

City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction: 75 Commercial St AKA 288 Fore St		Owner: East Brown Cow Associates		Phone: 775-2252		Permit No: 990225	
Owner Address: 111 Commercial St 04101		Lessee/Buyer's Name: Standard Baking Co. 773-2112		Phone:		BusinessName:	
Contractor Name: Monaghan Woodworks		Address: 111 Commercial St Pcid, ME 04101		Phone: 775-2683		Permit Issued: MAR 18 1999	
Past Use: Bar/Pizza Parlor		Proposed Use: Retail/Bakery		COST OF WORK: \$ 20,000.00		PERMIT FEE: \$ 120.00	
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A Type: A	
Proposed Project Description: Front space retail bakery & bakery production area including large deck oven, mixers, sheeters Requiring 3-phase power & gas hook ups. Back spaces for office use and storage				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: B-3 CBL: 029-K-002	
Permit Taken By: SP		Date Applied For: 11 March 1999		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions: <input checked="" type="checkbox"/> Denied <i>Proposed PAD District</i>		Zoning Approval: <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"/>	
				Signature: _____ Date: _____		Special Zone or Reviews: <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/>	

PERMIT ISSUED
MAR 18 1999
CITY OF PORTLAND

PERMIT ISSUED WITH REQUIREMENTS

1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal rules.
2. Building permits do not include plumbing, septic or electrical work.
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..

Mail To: **Matt James**
Standard Baking Co.
31 Wharf St
Portland ME 04101

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 provisions of the code(s) applicable to such permit

11 March 1999

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT



COMMENTS

3/19/99 Re-con w/ contractor

OK for CGO. Allow 8/17/99

Inspection Record

Type

N/A

Date

-

Foundation:

Framing:

Plumbing:

Final:

Other:

OK OK OK

OK OK OK

OK OK OK

4/23/99

4/23/99

8/17/99

BUILDING PERMIT REPORT

DATE: 14/MAR/99 ADDRESS: 75 Commercial ST. CBL: 029-K-002
REASON FOR PERMIT: Cafu Bar/Pizza Parlor - Retail/Bakery
BUILDING OWNER: East Brow Cow Assoc
PERMIT APPLICANT: MATT James
USE GROUP M/F1 BOCA 1996 CONSTRUCTION TYPE 3-B

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, 20, 21, 23, *27, *29, *30, *32, *34, *35. #31, 11, 13

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
- 2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
- 3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
- 5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
- 8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
- 9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
- 10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- 11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- 12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
- 13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
- 16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
- 17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
 - In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
 In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. **No closing in of walls until all electrical** (min. 72 hours notice) **and plumbing inspections have been done.**
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
31. Please read and implement the attached Land Use Zoning report requirements. *separate permits required for New Signage*
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. *Kitchen Exhaust equipment shall be installed as per chapter 5 of The City Mechanical Code (The BOCA Mechanical Code/1993).*
35. *Hand wash sink shall be installed within 10' of Food pre area*
- 36.

[Signature]
 F. Samuel Hoffes, Building Inspector
 cc: Lt. McDougall, PFD
 Marge Schmuckal, Zoning Administrator
H.S.M.S.

PSH 12-14-98

[Signature] **On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

CITY OF PORTLAND, MAINE
Department of Building Inspection



Certificate of Occupancy

LOCATION *75 Commercial St.*

29-K-2

Issued to *Standard Baking Co.*

Date of Issue

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. *990225*, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

1st Floor

Retail Bakery

Limiting Conditions:

*use group A3
Type F1
Boca 96*

This certificate supersedes certificate issued

Approved:

[Signature]
Inspector

.....
Inspector of Buildings

(Date)

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

ADDRESS: 75 ~~Market~~ Commercial
 PERMIT APPLICATION FOR: Standard Baking Co.
 BUILDING OWNER: _____
 PERMIT APPLICANT: _____
 REVIEWER: J. Andrew B
 DATE OF DECISION: 3/17/99

HISTORIC PRESERVATION REVIEW

Note: Your property is an individually designated landmark structure or is located within a designated historic district. As such, alterations to the building exterior or site which are visible from a public way are subject to review and approval under Article IX (Historic Preservation) of the Land Use Code. Your building or sign permit application has been reviewed to determine whether the nature or scope of the project requires review, and if so, whether it meets the standards of the historic preservation ordinance.

