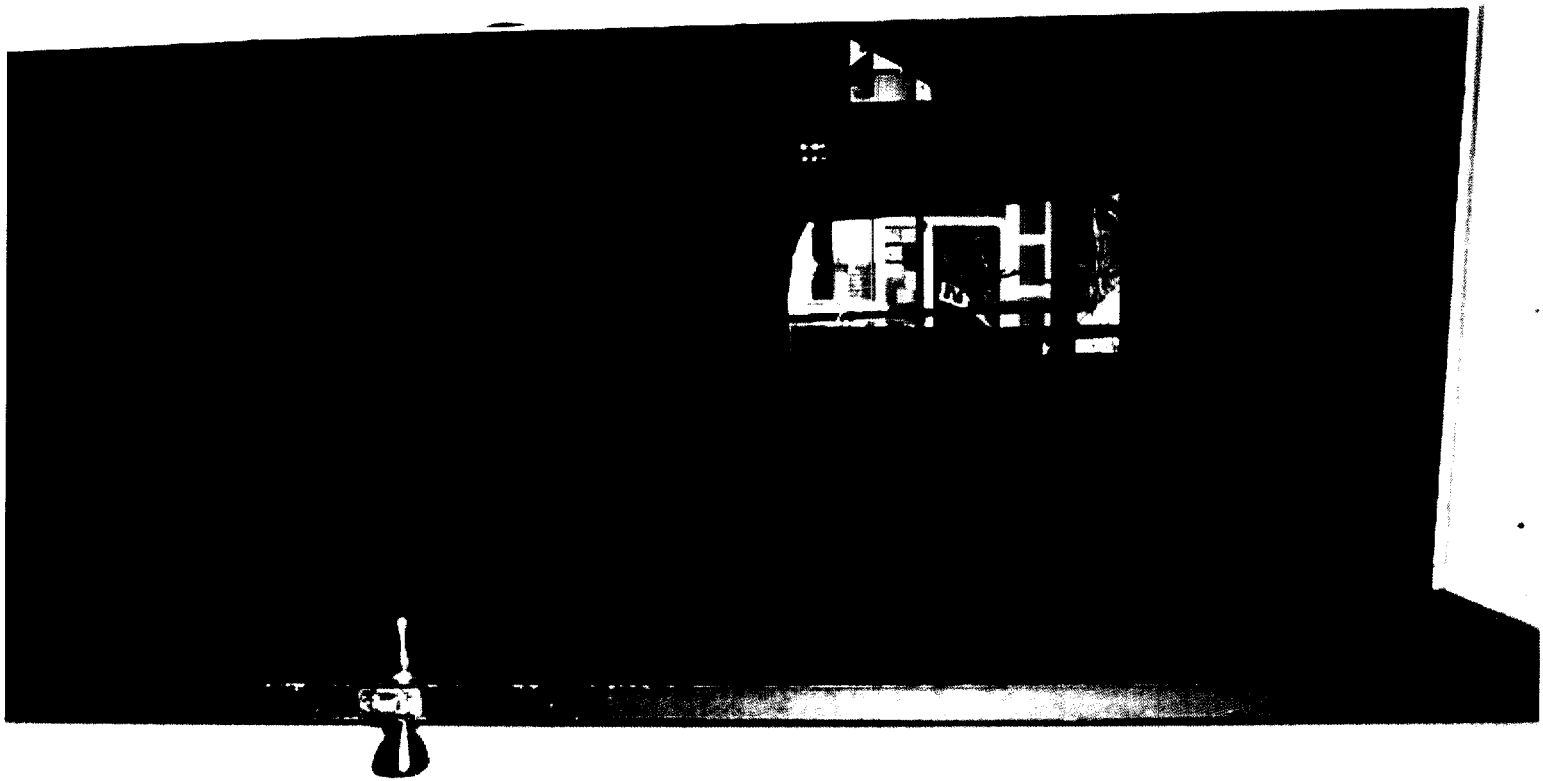
