

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0811	Issue Date: 07/29/2009	CBL: 027 CD10002
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Location of Construction: 21 CHESTNUT ST (unit 102)	Owner Name: CHESTNUT STREET LOFTS LLC	Owner Address: 17 CHESTNUT ST CITY OF PORTLAND	Phone: 207-415-9541
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Vacant New Commercial	Proposed Use: Vacant New Commercial - Change of use, Retail Convenience Store/Meat Market, Minor Construction - Installation of a Counter Top (1st floor - left side)	Permit Fee: \$105.00	Cost of Work: \$1,000.00	CEO District: 1
Proposed Project Description: Change of use, Retail Convenience Store/Meat Market, Minor Construction - Installation of a Counter Top		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: M Type: 1B IBC 2003	
		Signature: (Kla)	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: _____		

Permit Taken By: lmd	Date Applied For: 07/29/2009	Zoning Approval		
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<ol style="list-style-type: none"> 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 <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"/> <i>Ok w/condition</i> Date: 8/15/09 [Signature]	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 <i>yes</i> <input 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 <i>any exterior work requires separate review & approval</i> <i>this historic preservation.</i> Date: _____
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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

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**

NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

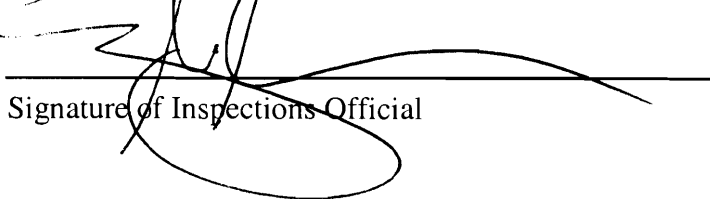
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

 5/12/09
Date



Signature of Inspections Official

 8/12/09
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0811	Date Applied For: 07/29/2009	CBL: 027 C010002
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Location of Construction: 21 CHESTNUT ST (unit 102)	Owner Name: CHESTNUT STREET LOFTS LLC	Owner Address: 17 CHESTNUT ST	Phone: 207-415-9541
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Vacant New Commercial - Change of use, Retail Convenience Store/Meat Market, Minor Construction - Installation of a Counter Top (1st floor - left side)	Proposed Project Description: Change of use, Retail Convenience Store/Meat Market, Minor Construction - Installation of a Counter Top
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 08/05/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> The legal use of the building is thirty-seven (37) residential condominiums with a hair salon and retail space on the first floor. Any change of use shall require a separate permit application for review and approval. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. Separate permits shall be required for any new signage. 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: Approved with Conditions	Reviewer: Tammy Munson	Approval Date: 08/11/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> As discussed, all framing must be done with steel studs. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process. 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 08/11/2009
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> No means of egress shall be affected by this renovation All means of egress to remain accessible at all times All construction shall comply with NFPA 101 			

Handwritten signature and stamp area, possibly including a date or initials.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

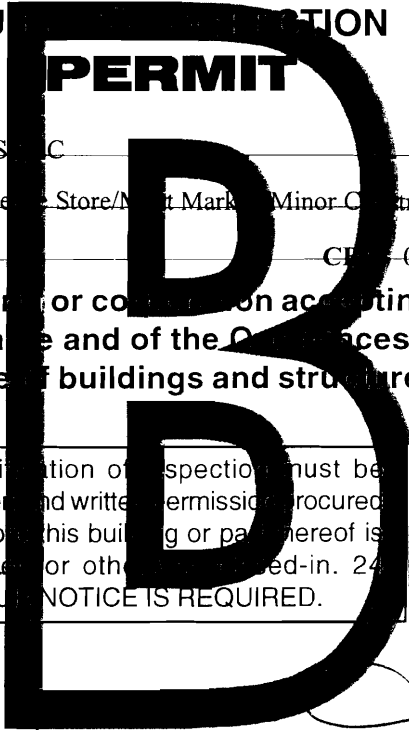
PERMIT

Permit Number: 090811

Please Read Application And Notes, If Any, Attached

This is to certify that CHESTNUT STREET LOFTS LLC
has permission to Change of use, Retail Convenience Store/Market Minor Construction - Installation of a Counter Top
AT 21 CHESTNUT ST CE 027 C010002

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.

