

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BU...TION PERMIT

Permit Number: 101265

This is to certify that PEARL PROPERTIES LLC

has permission to Change of use from warehouse to bakery "No Fat Cream Bakery"

AT 57 INDIA ST CE 20 E022001

provided that the person or persons, firm or corporation applying for 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 lathed or otherwise red-in. 24 HOURS 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. CAPT. R. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

EXPIRED

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: 10-1265	Issue Date:	CBL: 020 E022001
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Location of Construction: 57 INDIA ST	Owner Name: PEARL PROPERTIES LLC	Owner Address: 198 TUTTLE RD	Phone:
Business Name: Two Fat Cats Bakery	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2b

Past Use: Commercial Warehouse	Proposed Use: Commercial Retail, Production, Bakeshop "Two Fat Cats Bakery" Change of use from warehouse to Bakery with retail	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: F-1/M Type: 3B IBC-2003	

Proposed Project Description: Change of use from warehouse to Bakery "Two Fat Cats Bakery" with retail	Signature: <i>(Signature)</i>	Signature:
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: 10/08/2010	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <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>	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"/> Date: <i>10/14/10</i>	Zoning Appeal <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 Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District 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:
	<p><i>OK with conditions</i></p>		

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

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Business Name: Two Fat Cats Bakery	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial Retail, Production, Bakeshop "Two Fat Cats Bakery" Change of use from warehouse to Bakery	Proposed Project Description: Change of use from warehouse to Bakery "Two Fat Cats Bakery"
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EXPIRED

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuska	Approval Date: 10/14/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) This property shall remain a bakery with retail. For zoning purposes, the retail componet must remain with the bakery use. Any change of use shall require a separate permit application for review and approval. 2) Separate permits shall be required for any new signage. 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 			
Dept: Building	Status: 7	Reviewer: Jeanine Bourke	Approval Date:
Note:	Ok to Issue: <input type="checkbox"/>		
<ol style="list-style-type: none"> 1) Approval of City license is subject to health inspections per the Food Code. 2) New cafe, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes 3) All penetratios through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712. 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial kitchen exhaust hood systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 5) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work. 			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 10/19/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
<ol style="list-style-type: none"> 1) This permit is for change of use only, any construction shall require additional permits. The occupancy shall meet NFPA 101 code requirements upon inspection. 			

Comments:

11/5/2010-jmb: Left vcmg for Kristen D. For cost of work for plumbing, electrical, finishes, also need grease trap and ovens need hoods

11/10/2010-jmb: Spoke with Kristen D., they will now not be able to do the work or move in until after the holidays due to busy baking schedule. She requests this be put on hold. Discussed scope of work for fit up and associated cost of work, including, retail counter, floor and wall finish, grease trap, mop sink, prep sink (part of 3 bay), specs on ovens. She says possibly no electrical is required. Hoods may be required.

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Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

3/1/2012-amachado: Permit expired. Been more than 6 months.

EXPIRED



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>57 India St. Portland ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>+/- 1,000 sq ft</u>		Square Footage of Lot <u>+/- 1,000 sq ft</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>020 E022 001</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Dana Street</u> Address <u>110 Park St</u> City, State & Zip <u>Portland 04101</u>	Telephone: <u>207-774-0553</u>
Lessee/DBA (If Applicable) <u>Two Fat Cats Bakery</u> RECEIVED <u>OCT - 8 2010</u>	Owner (if different from Applicant) Name <u>Joe Reynolds</u> Address <u>198 Tuttle Rd</u> City, State & Zip <u>Cumberland ME 04021</u>	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) If vacant, what was the previous use? <u>Workshop - Warehouse & Storage</u>	Proposed Specialty Use <u>Retail Production Bakery</u>	
Is property part of a subdivision? <u>No</u> If yes, please name _____	Project description: <u>We are converting a 1,000 square foot warehouse space into a retail/production bakery.</u>	
Contractor's name: _____		
Address: <u>Please contact Kristin D'Shane - 1st with questions</u>		
City, State & Zip: <u>47 India St. Portland, ME</u>		Telephone: <u>207-415-7662</u>
Who should we contact when the permit is ready: <u>Dana Street</u>		Telephone: <u>207-774-0553</u>
Mailing address: <u>110 Park St. Portland, ME 04101</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: [Handwritten Signature] Date: 10/08/10

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

Two Fat Cats Bakery, LLC is interested in leasing 57 India St. from Joe Reynolds principal owner of Pearl Properties L.L.C. starting November 1st, 2010. We will be outfitting this space to be used as a production and retail bake shop.

