

















DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BU  ICTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 090619
JUN 19 2009
CITY OF PORTLAND

This is to certify that FLATBREAD WHARF LLC / Jonathan L...

has permission to Decking-replacing deck boards by one

AT 70 COMMERCIAL ST

CB 030 D003001

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 set-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

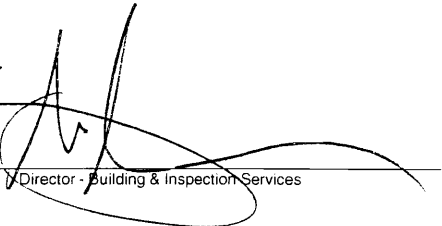
Fire Dept. CAPT. K. Loutchian

Health Dept. _____

Appeal Board _____

Other _____

Department Name


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: 09-0613	Issue Date:	CBL: 030 D003001
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Location of Construction: 70 COMMERCIAL ST	Owner Name: FLATBREAD WHARF LLC	Owner Address: 7 MARKET SQ	Phone:
Business Name:	Contractor Name: Jonathan Larson	Contractor Address: 67 Washburn Portland	Phone 2077127366
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: WC2

Past Use: Commercial - Flatbread - Decking	Proposed Use: Commercial - Flatbread - Decking-replacing deck boards one by one	Permit Fee: \$160.00	Cost of Work: \$13,850.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: A/0 Type: IBC 2003	

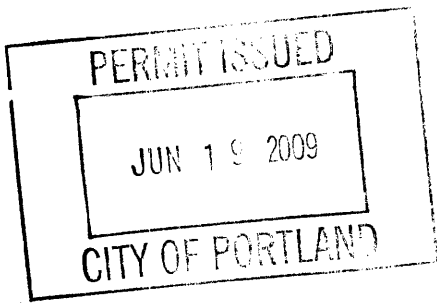
Proposed Project Description:
Decking- replacing deck boards one by one

Signature: *KC*
Signature: *[Signature]*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: Ldobson	Date Applied For: 06/12/2009	Zoning Approval
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<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
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 6/16/09 <i>ABN</i>	Date: _____	Date: <i>ABN</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	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 **Final inspection required at completion of work.**

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.

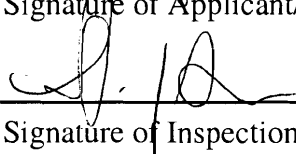
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

 6-19-03

Date



Signature of Inspections Official

 6-19-03

Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0613	Date Applied For: 06/12/2009	CBL: 030 D003001
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Location of Construction: 70 COMMERCIAL ST	Owner Name: FLATBREAD WHARF LLC	Owner Address: 7 MARKET SQ	Phone:
Business Name:	Contractor Name: Jonathan Larson	Contractor Address: 67 Washburn Portland	Phone (207) 712-7366
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Flatbread - Decking- replacing deck boards one by one	Proposed Project Description: Decking- replacing deck boards one by one
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 06/16/2009
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) This permit is being issued for repair of the deck only. The ownership of the deck has not been determined at this time. This is not permitting any use except a walkway beside the building along the edge of the wharf.			
2) 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: 06/19/2009
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) This permit is for deck boards only. If any additional rot is discovered during replacement, this permit must be amended.			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 06/16/2009
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) No means of egress shall be affected by this renovation			

Comments:
6/16/2009-amachado: Spoke to Bob Leeman. He has seen the plans and has given a verbal OK. He will send a follow up in writing giving his OK.
6/16/2009-Ldobson: 6/16/2009 11:39:49 AM I approve the plans and method of repair that Flatbread Restaunt has submitted for repairs to the deck at the entrance.
Thanks Bob Sent by Blackberry

From: Bob Leeman
To: Lannie Dobson
Date: 6/16/2009 11:39:49 AM
Subject: Flat bread

I approve the plans and method of repair that Flatbread Restraunt has submitted for repairs to the deck at the entrance.