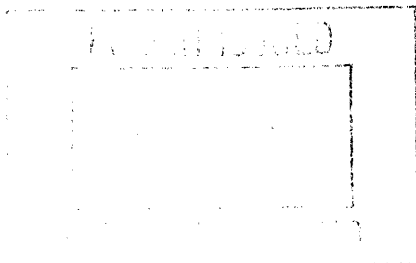
Notification of inspection must be given and written permission procured before this building or part thereof is lath or other work is done-in. 24 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS
Fire Dept. CAPT. P. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name CITY OF PORTLAND

[Signature] 8/11/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



- lease or letter from landlord



General Building Permit Application

Change of use

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>21 CHESTNUT STREET CU #02 Portland 04101</u>		
Total Square Footage of Proposed Structure/Area <u>1315 ± SF</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>27</u> Block# <u>C</u> Lot# <u>010002</u> <small>JUL 29 2009</small>	Applicant * must be owner, Lessee or Buyer* Name <u>GHULAM RABBANI</u> Address <u>468 OSSIPEE TRAIL W</u> City, State & Zip <u>STANDISH ME 04084</u>	Telephone: <u>(207) 415-9541</u> <u>(Cell)</u> <u>(207) 642-2132</u> <u>(Home)</u>
Lessee/DBA (If Applicable) <u>GHULAM RABBANI</u> <u>PEACE FOOD MARKET</u>	Owner (if different from Applicant) Name <u>RICHARD BERMAN</u> Address <u>17 CHESTNUT STREET</u> City, State & Zip <u>Portland ME 04101</u>	Cost Of Work: \$ <u>1,000.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ <u>105.00</u>
Current legal use (i.e. single family) <u>Vacant (First Floor ^{left})</u> Number of Residential Units <u>37 Above</u> If vacant, what was the previous use? <u>NONE</u> Proposed Specific use: <u>Retail Convenience Store / meat Market</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Install counter/cabinet</u> <u>Change of use ONLY Construction on Separate Permit.</u>		
Contractor's name: <u>SELF</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: _____		Telephone: _____
Mailing address: _____		

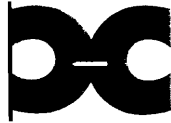
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: Ghulam Rabbani Date: 07/29/09

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



DEVELOPERS
COLLABORATIVE

July 20, 2009

Dear Code enforcement
City of Portland,

As the owner of Commercial
Unit 102 of the Chestnut St Lofts, I give permission
to Ghulam Rabbani to seek whatever permits
he may need to create signage and to occupy
the space as a Convenience Store