57 India St. is approximately 1,000 sq. ft. including a bathroom. It has been recently constructed with a 100 amp electrical system, but is wired for 200 if more electricity is needed, new plumbing and a gas line piped into the building. There are 3 windows and 2 entrances and exits.

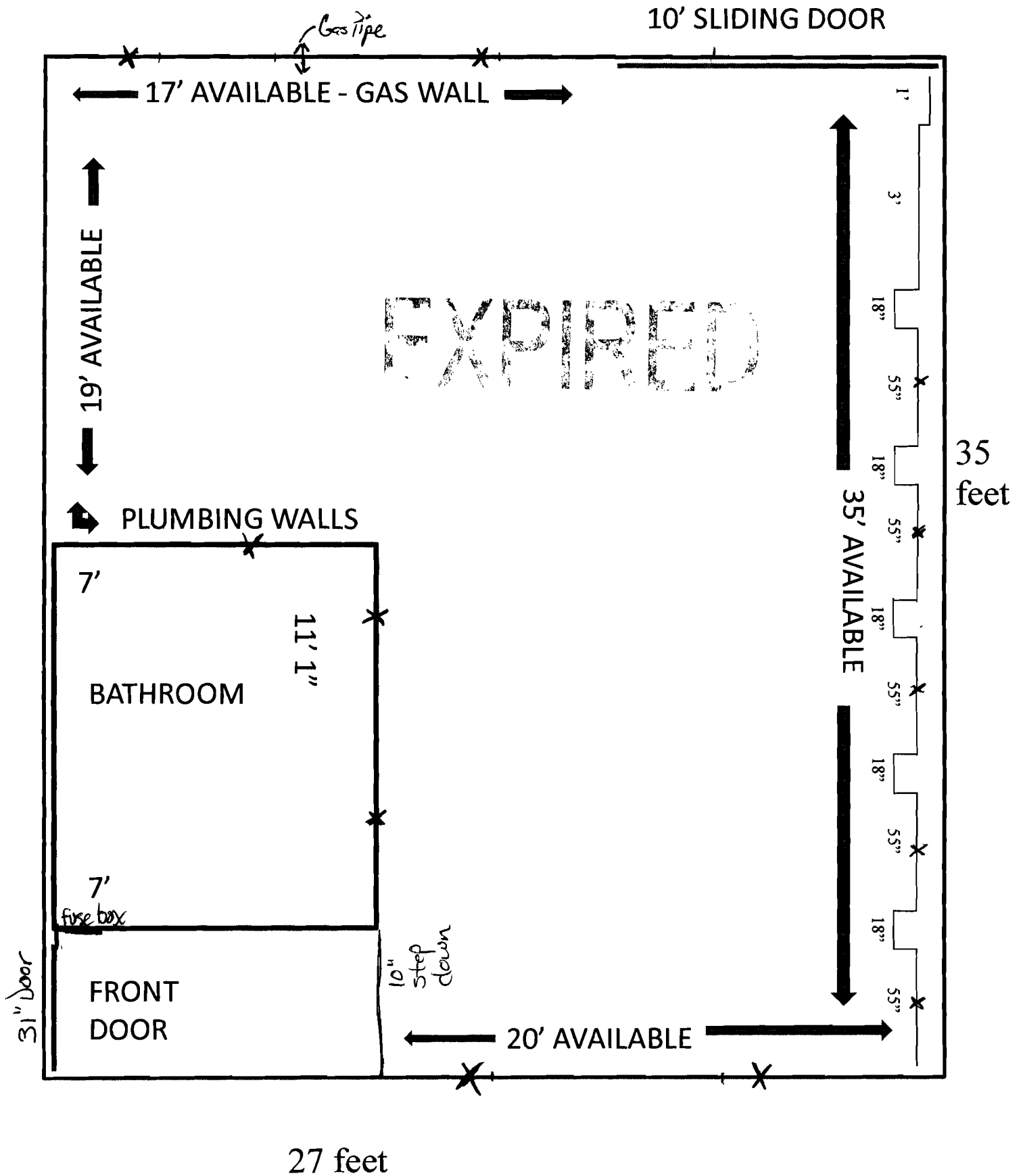
We are not looking to do any major changes our construction to the space. We will be preparing the space to work from by replacing the current temporary windows with windows that will open for cross ventilation in the space. The gap between the wall in the floor will be sealed with a baseboard. The walls will be painted.