Thanks
Bob
Sent by Blackberry



General Building Permit Application

If you or the property owner owns real estate or personal property taxes or uses charges on any property within the City, certain arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>70 Commercial St -</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>1065 sq feet</u>
Number of Stories <u>ground level</u>		Telephone: <u>712-7366</u>
Tax Assessor's Chart, Block & Lot Chart# <u>30</u> Block# <u>D</u> Lot# <u>3</u>	Applicant (must be owner, Lessee or Buyer) Name <u>Hat Bread Inc Portland</u> Address <u>Maine Commercial St (2)</u> City, State & Zip <u>Portland Me 04101</u>	
Lessee/DBA (If Applicable) <u>JUN 12 2009</u>	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ <u>13,850</u>
Current legal use (i.e. single family) <u>walk about - restaurant</u> Number of Residential Units <u>0</u>		
If vacant, what was the previous use? _____		
Proposed Specific use: <u>Site Seeing</u>		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>Replacing deck boards one by one</u>		
Contractor's name: <u>Jonathan Larron</u>		
Address: <u>67 Washburn</u>		
City, State & Zip: <u>Portland Me 04102</u>		Telephone: <u>712-7366</u>
Who should we contact when the permit is ready: <u>Jonathan Larron</u>		Telephone: <u>712-7366</u>
Mailing address: <u>67 Washburn</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: Jonathan Larron Date: 6/5/09

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



Strengthening a Remarkable City, Building a Community for Life

www.portlandmaine.gov

Corporation Counsel
Gary C. Wood

Associate Counsel
Mary E. Costigan
Danielle P. West-Chuhta
Ann M. Freeman

June 12, 2009

Bob Morgan
Flatbread Company
72 Commercial Street
Portland, ME 04101

Re: Repair of Walkway

Dear Bob:

I am writing in regard to your request for a license for the walkway adjacent to your building which is believed to be located on City property. Please be advised that the City is researching the property history relating to this location and intends to issue a license to Flatbread Company for the walkway if it is ultimately determined that the walkway is located on City property.

In your letter of May 20th in which you requested a license, you also indicated that the walkway is in need of repairs. Due to the safety issues relating to the condition of the walkway, Flatbread has the City's permission to go forward with repairs to the walkway as the details of the property ownership and need for a license are worked through.

In order to protect the City's property interest, we would request that any plans for walkway repairs first be submitted to Bob Leeman, the City's Director of Building Facilities, prior to any work being performed on site. Bob can be reached at 233-0350.

If you have any questions, please feel free to contact me.

Sincerely,


Mary E. Costigan
Associate Corporation Counsel

cc: Bob Leeman

O:\OFFICE\MARY C\letters\flatbread 6.12.09.doc

FLATBREAD PIZZA

page 1

The following is a proposal for the demolition (A), materials (B), and labor (C) required to replace the existing decking at Flatbread Pizza Company's Commercial Street, Portland location.

- A) DEMOLITION: The demolition on this job will be done gradually, and never exceed that which can be replaced by the end of each work day.

$$\text{COST FOR DEMO} = \$3,000.00$$

DISPOSAL: The bulk of removed timbers are to be disposed of at the end of each work day.

$$\text{COST FOR DISPOSAL} = \$1,000.00$$

$$\text{TOTAL COST FOR DEMO + DISPOSAL} = \boxed{A = \$4,000.00}$$

- B) MATERIALS: The lumber required for replacement decking is pressure treated 3" X 8" X 16' planking.

$$\text{COST FOR DECKING} = \$5,100.00$$

The cost for the 6" GRK Fasteners required to fix the new decking in place is,

$$\text{COST FOR FASTENERS} = \$1,400.00$$

Specialty bits required to drive pre-discribed fasteners

$$\text{COST FOR SPECIALTY BITS} = \$50.00$$

There is also an allotment for saw blades

$$\text{COST FOR SAW BLADES} = \$200.00$$

$$\text{TOTAL COST FOR MATERIALS} = B = \boxed{\$6,850.00}$$

- C) LABOR: This cost covers 100% of labor required for the job.

$$\text{TOTAL COST FOR LABOR} = \boxed{C = 3,000.00}$$

TOTAL COST FOR JOB COMES TO
to be paid as follows on page 2.

