

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that CARROLL BLOCK LLC

Located At 136 COMMERCIAL ST

Job ID: 2012-01-3079-ALTCOMM – CHANGE OF USE

CBL: 030- H-004-001

has permission to Upgrade existing space and change the use from a retail tea shop to restaurant - Ice Cream Shop 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 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.

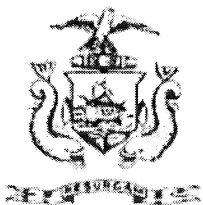
A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

 2/3/12

Code Enforcement Officer / Plan Reviewer

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



Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development
Building Inspections Division



Location: 136 COMMERCIAL ST

CBL: 030 H004001

Issued To: Carroll Block Llc

Issued Date: 04/26/2012

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. 201240518 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

1ST FLOOR FRONT

APPROVED OCCUPANCY

USE GROUP B

TYPE 3B

12 SEAT ICE CREAM SHOP

IBC 2009

LIMITING CONDITIONS:

Approved:

Inspector

Inspection Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-01-3079-ALTCOMM	Date Applied: 1/10/2012	CBL: 030- H-004-001	
Location of Construction: 136 COMMERCIAL ST	Owner Name: CARROLL BLOCK LLC	Owner Address: PO BOX 7626 PORTLAND, ME 04112	Phone: 329-7281
Business Name:	Contractor Name: Scott Lindsay & Assoc. Inc.	Contractor Address: PO Box 7626 PORTLAND MAINE 04112	Phone: (207) 773-8422
Lessee/Buyer's Name:	Phone:	Permit Type: Change of Use	Zone: WCZ- NMUOZ
Past Use: First floor retail (was "Bubble Ten" tea shop)	Proposed Use: Change of use of first floor from retail to Ice Cream Shop "restaurant" (showing 12 seats)	Cost of Work: \$30,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. Pirone 1/31/12</i>	Inspection: Use Group: B Type: 3B <i>DB 2009</i> Signature: <i>[Signature]</i>
Proposed Project Description: Upgrade existing space; Ice Cream Shop - change of use		Pedestrian Activities District (P.A.D.) <i>2/3/12</i>	
Permit Taken By: Brad		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

☐ Maj ☐ Min ☐ MM

Date: *ok w/conditions*Date: *9/11/12***CERTIFICATION****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:

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.**

Plumbing or Electrical inspection prior to final hook up or energizing

Certificate of Occupancy/Final Inspection including health 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.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2012-01-3079-ALTCOMM

Located At: 136 COMMERCIAL
ST

CBL: 030- H-004-001

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 restaurant (more than 9 seats) on the first floor with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
3. Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.
4. New cafe, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes.
5. Approval of City license is subject to health inspections per the Food Code.
6. 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.

Fire

1. All construction shall comply with City Code Chapter 10.
2. Fire extinguishers are required. Installation per NFPA 10.
3. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
4. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
5. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
6. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
7. Non-combustible construction of this structure requires all construction to be Non-combustible.
8. Any cutting and welding done will require a Hot Work Permit from Fire Department.

OK 1/11/12 (S)



General Building Permit Application

WLCZ
Nitin Hystone

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.

NMH07

Location/Address of Construction: <u>136 Commercial Street</u>		
Total Square Footage of Proposed Structure/Area <u>2500 sq. ft</u>	Square Footage of Lot <u>0.086 acres</u>	Number of Stories <u>5</u>
Tax Assessor's Chart, Block & Lot Chart# <u>030</u> Block# <u>H-004</u> Lot# <u>001</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Carroll Block LLC</u> Address <u>P.O. Box 7626</u> City, State & Zip <u>Portland, ME 04112</u>	Telephone: <u>207-329-7201</u>
Lessee/DBA (If Applicable) <u>Ice cream shop</u>	Owner (if different from Applicant) Name _____ Address _____ City, State & Zip _____	Cost Of Work: <u>\$30,000.00</u> C of O Fee: \$ _____ Total Fee: <u>\$320-</u>
Current legal use (i.e. single family) <u>retail</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>"Bubble tea" tea shop</u> Proposed Specific use: <u>ice cream shop</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>upgrade existing fitup space with new fixtures and equipment for serving ice cream. General cosmetics with new flooring, light fixtures, electrical + plumbing.</u>		
Contractor's name: <u>Scott A. Lindsay + Assoc. Inc.</u> Address: <u>P.O. Box 7626</u> City, State & Zip <u>Portland, ME 04112</u> Telephone: <u>207-773-9122</u> Who should we contact when the permit is ready: <u>Scott Lindsay</u> Telephone: <u>207-329-7201</u> Mailing address: <u>P.O. Box 7626, Portland, ME 04112</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 may reques this form a Division off

I hereby cer that I have l laws of this authorized r provisions o

Signature

Marge -
added fee +
Called 4m for
Payment - No way
to "change" Descrip.

the perm on-lir
y, or his/1 n this overec

ite:
nce A

BRAD
Digital Copy
to be sent
today - (get C.O.)
This is a ch. of use
from retail to Restaurant
has more than 9 seats

it
if
ctions
ind

RECEIVED



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

11/10/12 20

Received from Scott + Lindsay

Location of Work 136 Commercial St

Cost of Construction \$ 30,000 - Building Fee:

Permit Fee \$ Site Fee:

Certificate of Occupancy Fee:

Total: 320 -

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

Other

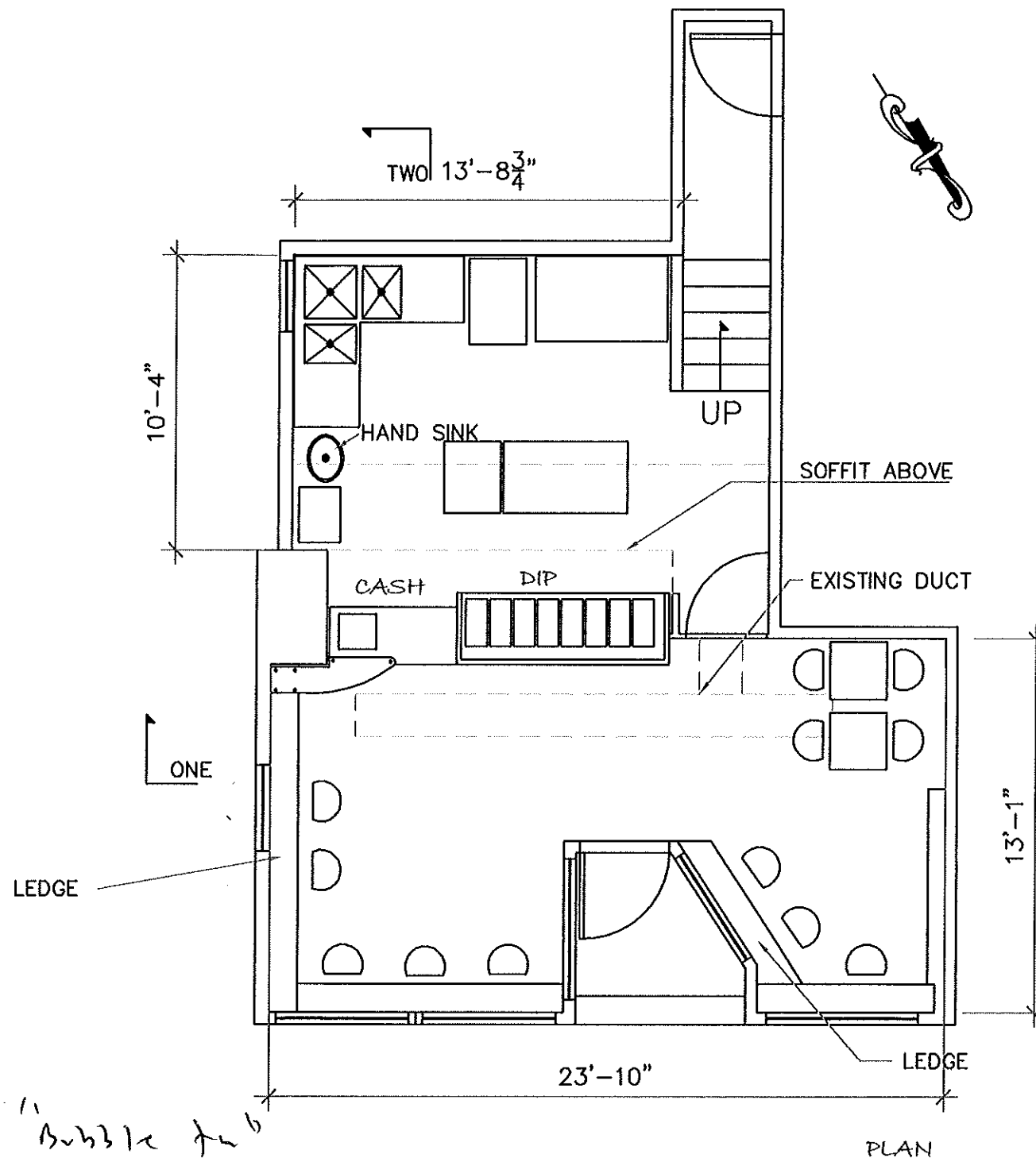
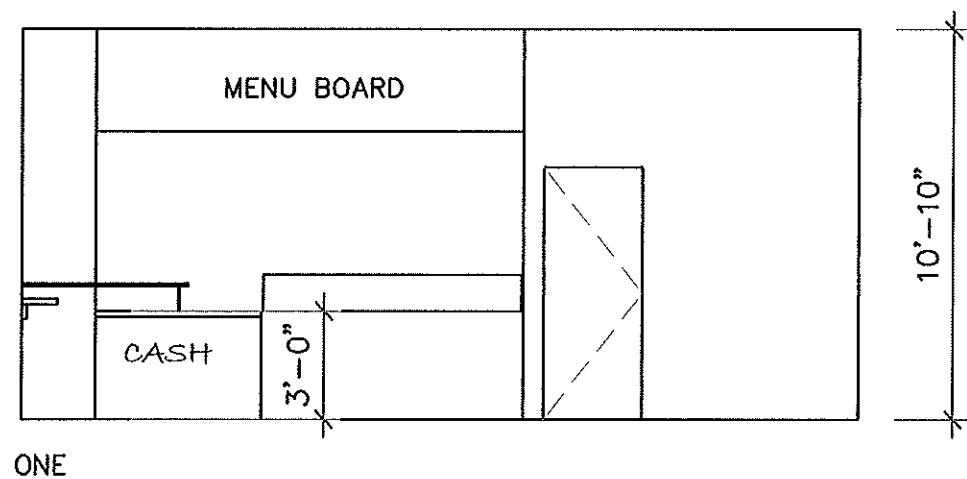
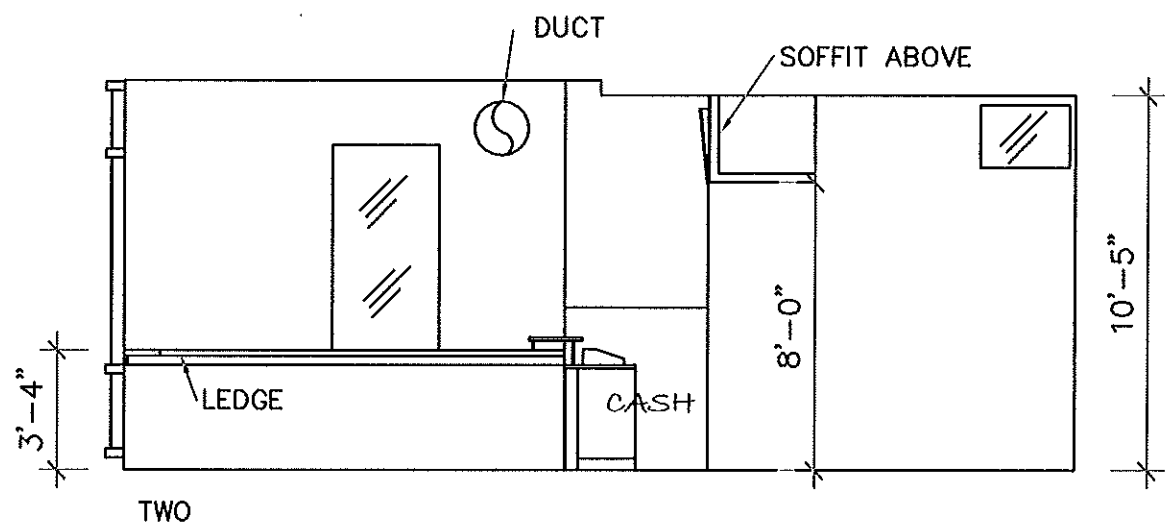
CBL:

Check #: 8084 Total Collected \$ 320 -

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

Taken by: Desiree Kelly

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



This space is currently used as "Bubble bar"
 All new equipment will be replaced in the
 existing space. No new units etc. will be
 built. Just cosmetics i.e. lighting, flooring etc..
 upgrading the existing space only.

ICE CREAM
 136 COMMERCIAL ST
 PORTLAND, Maine

M Designs
 Falmouth, Maine
 207-233-5517 CELL
 MDESIGNS@MAINER.COM

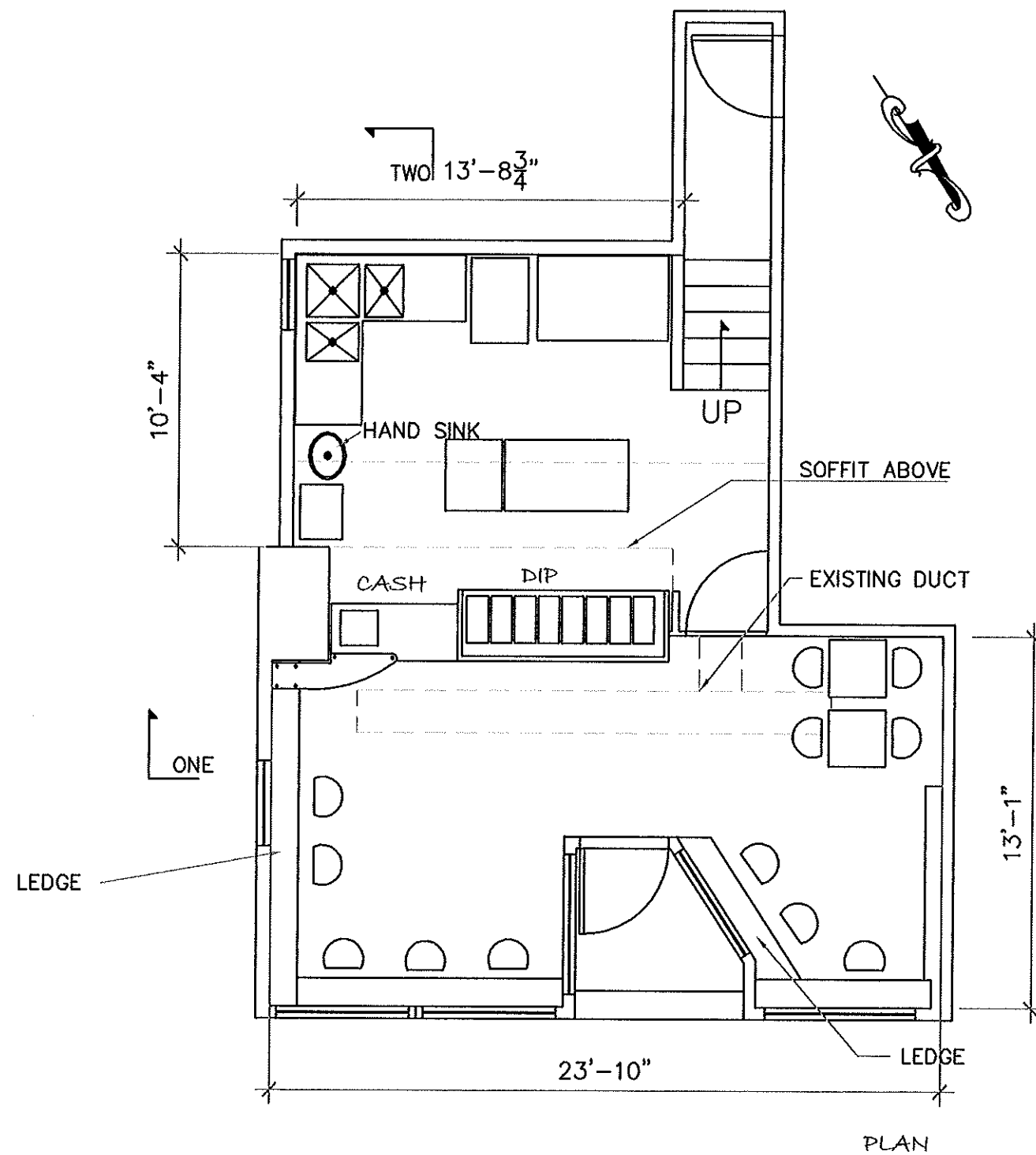
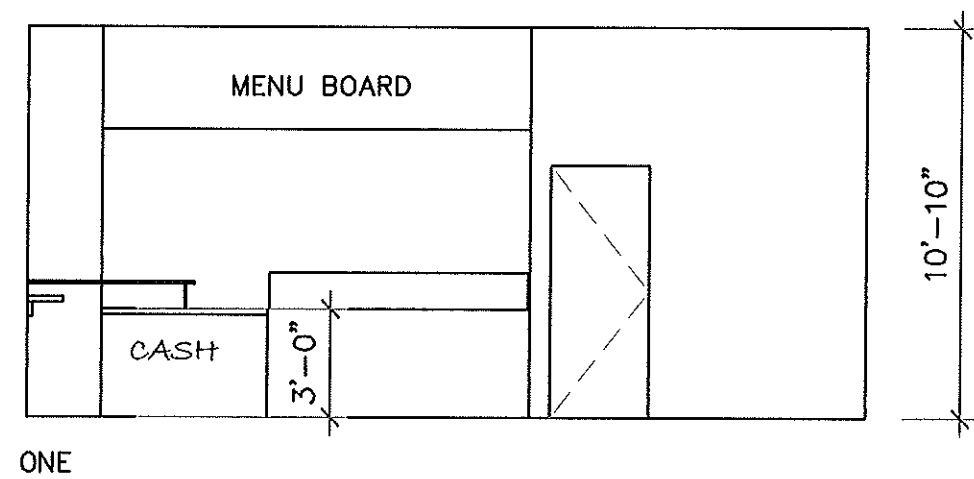
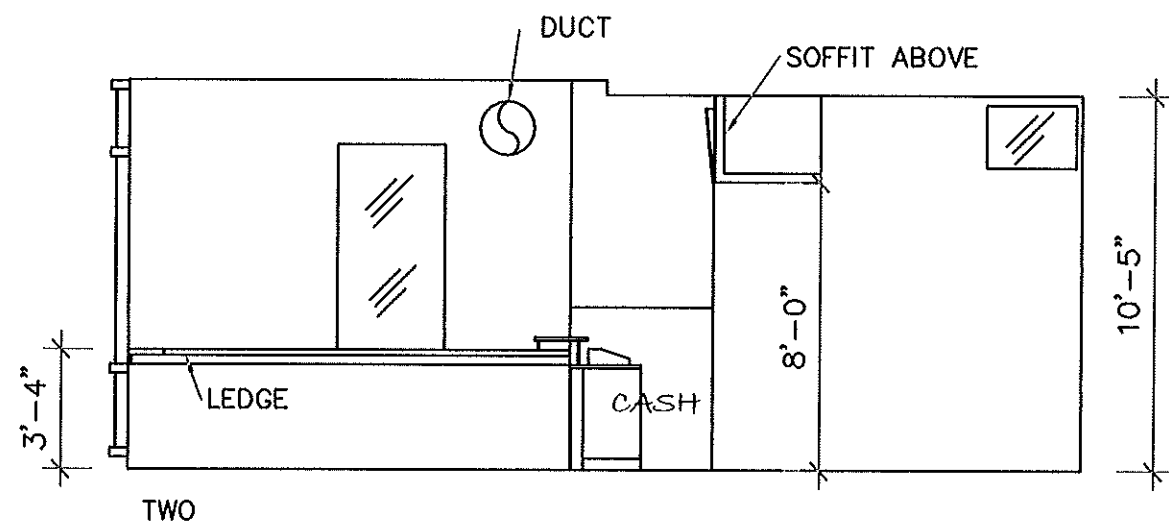
SCALE 3/16" = 1'-0"

1-7-2012

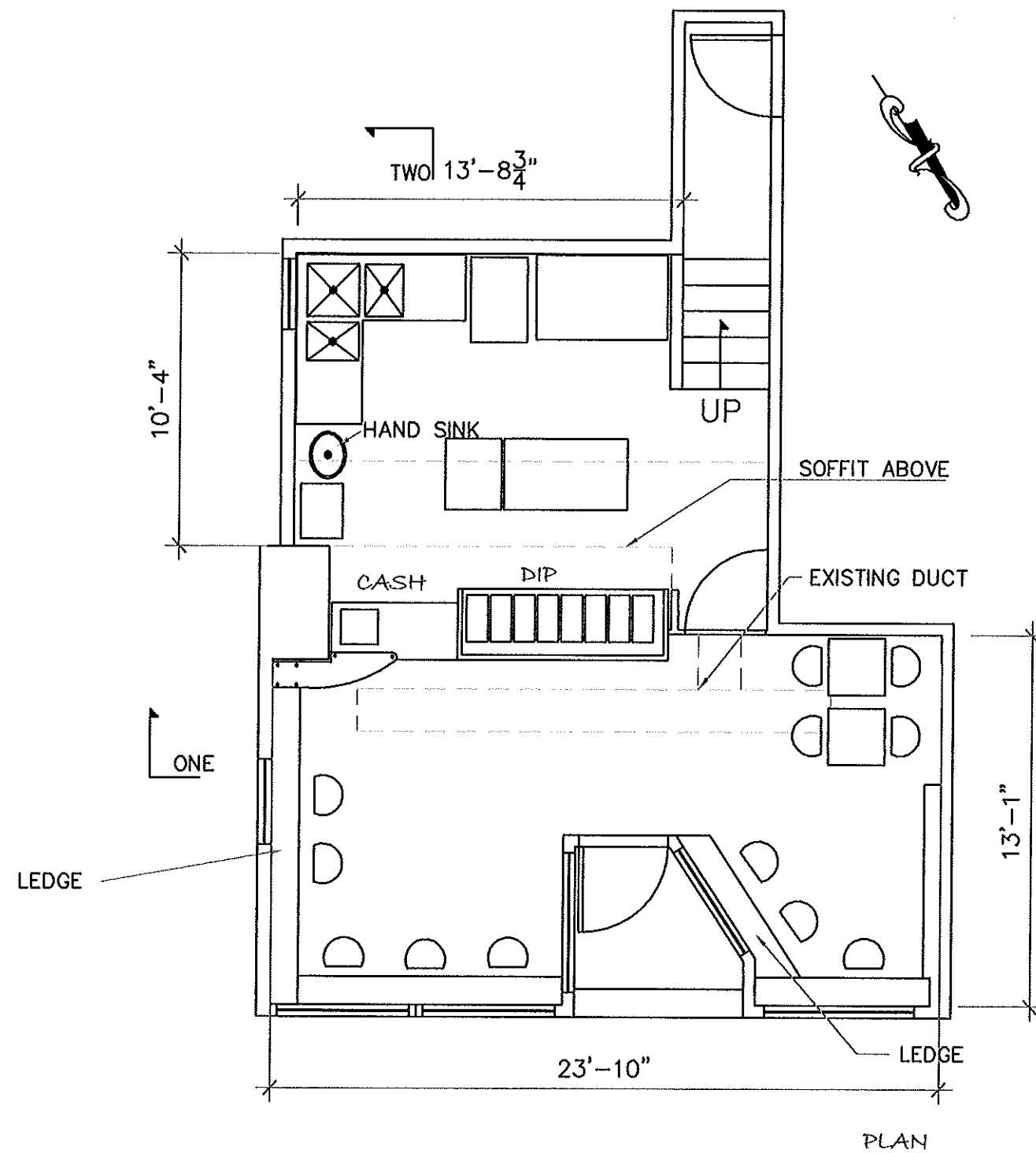
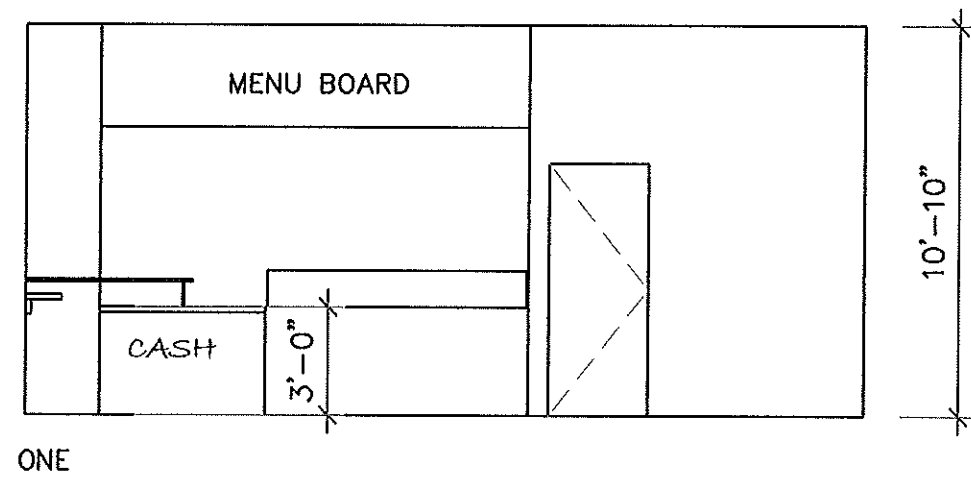
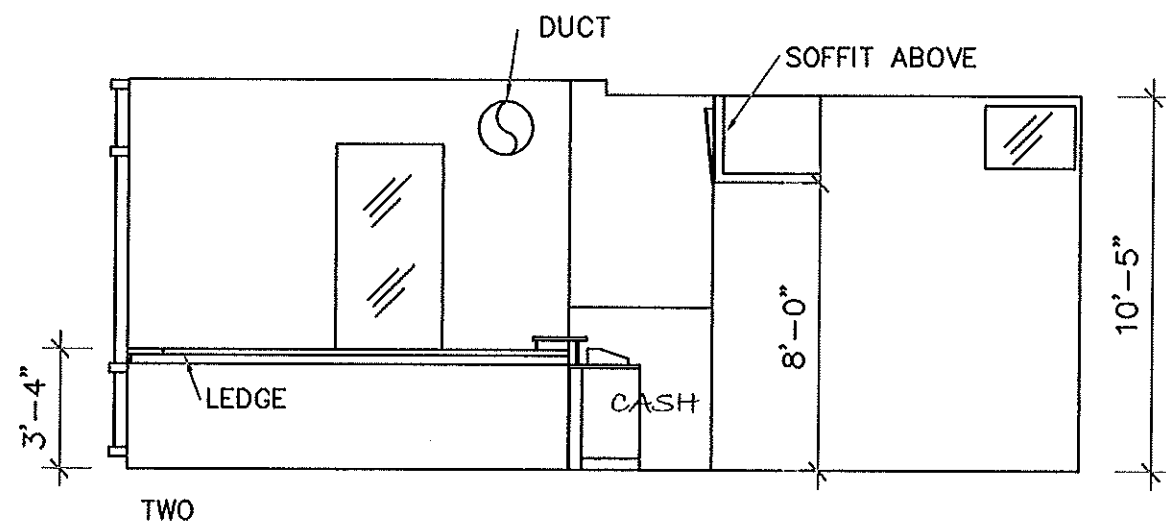
1. PLAN SUBMITTAL TO TOWN

PLANS / ELEVATION

A-1



Project		ICE CREAM 136 COMMERCIAL ST PORTLAND, Maine	
M Designs Falmouth, Maine 207-233-5517 CELL MDESIGNS@MAINE.RR.COM		PLANS / ELEVATION	
SCALE: 3/16" = 1'-0"	1-7-2012	A-1	
1. PLAN SUBMITTAL TO TOWN			



SCALE 3/16" = 1'-0"

1-7-2012

I. PLAN SUBMITTAL TO TOWN

Project

M Designs
Falmouth, Maine
207-233-5517 CELL
MDESIGNS@MAINEPR.COM

ICE CREAM
136 COMMERCIAL ST
PORTLAND, Maine

PLANS / ELEVATION

A-1