We will be outfitting the production space with 1 or 2 gas ovens, 2-3 metal work tables, 1 wooden table, rolling racks, stainless steel shelving and a 3 bay stainless steel sink & a mop sink.

We will be creating a retail space with a front counter for customers.

EXPIRED

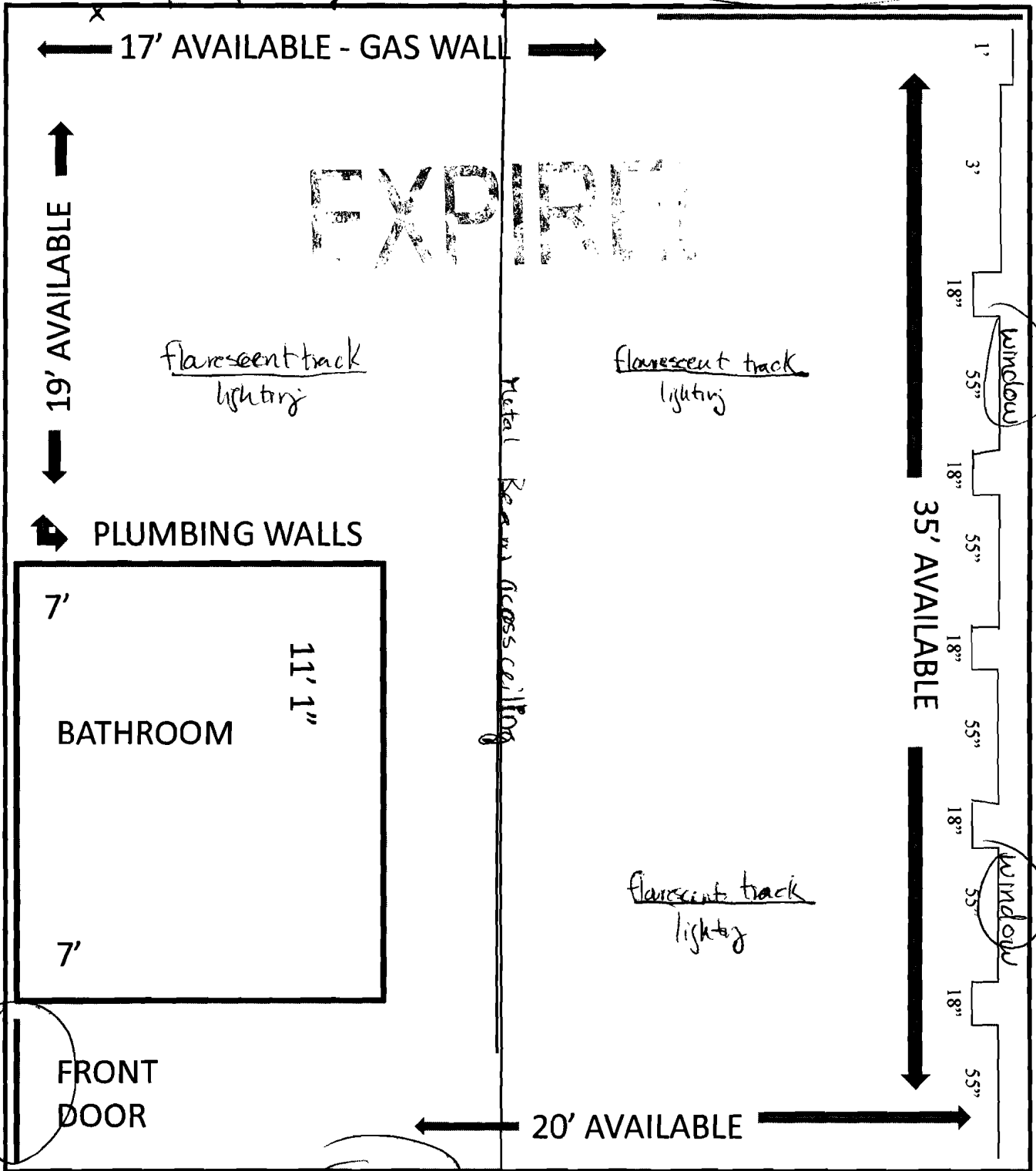
Electrical & Gas (Existing)