Sincerely,
Richard Berman
for Chestnut Street Lofts LLC

JUL 20 2009

(207) 772-7673

Fax (207) 253-5183

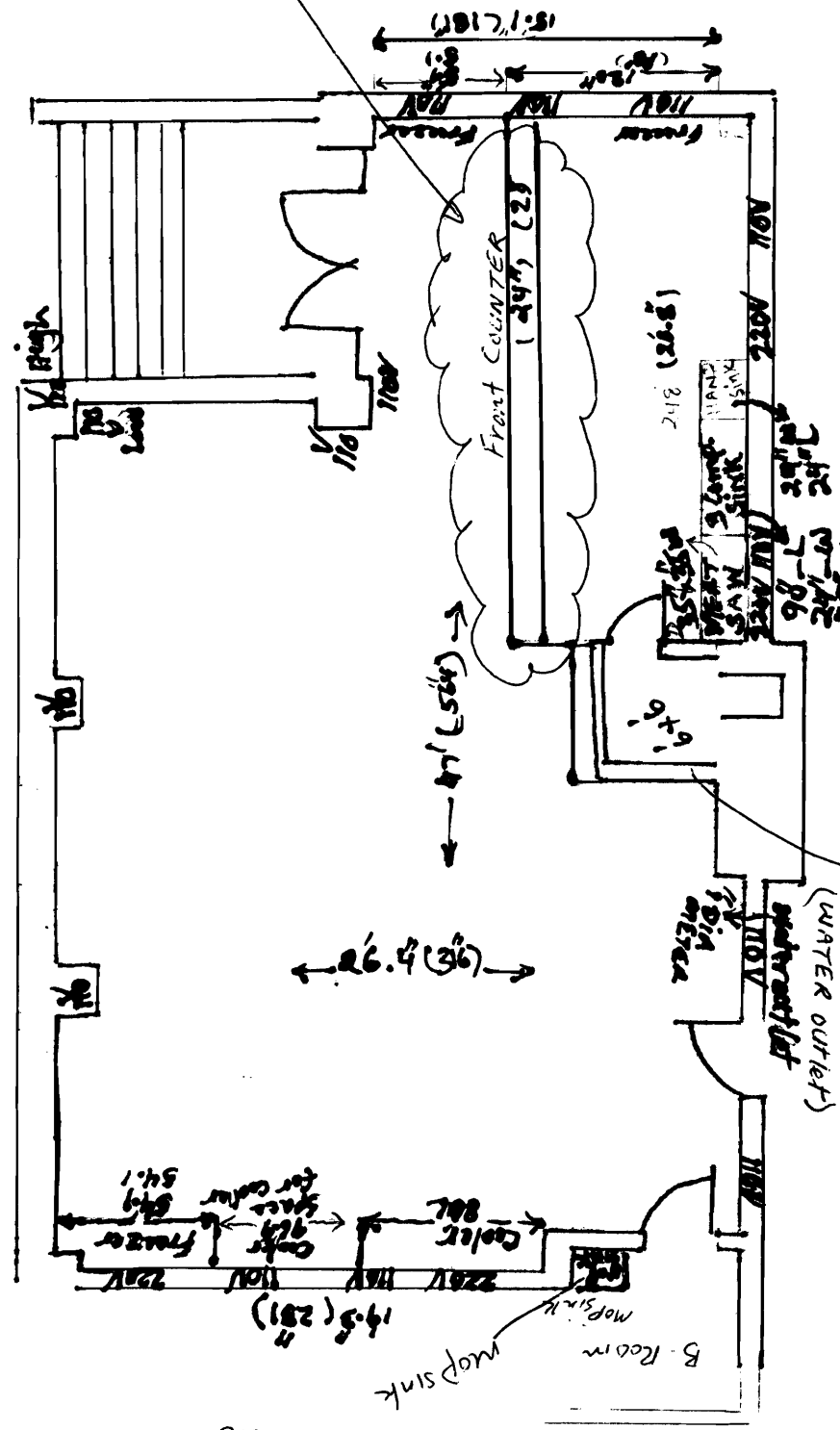
17 Chestnut Street / Portland, ME 04101

www.developerscollaborative.com

CUMBERLAND AVE →

ONLY Counter cabinet to be built on the change of use permit of use allowed will work to be wood in type TB GMB

3 COMPARTMENT SINK AND RELATED PARTS ARE AVAILABLE AT RESTAURANT SUPPLIES



Model # SS3-18

Stainless Shells closet

HAIR SALON

mop sink

B. Room

(WATER OUTLET) water outlet

cooler 80L
Cups space for cooler 54.1
FRONT RAY

14.5 (28)

26.4 (36)

47 (56)

15.1 (18)

1/2 High

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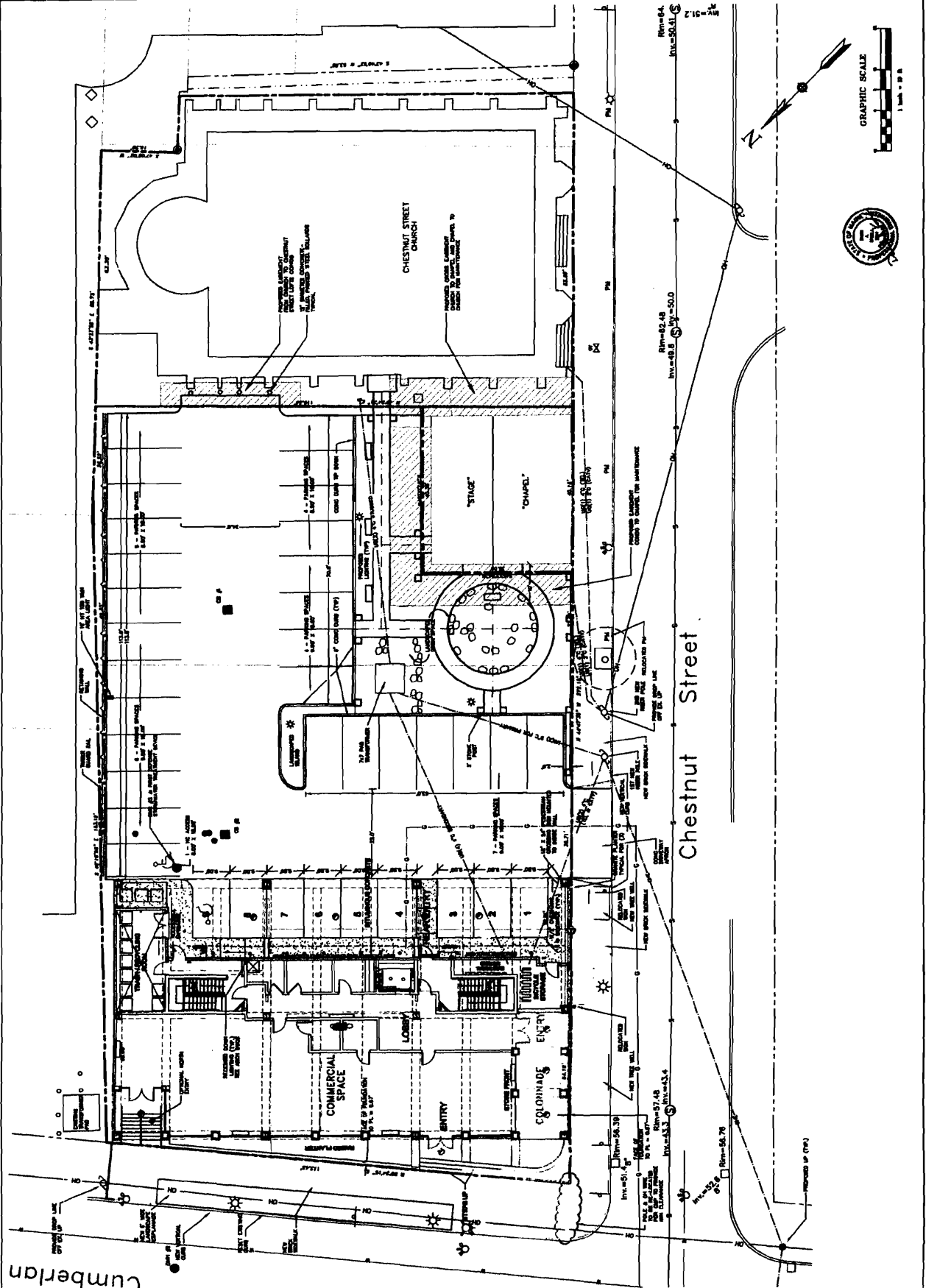
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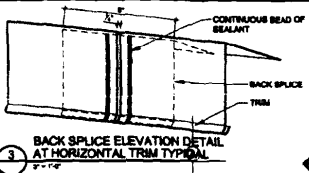
LAYOUT PLAN

CHESTNUT STREET LOFTS
29 CHESTNUT ST., PORTLAND, ME 04101
PREPARED FOR
CHESTNUT STREET LOFTS, LLC
ONE INDIA STREET
PORTLAND, ME 04101

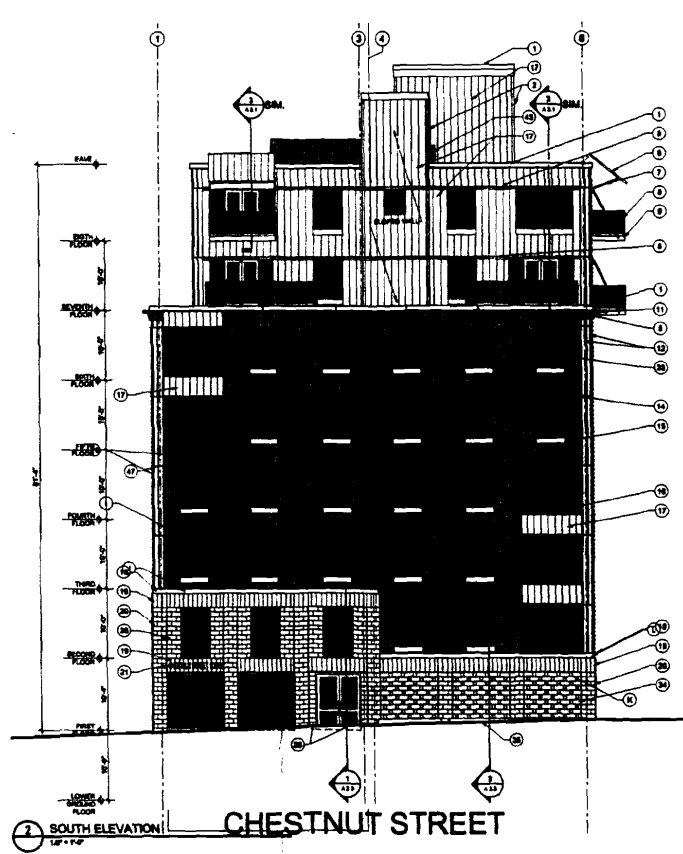
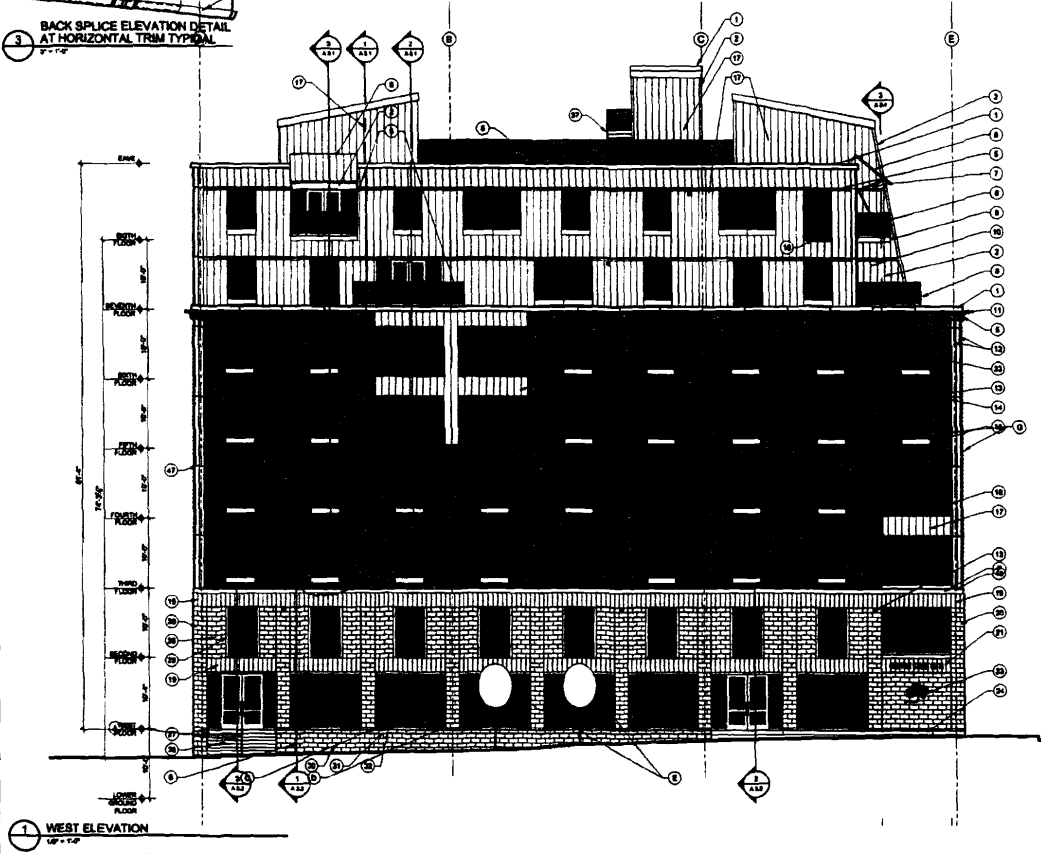
17th ARCHITECTURE
ARCHITECTURAL FIRM
17th ARCHITECTURE
ARCHITECTURAL FIRM
17th ARCHITECTURE
ARCHITECTURAL FIRM



Cumberland



ELEVATION NOTES:
 1. ALL RUNS OF METAL TRIM THAT REQUIRE (BOTH HORIZONTAL AND VERTICAL) JOINTS ARE TO BE BACK SPLICE TYPE JOINTS.
 2. NO RIVETS ARE TO BE USED ON METALWORK



EXTERIOR ELEVATION MATERIALS LEGEND

CODE	DESCRIPTION	MATERIAL / COLOR
1	ROOF EDGE STRIP	PRE-FINISHED METAL - (COLOR)
2	TRIM	PRE-FINISHED METAL - (COLOR)
3	HORIZONTAL CORRUGATED BRIM	PRE-FINISHED METAL - (COLOR)
4	ROOF ACCESS HATCH	
5	HORIZONTAL ACCENT FLASHING JOINT	PRE-FINISHED METAL - (COLOR)
6	CANOPY	PRE-FINISHED METAL - (COLOR)
7	BALCONY AND BULBOUT	GALVANIZED STEEL
8	BALCONY GUARD	GALVANIZED STEEL 2" TUBE FRAME WITH 2"x2" GALV. STL. MESH
9	BALCONY DECK FRAME	GALVANIZED STEEL CHANNELS
10	VERTICAL CONCEALED FAULTER BOARD	PRE-FINISHED METAL - (COLOR)
11	CORNICE	PRE-FINISHED METAL - (COLOR)
12	TRIM	PRE-FINISHED METAL - (COLOR)

EXT. ELEVATION MATERIALS LEGEND (CONTINUED)

