

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that FLATBREAD WHARF LLC

Located At 70 COMMERCIAL ST

Job ID: 2012-04-3812-ALTCOMM

CBL: 030- D-003-001

has permission to Install a 6x6 walk in cooler on the exterior of the building on a slab, accessed from the inside 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

 6/6/12
Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-04-3812-ALTCOMM	Date Applied: 4/19/2012	CBL: 030- D-003-001	
Location of Construction: 70 (72) COMMERCIAL ST	Owner Name: FLATBREAD WHARF LLC	Owner Address: 7 MARKET SQ AMESBURY, MA 01913	Phone:
Business Name: Flatbread Company	Contractor Name: Spencer Gould - Flatbread Co.	Contractor Address: 72 Commercial St., Portland, ME 04102	Phone: 207-272-0972
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: WCZ
Past Use: Restaurant - "Flatbreads"	Proposed Use: Same - restaurant - "Flatbreads" - install a 6' x 6' walk in cooler on the outside of the building accessed by interior door	Cost of Work: 7000.00 Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Pirone</i>	CEO District: Inspection: Use Group: <i>A-2</i> Type: <i>SB</i> <i>DBL-2009</i> Signature: <i>[Signature]</i> <i>6/6/12</i>
Proposed Project Description: install 6' x 6' cooler walk in		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

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.

Special Zone or Reviews

☐ Shoreland
☐ Wetlands
☐ Flood Zone
☐ Subdivision
☒ Site Plan *Admin. Action*
2012-487
☐ Maj ☐ Min ☐ MM

Date: *OK 5/16/12*
*ABU***Zoning Appeal**

☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Date:

Historic Preservation

☒ Not in Dist or Landmark
☐ Does not Require Review
☐ Requires Review
☐ Approved
☐ Approved w/Conditions
☐ Denied

Date: *ABU***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)

or email: 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.**

Footings/Setbacks/Reinforcement prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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.



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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3812-ALTCOMM

Located At: 70 COMMERCIAL
ST

CBL: 030- D-003-001

Conditions of Approval:

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. <http://www.portlandmaine.gov/citycode/chapter010.pdf>

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.



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>Flatbread 72 Commercial St</u>		
Total Square Footage of Proposed Structure/Area <u>36 square ft.</u>	Square Footage of Lot <u>32</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>030</u> Block# <u>D</u> Lot# <u>003</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Flatbread Wharf LLC</u> Address <u>7 Market Sq</u> City, State & Zip <u>Amesbury MA 01915</u>	Telephone: _____
Lessee/DBA (If Applicable) RECEIVED APR 19 2012 Dept. of Building Inspections City of Portland Maine	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: \$ <u>6,800</u> C of O Fee: \$ _____ Total Fee: \$ <u>90.00</u>
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Install small 6X6 cooler walk-in outside Building with Door to Inside space.</u>		
Contractor's name: <u>Flatbread company</u> Address: <u>72 Commercial St</u> City, State & Zip <u>Portland Me. 04102</u> Telephone: _____ Who should we contact when the permit is ready: <u>Spencer Gould</u> Telephone: <u>207-272-0972</u> Mailing address: <u>Flatbread company 72 Commercial St 04102</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: [Signature]

Date: 4/19/12

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



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Receipts Details:

Tender Information: Check , BusinessName: mastercaed, Check Number: 25072

Tender Amount: 90.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 4/19/2012

Receipt Number: 43068

Receipt Details:

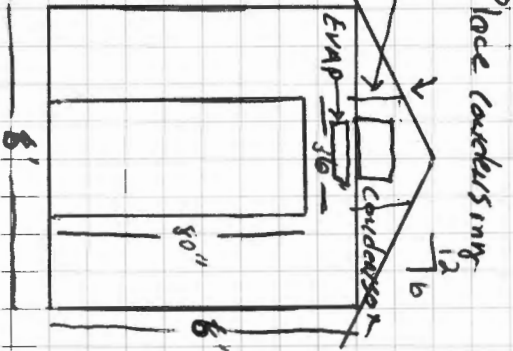
Referance ID:	6181	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	90.00	Charge Amount:	90.00
Job ID: Job ID: 2012-04-3812-ALTCOMM - install 6' x 6' cooler walk in			
Additional Comments: 70 commercial			

Thank You for your Payment!