X = Electrical Outlets

Windows & Lighting Exits
(Existing)

10' SLIDING DOOR



17' AVAILABLE - GAS WALL

19' AVAILABLE

PLUMBING WALLS

7'

BATHROOM

11'1"

7'

FRONT DOOR

20' AVAILABLE

Window

27 feet

EXPIRE

fluorescent track lighting

fluorescent track lighting

Metal Beams access ceiling

fluorescent track lighting

35' AVAILABLE

35 feet

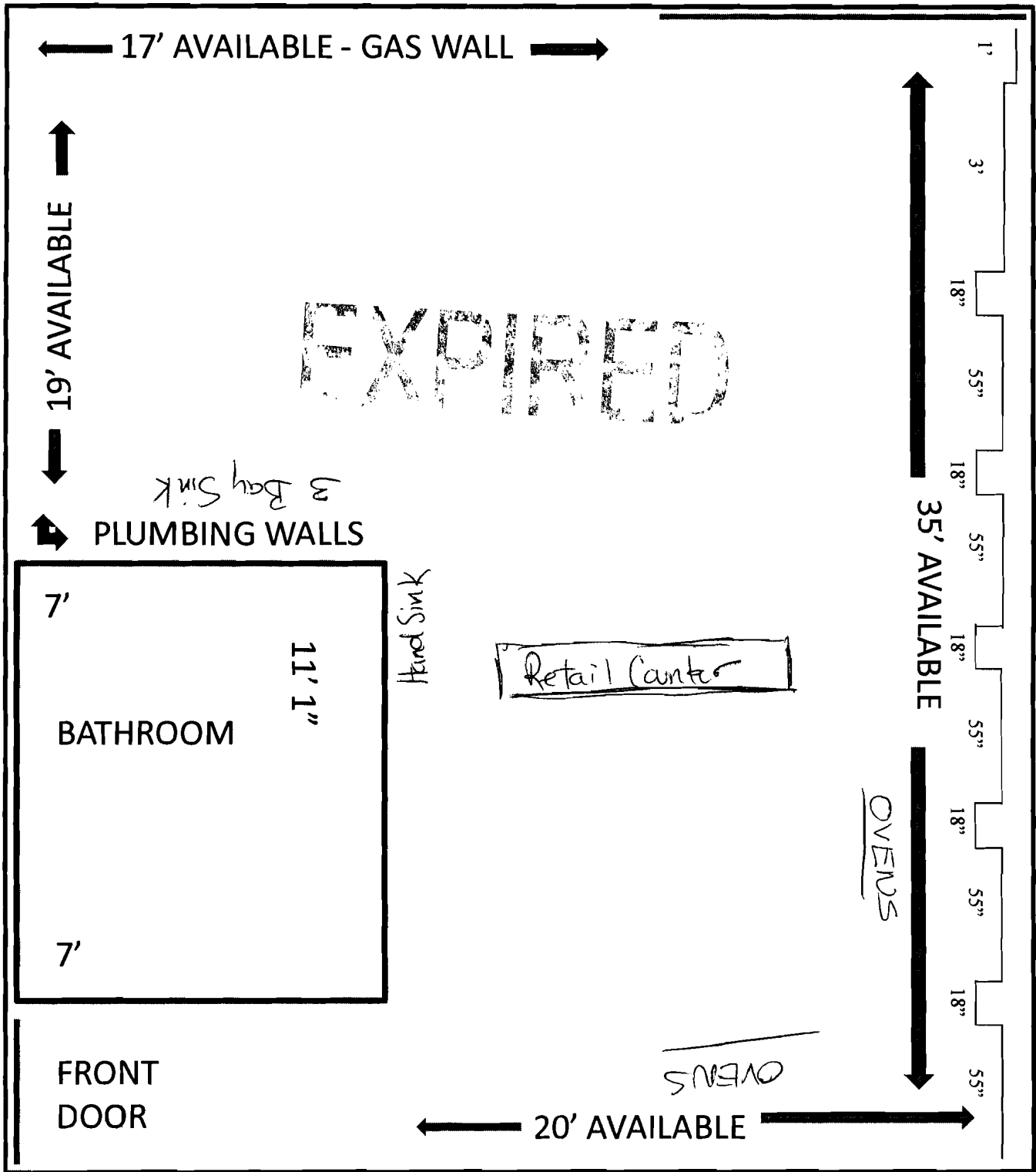
12' 8" from floor to wooden beams

31" Door

Window

Window

10' SLIDING DOOR



No P2K req for Retail
 The industrial is under 1,000#
 NO P2K required for sofa
 27 feet

Exhaust

$27 \times 35 = 945 \#$

$16 \times 27 = 432 \#$
 retail

$19 \times 27 = 513 \#$

LETTER OF INTENT TO LEASE

I, Joe Reynolds, owner of Pearl Properties, 198 Tuttle Rd. intend to lease 57 India St. Portland, ME 04101 to Dana Street, 110 Park Ave. Portland, ME 04102 owner of Two at Cats Bakery LLC., beginning November 1st, 2010.

57 India St is approximately a 1,000 sq. foot space currently being used as a warehouse and woodshop. It's new use by the lessee will be for a retail & production bakery.

The lease will be for one year beginning on November 1st, 2010 and ending on October 31, 2011.