CODE	DESCRIPTION	MATERIAL / COLOR
13	SOILER VENT WITH FLASHING PLATE	METAL - COLOR TO MATCH ADJACENT SIDING
14	HORIZONTAL TRIM	PRE-FINISHED METAL - (COLOR)
15	WINDOW SILL TRIM	PRE-FINISHED METAL - (COLOR)
16	LOUVER	
17	VERTICAL CONCEALED FAULTER BOARD	PRE-FINISHED METAL - (COLOR)
18	TRANSITION SILL TRIM	PRE-FINISHED METAL - (COLOR)
19	MASONRY SOLIDER COURSE	MORPHANTAL SERIES GROUND FACE BLOCK - (COLOR)
20	MASONRY COLLAR VENEER	GROUND FACE BLOCK - (COLOR)
21	DIMENSIONAL LETTER BUILDING SIGNAGE	ANODIZED ALUMINUM
22	TRIM	PRE-FINISHED METAL - (COLOR)
23	CHESTNUT STREET LOFTS NAMED LOGO	ANODIZED ALUMINUM
24	STEPS	BRICK - COORDINATE WITH CIVL DRAWINGS

EXT. ELEVATION MATERIALS LEGEND (CONTINUED)

CODE	DESCRIPTION	MATERIAL / COLOR
25	JOINT BETWEEN PANELS	
26	MASONRY FIELD	GROUND FACE BLOCK - (COLOR)
27	HAND RAIL	GALVANIZED STEEL
28	POURED CONCRETE STEPS	
29	JAMB TRIM	PRE-FINISHED METAL - (COLOR)
30	PLANTER WALL	GROUND FACE BLOCK - (COLOR)
31	GROUND FACE CHALK BLOCK CAP	GROUND FACE BLOCK - (COLOR)
32	JOINT IN CHALK WITH INSERTED METAL STUD	METAL STUD EVERY 4" (6 BLOCKS) ALONG WALL
33	HORIZONTAL CORRUGATED BRIM	PRE-FINISHED METAL - (COLOR)
34	SCREEN WALL	GROUND FACE BLOCK - (COLOR)
35	PLANTER BASE	PRECAST CONCRETE - (COLOR)
36	GRANITE VENEER PANELS	FLAMED FINISH - COLOR - FRESHWATER PEARL

EXT. ELEVATION MATERIALS LEGEND (CONTINUED)

CODE	DESCRIPTION	MATERIAL / COLOR
37	ELEVATOR MACHINE ROOM STAIR AND RAILING	GALVANIZED STEEL
38	CONDENSER ENCLOSURE WITH GATE	GALV. STL. 2" TUBE FRM. W/2"x2" GALV. STL. MESH
39	EXTERIOR DOOR	INSULATED STEEL - PAINTED FINISH
40	PORCH GUARD	GALV. STL. 2" TUBE FRM. W/2"x2" GALV. STL. MESH
41	SCALLID	CONCRETE FRAGD STEEL - PAINTED
42	GRAB METERS	
43	ELEVATOR SHAWT LOUVER	PAINTED FINISH
44	MECHANICAL LOUVER	PAINTED FINISH
45	ELECTRIC METERS	
46	COLLAR PROTECTION 32" HIGH MIN.	4" x 4" x 1/4" GALVANIZED STEEL ANGLE
47	BACK SPLICE JOINT ALIGN WITH ACCENT FLASHING	1/4" REVEAL AT BACK SPLICE
48	BALCONY BRACKETS	SEE STRUCTURAL DRAWINGS

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CHESTNUT STREET LOFTS
 URBAN REVITALIZATION PROGRAM
 BY CHESTNUT STREET LLC.
 PORTLAND, MAINE