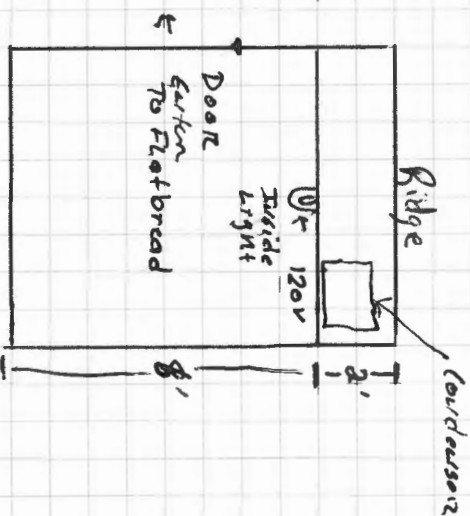
Flatbread Tortoid

- 1 walls 2x6
- 2 spray foam
- 3 walls inside will be a Rated Board also installed FRP Board
- 4 condenser TRape will be 3/4" PVC To outside
- 5 Floor Plan 6x6 cooler will be Attached to Building to extere and Exit
- 6 Evaporator / Condenser will be a one Pice system.
- 7 Roof will be Metal
- 8 outside wall will be 3/4 Pice Td6
- 9 cooler d Building will be Insulated d Sealed To Building code.
- 10 Email Photos To Town

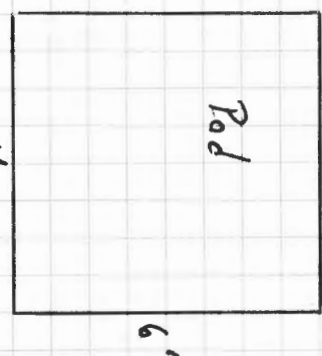
Front View



Side View



Floor Plan



Planning Division Use Only

Authorization Granted ☒

Partial Exemption ☐

Exemption Denied ☐

1) Screening of the trash area is recommended.

2) Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (Room 315, City Hall (874-8703)) prior to the start of any construction.

Barbara Bachydt, May 22, 2012

IMPORTANT NOTICE TO APPLICANT: The granting of an Administrative Authorization to exempt a development from site plan review does not exempt this proposal from other approvals or permits, nor is it an authorization for construction. You should first check with the Building Inspections Office, Room 315, City Hall (207)874-8703, to determine what other City permits, such as a building permit, will be required.

PROVISION OF PORTLAND CITY CODE

14-523 (SITE PLAN ORDINANCE)

RE: Administrative Authorization

Sec. 14-523 (b). Applicability

No person shall undertake any development identified in Section 14-523 without obtaining a site plan improvement permit under this article. (c) Administrative Authorization. Administrative Authorization means the Planning Authority may grant administrative authorization to exempt a development proposal from complete or partial site plan review that meets the standards below, as demonstrated by the applicant.

1. The proposed development will be located within existing structures, and there will be no new buildings, demolitions, or building additions other than those permitted by subsection b of this section;
2. Any building addition shall have a new building footprint expansion of less than five hundred (500) square feet;
3. The proposed site plan does not add any new curb cuts, driveways, or parking areas; the existing site has no more than one (1) curb cut and will not disrupt the circulation flows and parking on-site; and there will be no drive-through services provided;
4. The curbs and sidewalks adjacent to the lot are complete and in sound condition, as determined by the public works authority, with granite curb with at least four (4) inch reveal, and sidewalks are in good repair with uniform material and level surface and meet accessibility requirements of the Americans with Disabilities Act;
5. The use does not require additional or reduce existing parking, either on or off the site, and the project does not significantly increase traffic generation;
6. There are no known stormwater impacts from the proposed use or any existing deficient conditions of stormwater management on the site;
7. There are no evident deficiencies in existing screening from adjoining properties; and
8. Existing utility connections are adequate to serve the proposed development and there will be no disturbance to or improvements within the public right-of-way.
9. There are no current zoning violations;
10. Any emergency generators are to be located to minimize noise impacts to adjoining properties and documentation that routine testing of the generators occur on weekdays between the hours of 9 a.m. to 5 p.m. Documentation pertaining to the noise impacts of the emergency generator shall be submitted; and
11. There is no anticipated noise, vibration, glare, fumes or other foreseeable impacts associated with the project.

- a. **Filing the Application.** An applicant seeking an administrative authorization under this subsection shall submit an administrative authorization application for review, detailing the site plan with dimensions of proposed improvements and distances from all property lines, and stating that the proposal meets all of the provisions in standards 1-11 of Section 14-423 (b)1. **The application must be accompanied by an application fee of \$50.**
- b. **Review.** Upon receipt of such a complete application, the Planning Authority will process it and render a written decision of approval, approval with conditions or denial, with all associated findings.
- c. **Decision.** If a full administrative authorization is granted, the application shall be approved without further review under this article, and no performance guarantee shall be required. In the event that the Planning Authority determines that standards a and b of Section 14-523 (b) (1) and at least four (4) of the remaining standards have been met, the Planning Authority shall review the site plan according to all applicable review standards of Section 14-526 that are affected by the standards in this subsection that have not been met. If an exemption or partial exemption from site plan review is not granted, the applicant must submit a site plan application that will undergo a full review by the Planning Board or Planning Authority according to the standards of Section 14-526.