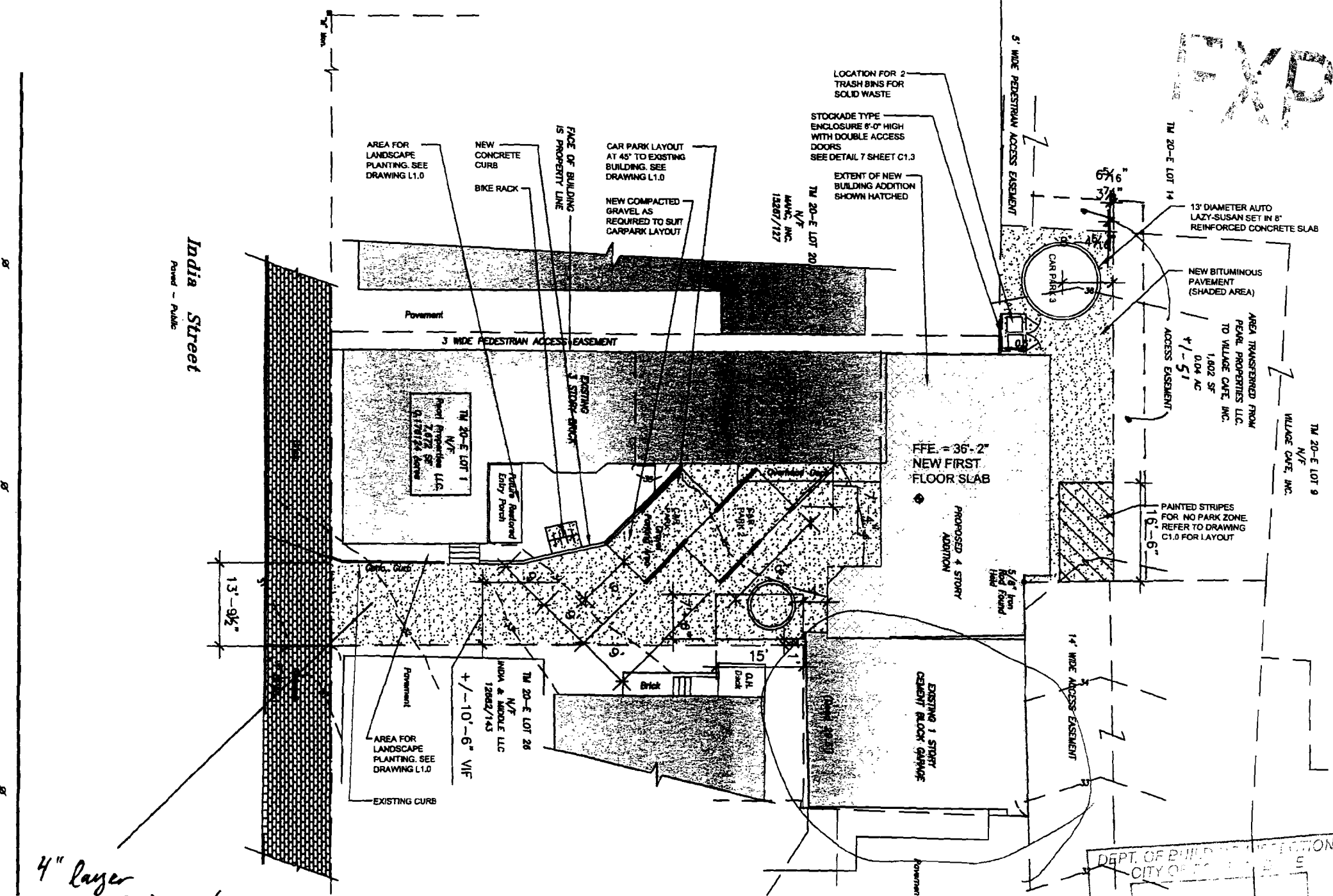
Signature Joe W Reynolds Date 11/9/10

EXPIRED

10/1/08

NOTES:
1. SNOW TO BE REMOVED FROM THE SITE

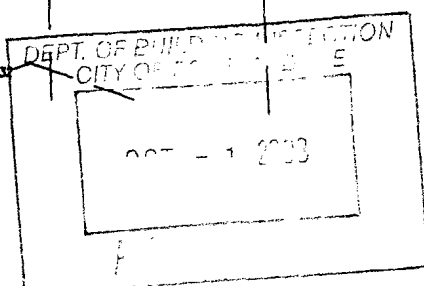
EXPIRED



4" layer reclaimed / crushed asphalt cover

NB: post-build impervious is 94.5%

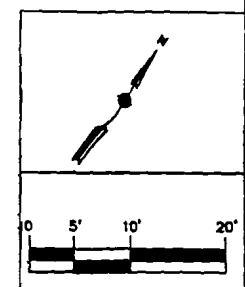
1 SITE PLAN PROPOSED
C1.0 1" = 20'



RECEIVED

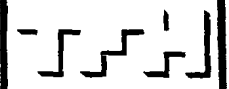
OCT 1 2008

City of Portland
Planning Division



© 2008 TFH ARCHITECTS

PROPOSED ADDITIONS TO
61 INDIA STREET
PORTLAND, MAINE 04101
PEARL PROPERTIES LLC, 198 TUTTLE ROAD, CUMBERLAND ME 04021

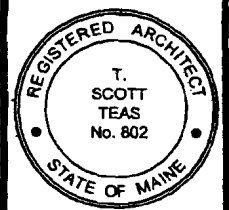


TFH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 6141
ARCHITECTURE PLANNING

CONSULTANTS:

REVISIONS:

REVISION #1 9/19/08



DATE: 8/25/08

PROJECT No. 0806

DRAWN BY: RTL

CHECKED BY: TST

SCALE: AS SHOWN

SHEET TITLE:
SITE PLAN
PROPOSED
LAYOUT &
GRADING

C1.0



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

Oct 8

2010

Received from

Kristen Duchane

Location of Work

57 India St

Cost of Construction

\$ _____

Building Fee:

30.00

Permit Fee

\$ _____

Site Fee:

Certificate of Occupancy Fee:

75.00

Total:

105.00

Building (IL)

Plumbing (I5) _____

Electrical (I2) _____

Site Plan (U2) _____

Other _____

CBL:

00-E-22

Check #:

1016

Total Collected \$

105.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by:

AM

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy