

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that ARCHITECTURAL » PORTLAND

Located At 253 CONGRESS

Job ID: 2011-08-1957-ALTCOMM

CBL: 021 - - F - 006 - 001 - - - -

has permission to Tenant fit up for pastry shop

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

\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

8/29/11

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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.**

### **I. Final inspection required prior to occupancy.**

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

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-08-1957-ALTCOMM

Located At: 253 CONGRESS

CBL: 021 - - F - 006 - 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. This property shall remain a retail (bakery) use. Any change of use shall require a separate permit application for review and approval.

### **Fire**

All construction shall comply with City Code Chapter 10.

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.

Fire extinguishers are required. Installation per NFPA 10.

### **Building**

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
3. This permit approves the construction and use only. Separate licenses and approvals are required by the City Clerk's office. Please call 874-8557 for more information.

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2011-08-1957-ALTCOMM	Date Applied: 8/9/2011	CBL: 021 - - F - 006 - 001 - - - - -	
Location of Construction: 253 CONGRESS ST	Owner Name: ARCHITECTURAL PORTLAND	Owner Address:	Phone:
Business Name:	Contractor Name: Lynn Gonier	Contractor Address: 21 Pleasant ST FRYEBURG, ME - MAINE 04037	Phone: 603-960-2656
Lessee/Buyer's Name: Bakery on the Hill	Phone:	Permit Type: tenant fit-up	Zone: B-2b
Past Use: Retail (Mainly Herbal)	Proposed Use: Same: Retail for new retail bakery - tenant fit-up	Cost of Work: \$1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: M Type: 2 IBCO9
Proposed Project Description: Tenant fit-up Bakery NO FLOUR MILLING		Signature: <i>Capt. Pitore 8/23/11</i>	Signature: <i>[Signature]</i>
Permit Taken By: Lannie		<b>Zoning Approval</b>	

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<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
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>OK with conditions 8/19/11</i>	Date:	Date: <i>[Signature]</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	PHON



# General Building Permit Application

8-26

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>253 Congress St. Portland</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>1100</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>21</u> Block# <u>F</u> Lot# <u>6</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Lynne Gonier</u> Address <u>21 Pleasant St</u> City, State & Zip <u>Fryeburg Me 04037</u>	Telephone: <u>(603) 960-2656</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>ALICE DUNN</u> Address <u>Preeble St.</u> City, State & Zip <u>Portland Me</u>	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>Retail (Mainly Herbal?)</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <del>tenant fitup</del> <u>tenant fitup Retail to Retail</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>NO FLOUR MILLING - Simple Pastries only</u>		
Contractor's name: _____ Address: <u>Tenant fitup only</u> City, State & Zip <u>2-</u> Telephone: _____ Who should we contact when the permit is ready: <u>Lynne Gonier</u> Telephone: <u>(603) 960-2656</u> Mailing address: <u>21 Pleasant St. Fryeburg Me 04037</u>		

RECEIVED  
AUG -9 2011  
City of Portland, Maine  
Inspections

8/11/11

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](http://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: Lynne Gonier Date: August 9, 2011

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



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

\_\_\_\_\_ 8.4. 20 11 \_\_\_\_\_

Received from \_\_\_\_\_ 17 Mrs Goulet \_\_\_\_\_

Location of Work \_\_\_\_\_ 253 Conyer St \_\_\_\_\_

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: \_\_\_\_\_ 30 \_\_\_\_\_

Building (I1) \_\_\_\_\_ Plumbing (I5) \_\_\_\_\_ Electrical (I2) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: \_\_\_\_\_ 21-F-6- \_\_\_\_\_

Check #: \_\_\_\_\_ Total Collected \$ \_\_\_\_\_ 30 \_\_\_\_\_

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

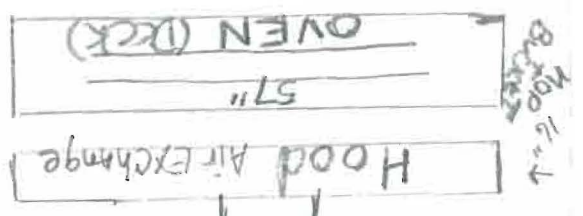
Taken by: \_\_\_\_\_ [Signature] \_\_\_\_\_

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

EXIT + LIGHTS (EMERGENCY)

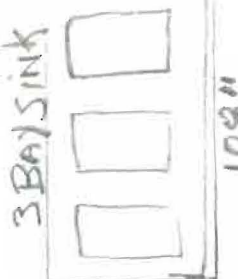
NO OPEN FLAMES  
NO SPRINKLERS NEEDED  
FIRE DEPT SAID

VENTED OVER DOOR



WINDOW SHELVING

Grass Trap IN BASEMENT



12"

MOP SINK 24"