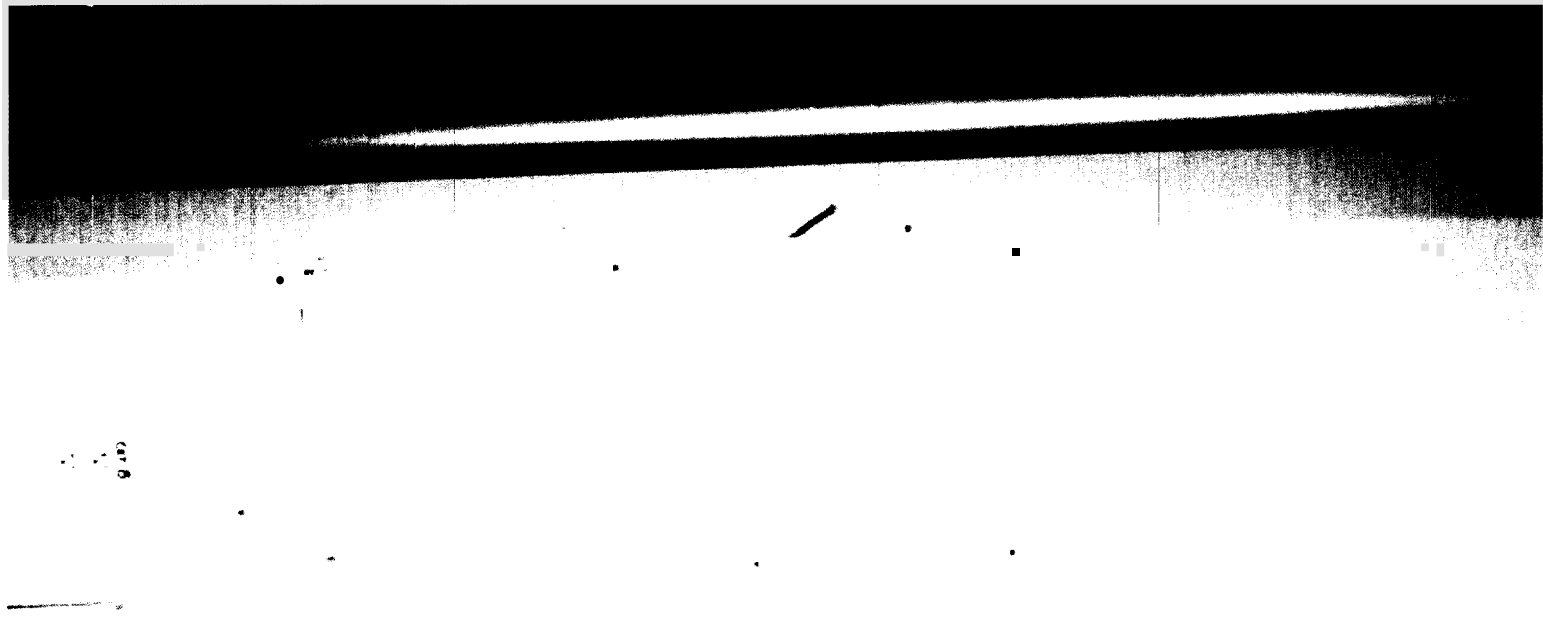