$$\boxed{\$13,850.00}$$

FLATBREAD PAYMENT SCHEDULE

AMOUNT DUE	DATE DUE
① \$6497.16	due upon signing of contract
② \$2,000. 00	due by the end of business on 6/15/09
③ 2,000. 00	due by the end of business on 6/22/09
④ 3,352.84	due upon successful completion of the job, no later than the end of business on 6/29/09

By signing below both parties; contractor + client are binding a contractual agreement to the afore mentioned terms.

contractor signature _____
Jonathan Larson

client signature _____
Robert Morgan



File Edit Page Reports Layout Options Window Help

Enter Payments for Order #: 81037151

Total Merch:	6187.77	Total Invoiced:	6497.16
Total Other:	0.00	Avail Deposit:	6497.16
Tax:	309.39	Amount Tendered:	0.00
Total:	6497.16	BALANCE/CHANGE DUE:	0.00

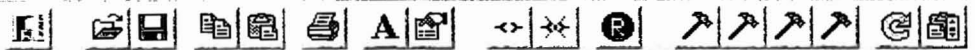
PC	PC Desc	Check#/CC#	AT Exp Date	Ref #	Amount
			00		0.00

>CK	CHECK	4607/Flatbread co.	00	1130538	6497.16
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Customer: JONATHAN LARSON (1130538-0-0)
 C C C
 OriginalUn-Paid Order Balance: 6497.16
 <Save F2 > <Zoom F3 > <Exit F4 > <Clear F8 > <Invoice F9 >

CHIC

Paid Ch# 46007
6-10-09 BTG.



File Edit Page Reports Layout Options Window Help

Whs#: POR - Order Entry - View an Order

Ent By: TJM TIM MANCINE x121 AUB
 Cust #: 1130538 - -
 Name: JONATHAN LARSON
 Address: 67 WASHBURN ST, PORTLAND
 Order #: 81037151 Status: OPEN
 Shipment #: 1 Date: 06/10/09
 Confirmed: NO Inv Status: NO
 [X]Cash Ship Date:
 Ship To: ? JONATHAN LARSON
 Cust PO#: [REDACTED]
 Sales Rep: TJM TIM MANCINE x121 AUB
 Terms: 100 10% disc (Chgs due by 10th)
 Tax Code: MEY Maine - Taxable
 Break: 1 Retail Sales
 Sls Type: W Warehouse
 Price Base: N Face Disc Pct: 0.00 GM%: 31.05

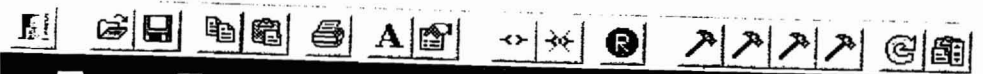
Ship#1 Total	
Non-Tax Other:	0.00
Taxable Other:	0.00
Total Merch:	6187.77
Total Other:	0.00
Tax:	309.39
Total Amount:	6497.16
Invoiced:	0.00
Deposits:	6497.16
Bal Due:	0.00

RBNLCR

<Zoom F3> <Restart F4> <Misc F5> <Inq F6> <Pick F8> <Inv F9> <Pg 2 F11>

Enter the customer PO #.

cHLC



File Edit Page Reports Layout Options Window Help

Whs#: POR - Enter SKUs for: 1130538 JONATHAN LARSON

Stock #:

Ord #: 81037151 Ship#: 1 TOT:6497.16
GM: 31.05
Brk: 1

OH: 0.00 CS: 0.00 AV: 0.00 OO: 0.00

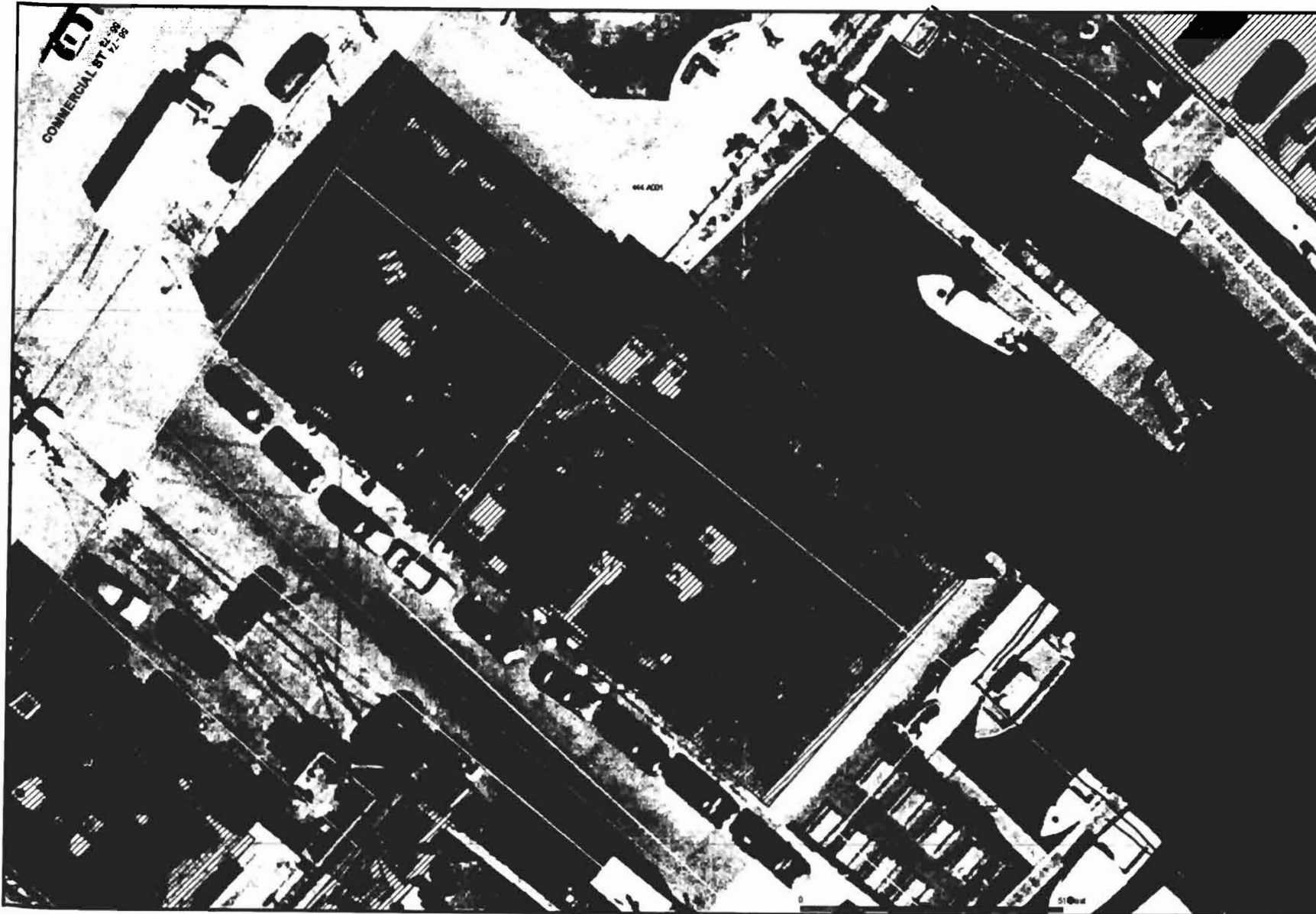
Ln #	Description/SKU	U/M	Ordered	Ship/RTS	Backorder	U/M	Price	B	S
30									

> 10	PRESSURE TREATED	EA	112.00	112.00	0.00	EA	43.060	N	R
15	5/16"X6" REISSER	EA	2200.00	2200.00	0.00	EA	0.600	N	O
20	GRK T-30 1"BIT FI CRD	CRD	17.00	17.00	0.00	CRD	2.650	N	O

<Zoom F3> <Save F2> <Misc F5> <Inq F6> <Clr F9> <Pg 1 F11>

Enter the Stock #.