Criteria for an Administrative Authorizations:
(See Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
Y(yes), N(no), N/A

Planning Division
Use Only

a) Is the proposal within existing structures?	n/a	No
b) Are there any new buildings, additions, or demolitions?	No	Yes
c) Is the footprint increase less than 500 sq. ft.?	Yes	Yes
d) Are there any new curb cuts, driveways or parking areas?	No	No
e) Are the curbs and sidewalks in sound condition?	Yes	Yes
f) Do the curbs and sidewalks comply with ADA?	Yes	Yes
g) Is there any additional parking?	No	No
h) Is there an increase in traffic?	No	No
i) Are there any known stormwater problems?	No	No
j) Does sufficient property screening exist?	No	Improved Screening
k) Are there adequate utilities?	No	Yes
l) Are there any zoning violations?	No	No
m) Is an emergency generator located to minimize noise?	No	n/a
n) Are there any noise, vibration, glare, fumes or other impacts?	No	No

The Administrative Authorization for 72 Commercial Street was approved by Barbara Barhydt, Development Review Services manager on 5-22-12 with the following condition in addition to the required Standard Condition of Approval listed below:

1. Screening of the trash area is recommended.
2. Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.



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Receipts Details:

Tender Information: Check , BusinessName: Spencer Gould, Check Number: 17582

Tender Amount: 50.00

Receipt Header:

Cashier Id: Ldobson

Receipt Date: 4/20/2012

Receipt Number: 43096

Receipt Details:

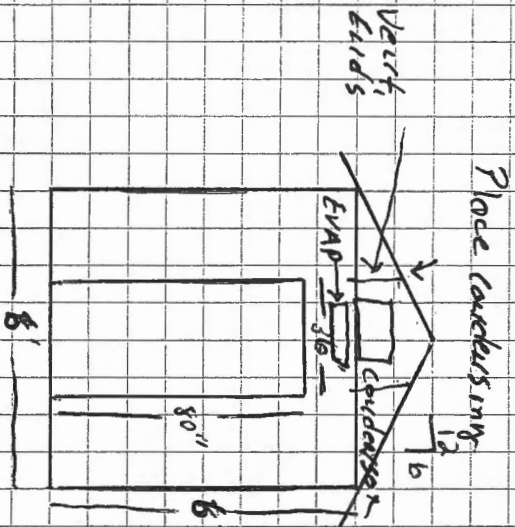
Reference ID:	1584	Fee Type:	PEZ-ADAUTH
Receipt Number:	0	Payment Date:	
Transaction Amount:	50.00	Charge Amount:	50.00
Job ID: Project ID: 2012-487 - 72 Commercial St.; Walk-in Cooler			
Additional Comments: 72 Commercial St			

Thank You for your Payment!

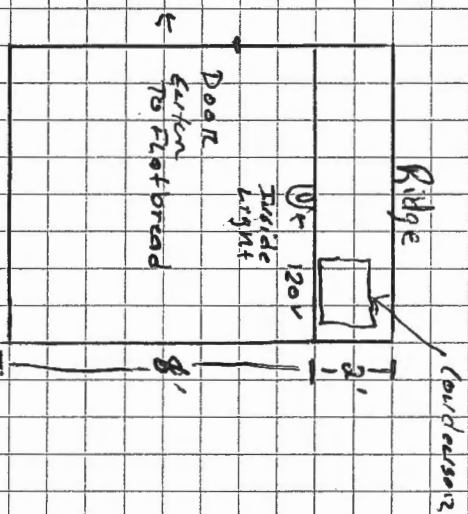
Flatbread Tortoid

- 1 Wall's 2x6
- 2 Spray Foam
- 3 Wall's Inside will be a Rated Board also installed FRP Board
- 4 Condenser Trap will be 3/4" PVC To outside
- 5 Floor Plan 6x6 cooler will be Attached to Building To extere and Exit
- 6 Evaporator/Condenser will be a PVC Pipe system
- 7 Roof w. 1/2" Meta!
- 8 Outside wall will be 3/4" PVC Td 6
- 9 cooler & Building will be Insulated & sealed To Building code.
- 10 E-mail Photos To Tower

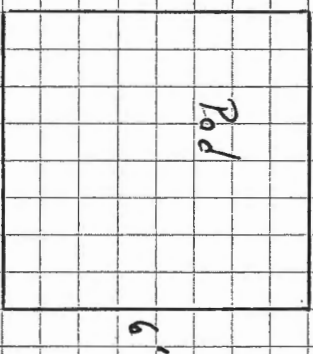
Front View



Side View



Floor Plan



Flatbread Tort and

- 1 walls 2x6
- 2 spray foam
- 3 walls inside will be 9 Paled Board also installed JEP Board
- 4 Condensor Traps will be 3/4" PVC to outside
- 5 Floor Plan 6x6 cooler will be Attached to Building to enter and Exit
- 6 Evaporator/Condensor will be a one Pice system.
- 7 Roof will be Metal
- 8 outside wall will be 3/4" Pinc T46
- 9 cooler & Building will be Insulated & Sealed to Building code.
- 10 E-mail Photos to Tower

Barbar-

Here is some more information for the walk in cooler at Flatbread - To Commercial St - Admish Authorization.

Call me if you have overhauls.