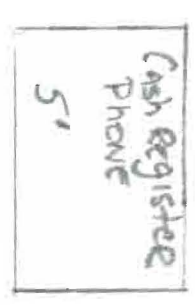
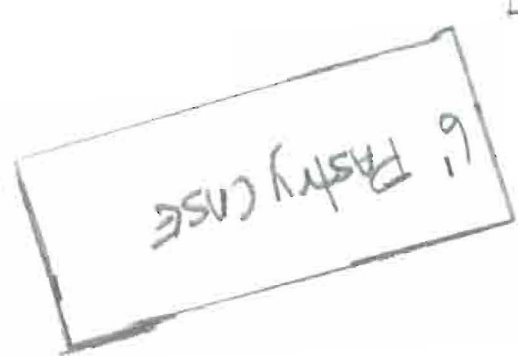
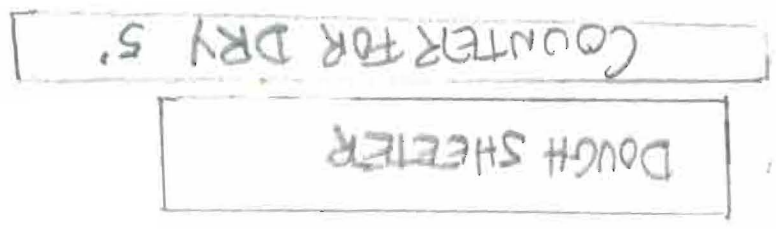
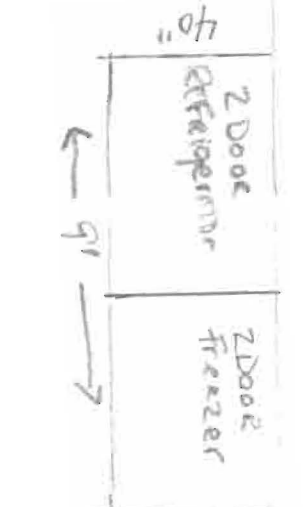
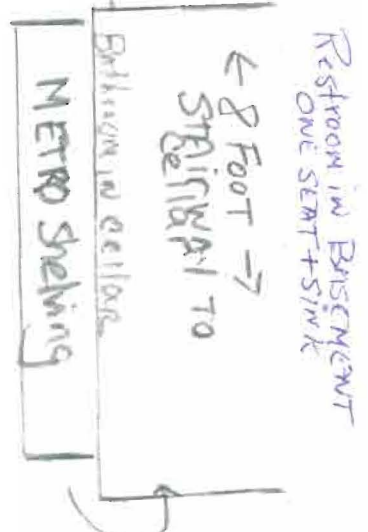
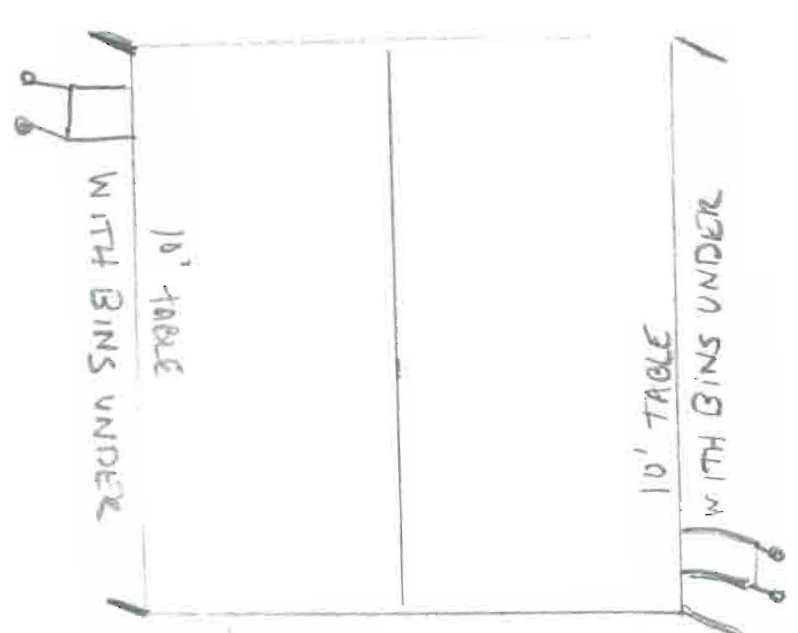
HAND SINK 20"

CHIMNEY 27"

20 ft MIXER (Electric) NO FLAME

32" MIXER 3'10"

12' CEILING  
HEATER BOX ATTACHED TO CEILING 25" X 20"



No Customer Bathrooms Required UNDER 9 SEATS



TABLES + CHAIRS



50" DOOR

EXIT + EMERGENCY LIGHTS

BAKERY ON THE HILL 253 Congress

16' X 56'

Bakery on the Hill 253 Congress St Portland