cHLC

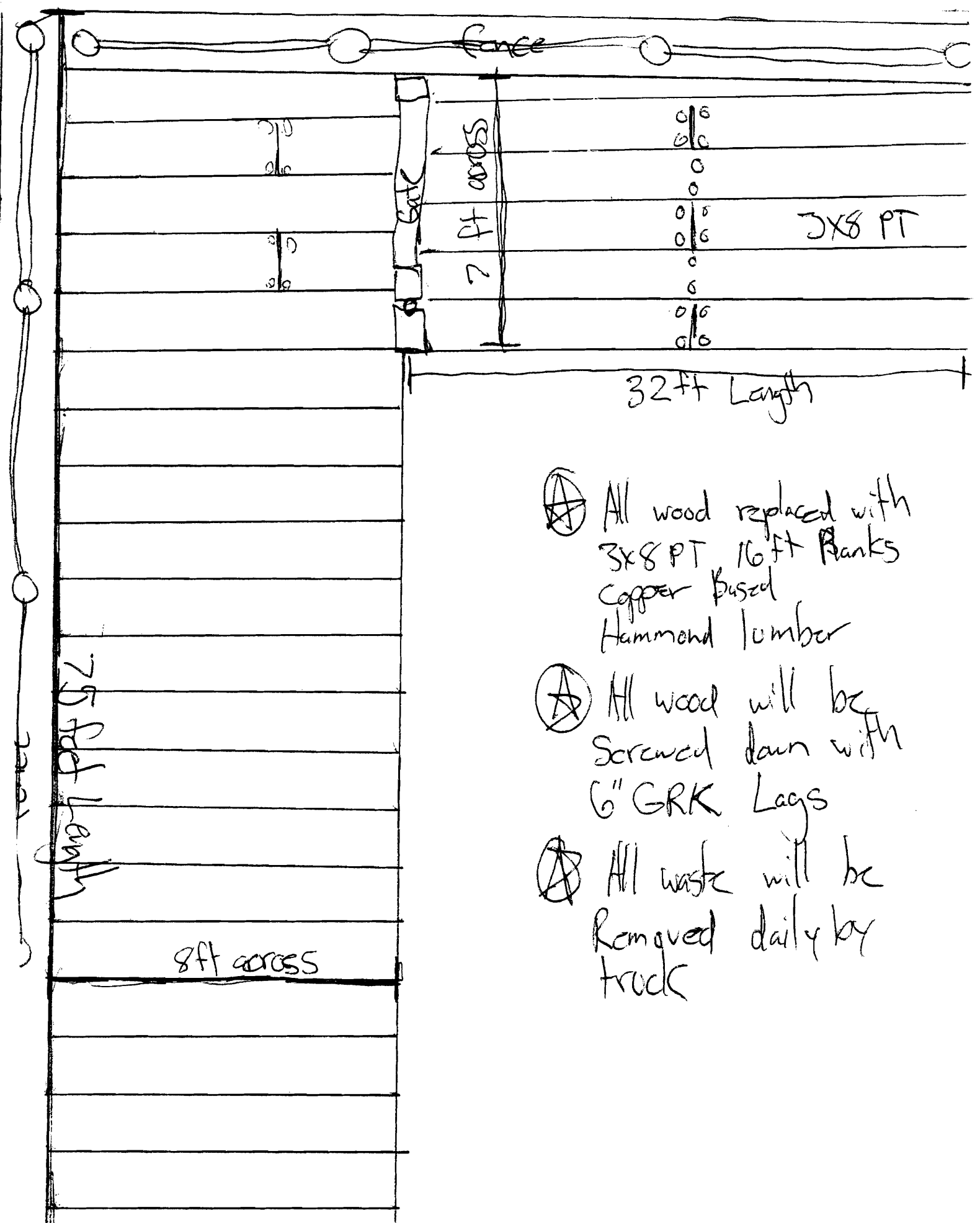


City of Portland
GIS



DISCLAIMER : This is a product of the City of Portland MIS Department. The data depicted here have been developed with cooperation from other federal, state and local agencies. The City of Portland expressly disclaims responsibility for damages or liability that may arise from the use of this map.

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City of Portland
389 Congress St.
Portland, Maine
04101



- ⊛ All wood replaced with 3x8 PT 16ft Banks Copper Based Hammond Lumber
- ⊛ All wood will be Screwed down with 6" GRK Lags
- ⊛ All waste will be Removed daily by truck