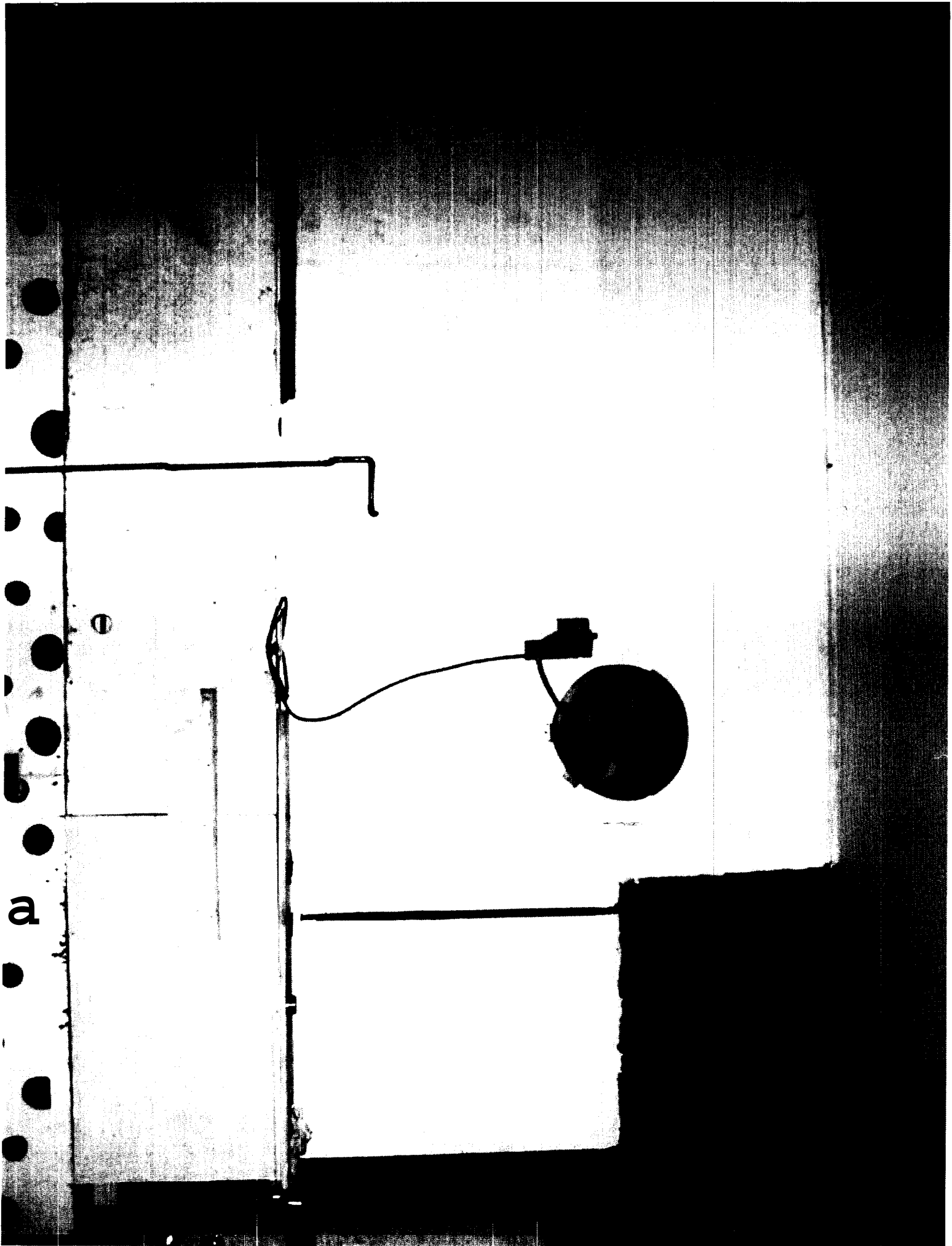
Existing Space











WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, That I, J. Roger Trettel, of 42 North Street, Portland, Maine, for consideration paid, grant to Fixed Gear, LLC, whose mailing address is 12 Atlantic Street, Portland, Maine of Cumberland County and State of Maine, with warranty covenants, a certain lot or parcel of land, with any buildings thereon, situated at 100 Congress Street, County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto.

See Exhibit A

Meaning and intending to convey the same premises conveyed to Grantor, by deed from Lee L. Staples, et al. recorded in the Cumberland County Registry of Deeds, Book 15124, Page 284.

Witness my hand and seal this 6 day of January, 2006

Jolene Engdahl
Witness

J. Roger Trettel
J. Roger Trettel

STATE OF New York
COUNTY OF Chautauqua

January 6, 2006

Then personally appeared the above named J. Roger Trettel and acknowledged the foregoing instrument to be his free act and deed.

Before me,

Carla R. Lancaster
Notary Public/Attorney at Law

CARLA R. LANCASTER
Notary Public, State of New York
No. 01LA6130219
Qualified in Erie County
commission Expires July 11, 2009

EXHIBIT A

A certain lot or parcel of land with the buildings thereon, situated at the southwesterly corner of Atlantic and Congress Streets in the City of Portland, County of Cumberland and State of Maine, said lot having a frontage of fifty (50) feet, more or less, on said Congress Street and a frontage of eighty-five (85) feet, more or less, on said Atlantic Street and being further described as lot 16-D-1 on the City of Portland Assessor's Plans.

Retail Space Layout