ACTION

Does not Require Review (e.g. Interior work only / alteration is not readily visible from a public way)

Note: this finding is based on the understanding that the application entails interior work only or that the proposed exterior alteration(s) will not be readily visible from a public way. If your project entails exterior or site alterations (including the installation of sign(s), awnings, or exterior lighting for such) these alterations must be reviewed and approved prior to commencing with the work. Contact 874-8726 for more information.

- Denied Reason for Denial: _____
- Approved as submitted
- Approved with conditions (see below)

Conditions of Approval:

- Contact Historic Preservation Staff (874-8726 or 874-8728) prior to installation of sign(s) to confirm approved location.
- Your sign permit includes no reference to exterior lighting; if lighting is included, please submit information on fixtures and specifications on installation.

Other conditions:

1. All exterior work, including signage, subject to separate review; approval
2. _____
3. _____

ADDRESS: 79 ~~W. 1st St~~ Commercial
 PERMIT APPLICATION FOR: Standard Baking Co.
 BUILDING OWNER: _____
 PERMIT APPLICANT: _____
 REVIEWER: D. Andrew B
 DATE OF DECISION: 3/17/99

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THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building) <i>4177 75 COMMERCIAL ST (288 FOUR SE)</i>			
Total Square Footage of Proposed Structure <i>4,500 FT²</i>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>029</i> Block# <i>A</i> Lot# <i>002</i>		Owner: <i>EAST BROWN COW ASSOCIATES</i>	Telephone#: <i>775-2252</i>
Owner's Address: <i>111 COMMERCIAL ST PORTLAND, ME 04101</i>		Lessee/Buyer's Name (If Applicable) <i>STANDARD BAKING CO. 773-2112</i>	Cost Of Work: Fee <i>\$20,000 \$120-</i>
Proposed Project Description: (Please be as specific as possible) <i>FRONT SPACE RETAIL BAKERY + BAKERY PRODUCTION AREA INCLUDING LARGE DECK OVEN, MIXERS, SHEETERS REQUIRING 3-PHASE POWER + GAS HOOK UPS. BACK SPACES FOR OFFICE USE + STORAGE</i>			
Contractor's Name, Address & Telephone <i>MONAGHAN WOODWORKS INC 775-2683 111 COMMERCIAL ST, PORTLAND, ME 04101</i>			Rec'd By <i>[Signature]</i>
Current Use: <i>BAR, PIZZA PARLOR</i>		Proposed Use: <i>RETAIL, W-SALE BAKERY</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC (Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

*Mail to James
Matt James
Standard Baking Co.
31 Wheeler St
04101*

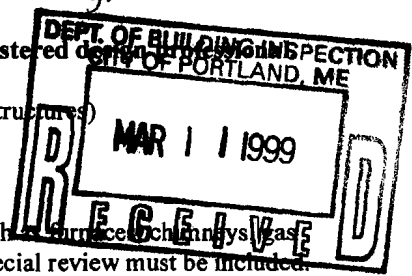
Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as surface machinery, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.



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/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 of applicant: <i>[Signature]</i> MATT JAMES STANDARD BAKING CO.	Date: <i>3/10/99</i>
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Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

Additional Site review and related fees are attached on a separate addendum

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Contractor's Name, Address & Telephone <i>MONAGHAN WOODWORKS INC 775-2683 111 COMMERCIAL ST, PORTLAND, ME 04101</i>			Rec'd By <i>[Signature]</i>
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31 W. Key St
04101*

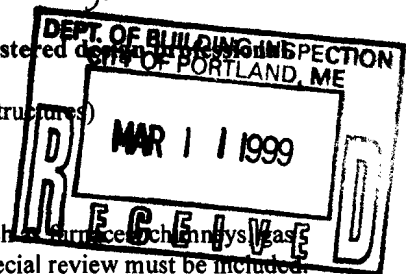
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Signature of applicant: <i>[Signature]</i> <i>MATT JAMES</i> <i>STANDARD BAKING CO.</i>	Date: <i>3/10/99</i>
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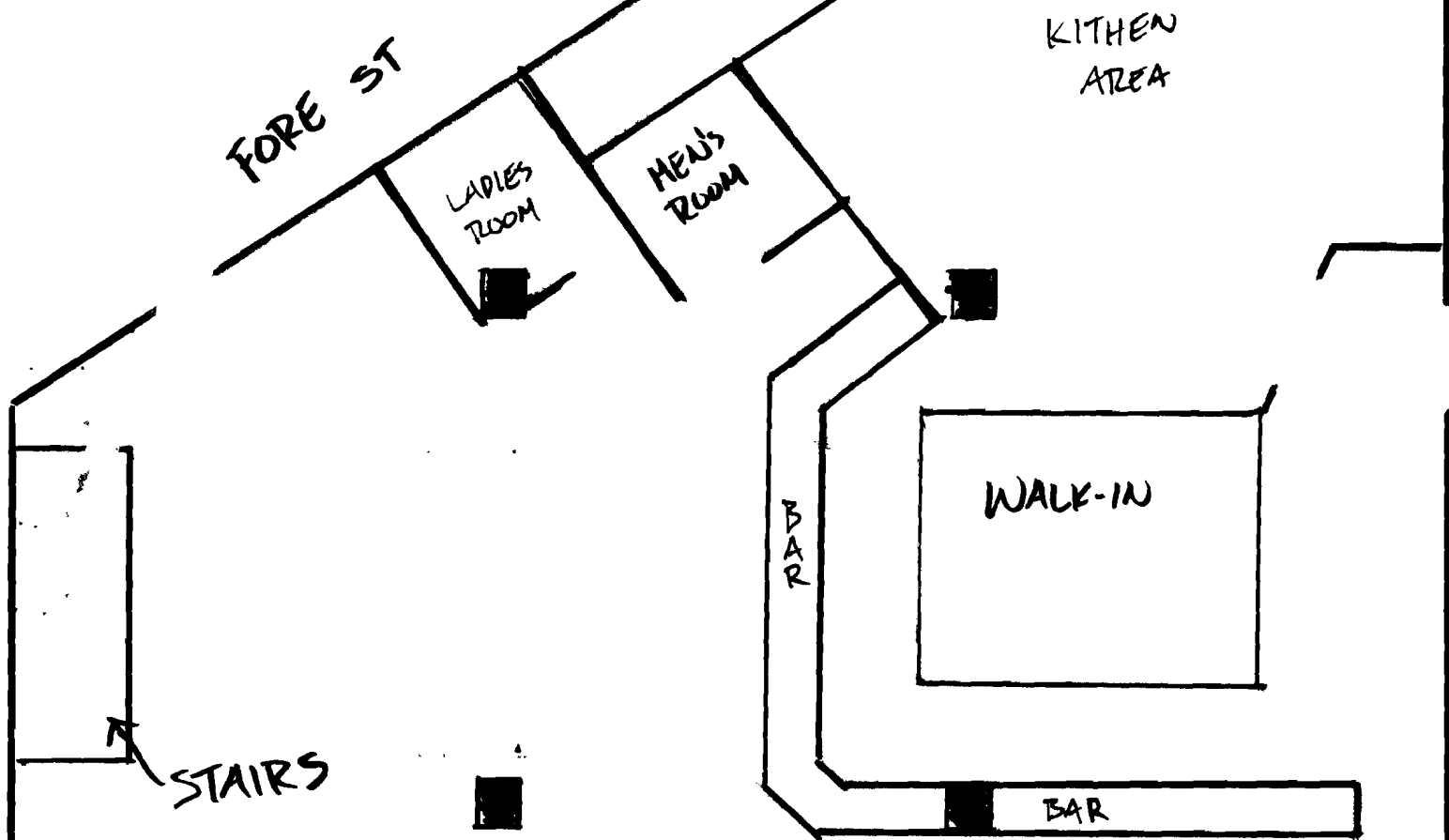
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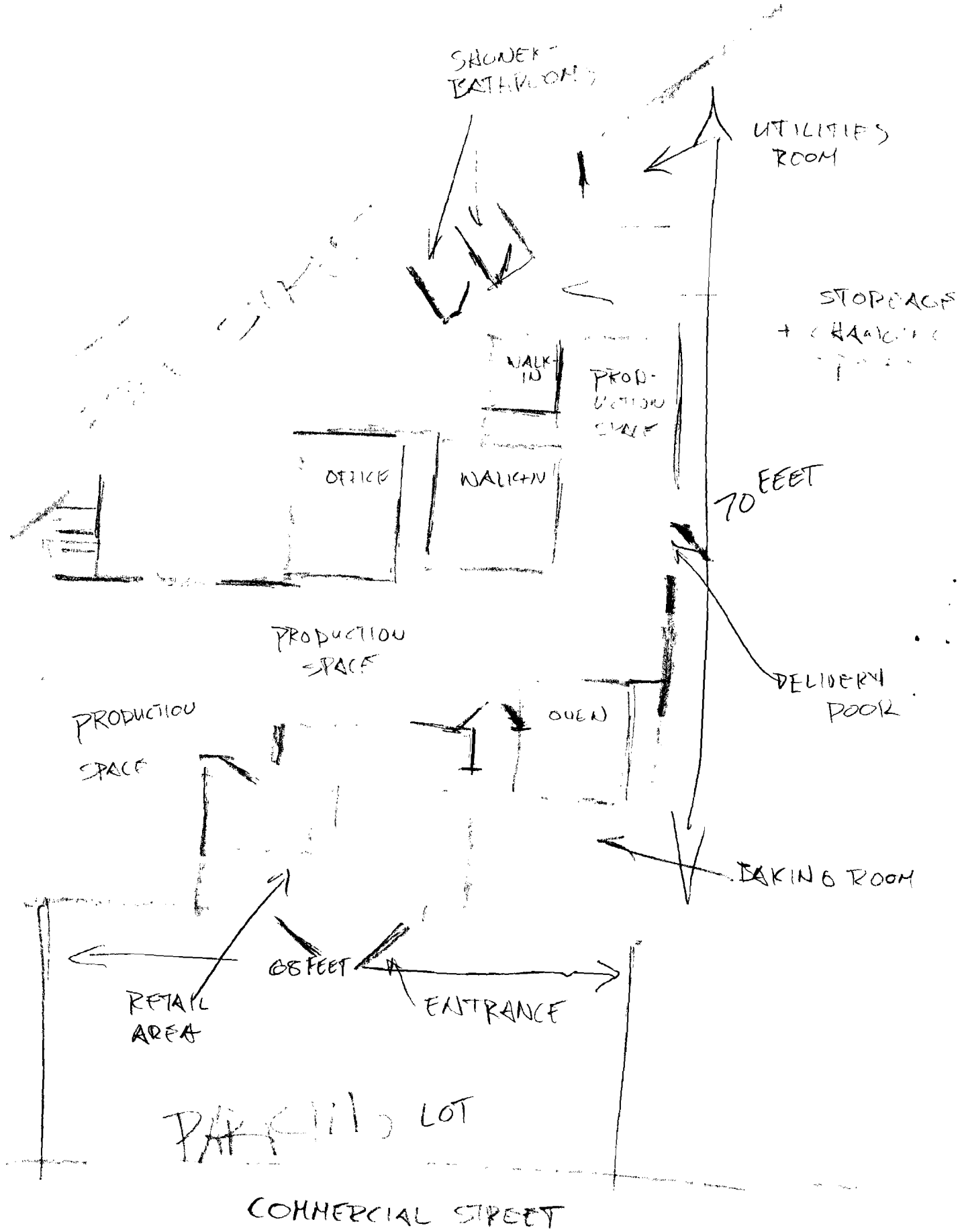
PRESENT
USE