TPH ARCHITECTS
 100 COMMERCIAL STREET
 PORTLAND MAINE 04101
 TELEPHONE 603 775 8141
 ARCHITECTURE PLANNING

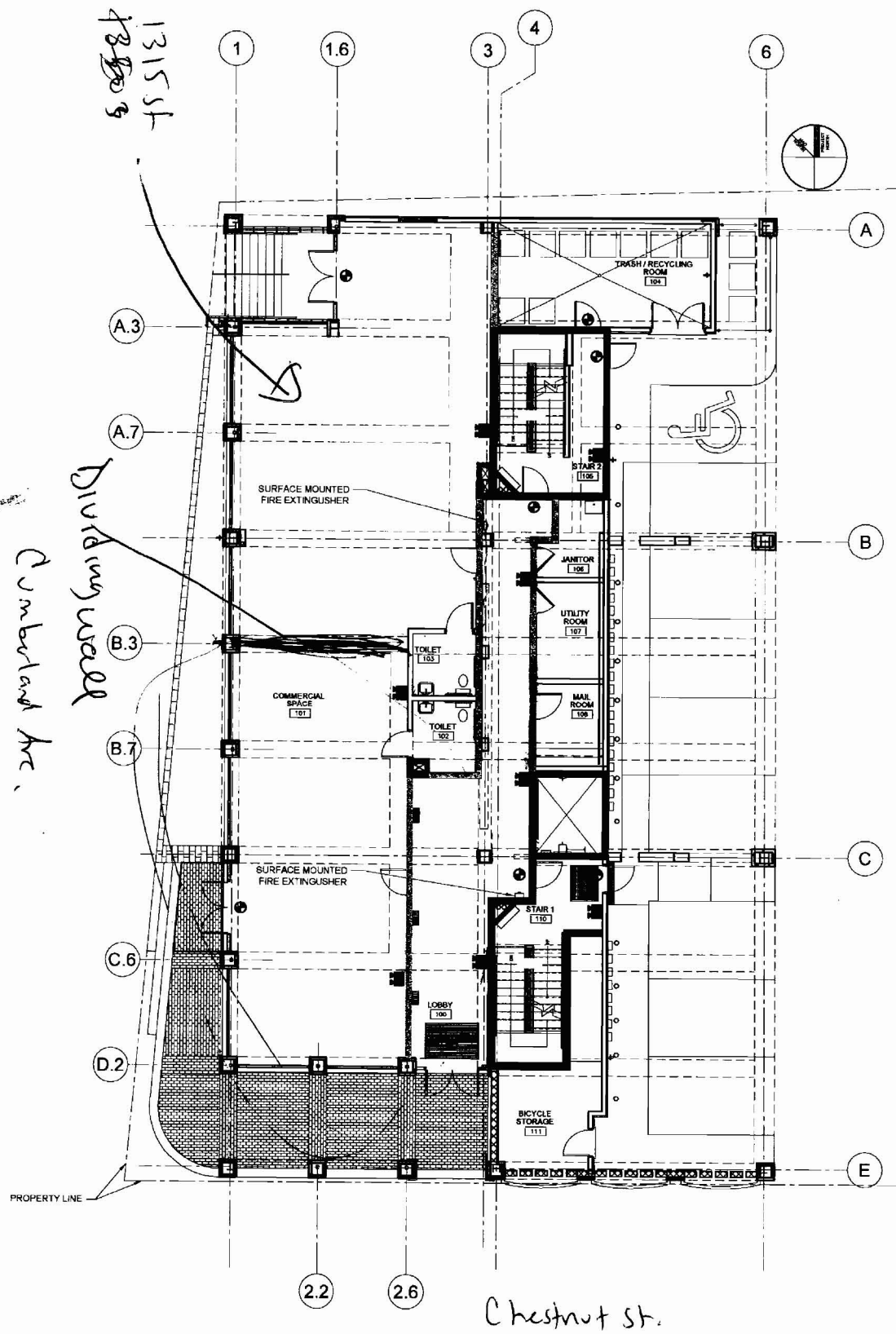
CONSULTANTS:
 [List of consultants and their roles]

REVISIONS:
 [Table of revisions]

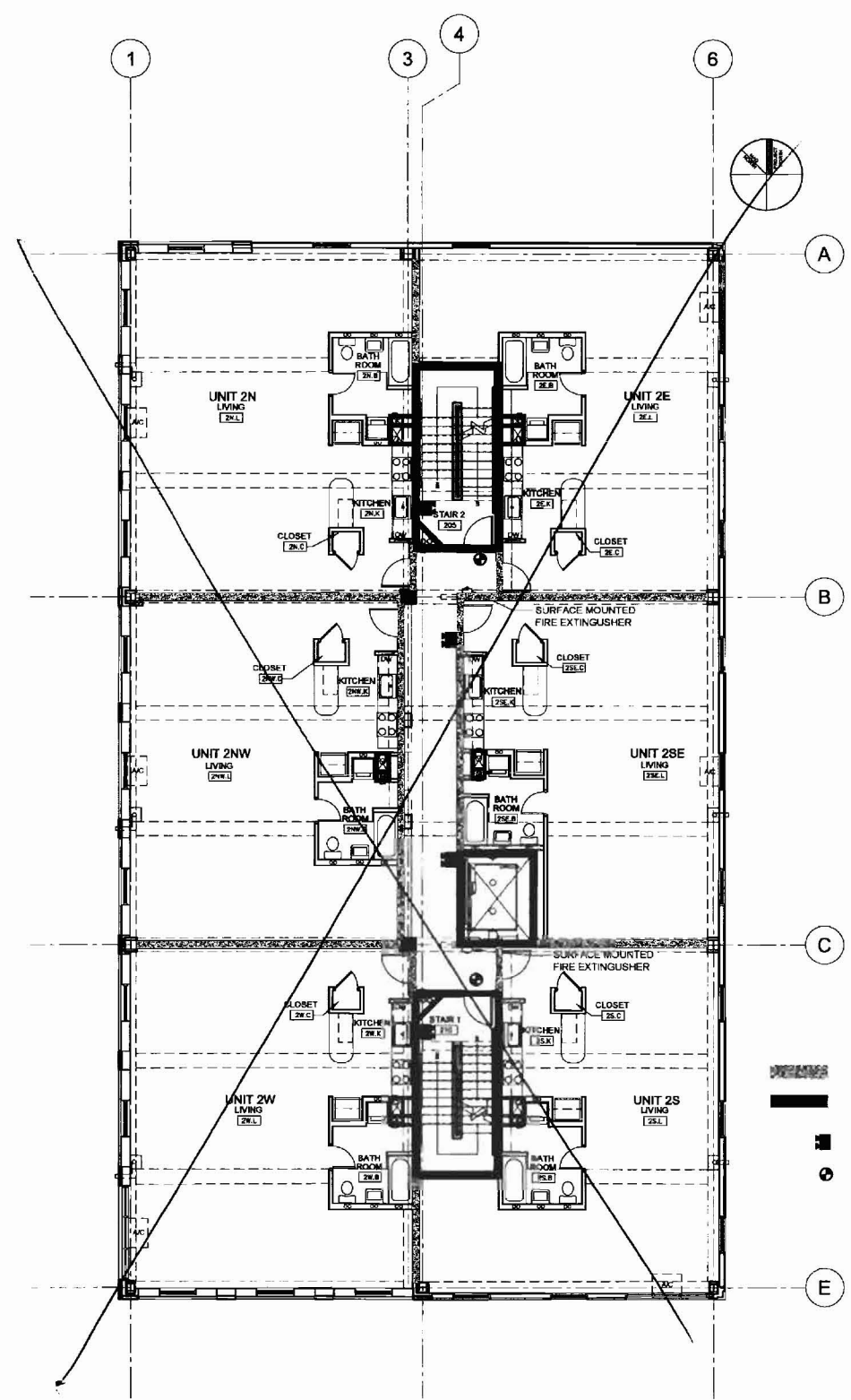
DATE: []
 PROJECT No. 0423
 DRAWN BY: RLB
 CHECKED BY: TBT
 SCALE: AS NOTED
 SHEET TITLE: ELEVATIONS

A2.0

1:00_TFH_PaperM2D_Chestnut Street Lofts Construction Documents\0422 - 0102 First and Second Floor Plans.dwg, 2/24/11 PM, 107 DwgUser77502.Pla (E_A1).pld

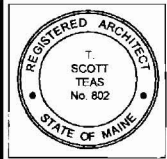


1 FIRST FLOOR PLAN
A1.1 1/8" = 1'-0"



2 SECOND THROUGH SIXTH FLOOR PLANS
A1.1 1/8" = 1'-0"

- 1 HOUR
- 2 HOUR
- EMERGENCY LIGHT
- EXIT SIGN



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CHESTNUT STREET LOFTS
URBAN REVITALIZATION PROJECT
BY CHESTNUT STREET LLC.
PORTLAND, MAINE

TFH ARCHITECTS
100 COMMERCIAL STREET
PORTLAND MAINE 04101
TELEPHONE 207 775 0141
ARCHITECTURE PLANNING

CONSULTANTS:
ENVIRONMENTAL:
Lutz Associates
800 Riverside Street
Portland, ME 04105
207 478-5515
STRUCTURAL:
Structural Design Consulting
22 Colburn Drive
Old Orchard Beach, ME 04054
207 884-8038
Mechanical:
Bishop Engineering
10 Danforth Street
Portland, ME 04101
207 874-7449
ELECTRICAL:
Bennett Engineering
7 Sarvead Street
Portland, ME 04102
207 885-8475

REVISIONS:
2 100% CONSTRUCTION DOCUMENTS
02/24/08

DATE:
PROJECT No: 0422
DRAWN BY: RJS
CHECKED BY: TST
SCALE: AS NOTED

SHEET TITLE:
FIRST SECOND
THROUGH SIXTH
FLOOR PLANS
LIFE SAFETY PLAN

G1.2