75 KOMMERCIAL ST.
NAPPI POOL + PIZZA

NEW WALLS
BEING CONSTRUCTED
2 X 4 - DRY WALL
w/ TILE IN
DESIGNATED
AREAS



- CONSTRUCTED WALLS
HIGHLIGHTED IN YELLOW
- BLACK LINES ARE BUILDING EXTERIOR
- 4 BLACK SQUARES ARE CONCRETE
PILLARS



SHOWER BATHROOM

UTILITIES ROOM

STORAGE + CHANGE

PRODUCTION SPACE

OFFICE

WALKIN

70 FEET

DELIVERY DOOR

PRODUCTION SPACE

PRODUCTION SPACE

OVEN

BAKING ROOM

RETAIL AREA

68 FEET

ENTRANCE

PARKING LOT

COMMERCIAL STREET



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 75 Commercial Street 029-K-002

Issued to Standard Baking Co.

Date of Issue August 18, 1999

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 990225, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

1st Floor

Retail Bakery

Limiting Conditions:

Use group A3, Type F1, Boca 96

This certificate supersedes
certificate issued

Approved:

8/18/99
(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

8/18/99

HEAVY BLACK OUTLINE IS BUILDING PERIMETER

NEW WALLS CONSTRUCTED W/ 2x4, DRY WALL + TILE IN SPECIAL DESIGNATED AREAS

75 COMMERCIAL ST. PROPOSED USE

STANDARD BAKING CO.

