

City of Portland, Maine - Building or Use Permit Application  
 389 Congress Street, 04101 Tel: (207) 874-8700 Fax: (207) 874-8716

Permit No: 04-0549  
 Permit Issued: JUN 16 2004  
 CBL: 379 1651001

|  |  |   |                      |        |
|--|--|---|----------------------|--------|
| Location of Construction:<br>180 Middle St | Owner Name:<br>Buckstar LLC                            | Owner Address:<br>100 Silver St   | City: PORTLAND       | Phone: |
| Business Name:                             | Contractor Name:<br>American Construction & Mechanical | Contractor Address:<br>1101 Dow 125B Clavely  | Phone:<br>7376648001 |        |
| Lessee/Owner's Name:                       | Phone:   | Permit Type:<br>Alterations - Commercial <span style="float: right;">Page 33</span> |                      |        |

|                         |  |                           |                          |                     |
|-------------------------|--|---------------------------|--------------------------|---------------------|
| Proposed Use:<br>Retail | Proposed Use:<br>Retail Tenant Shop for Cold Stone Creamery (#180) | Permit Fee:<br>\$1,281.00 | Cost of Work:<br>\$4,000 | City District:<br>1 |
|-------------------------|--|---------------------------|--------------------------|---------------------|

Proposed Project Description:  
Tenant fit-up for Cold Stone Creamery

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.):  
 Action:  Approved  Denied  Approved with conditions  Denied  
 Signature: [Signature] Date: 6/30/04

|   |                                 |  |   |  |
|---|---------------------------------|--|---|--|
| Permit Taken By:<br>kwel  | Date Applied for:<br>05/21/2004 | Zoning Approval  |   |  |
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.<br>2. Such permits do not include plumbing, septic or electrical work.<br>3. Building permits are void if work is not started within six (6) months of the date of issuance. (Note: information may invalidate a building permit and stop all work.) |                                 | Special Zone or District:<br><input type="checkbox"/> Standard<br><input type="checkbox"/> Other<br><input type="checkbox"/> First Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Six Foot<br><input checked="" type="checkbox"/> Other: [Handwritten] | Zoning Appeal:<br><input type="checkbox"/> Variances<br><input checked="" type="checkbox"/> Street Access<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Use Intensity<br><input checked="" type="checkbox"/> Approval<br><input type="checkbox"/> Other | Historic Preservation:<br><input type="checkbox"/> Significant Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approval with conditions<br>Date: [Handwritten] |

**CERTIFICATION**

I hereby certify that I am the owner of record of the above 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 ordinance(s) applicable to such permit.

|  |         |      |       |
|--|---------|------|-------|
| NAME (PLEASE PRINT)                        | ADDRESS | CITY | PHONE |
| RESPONSIBLE PERSON IN CHARGE OF WORK TITLE | DATE    |      | PHONE |

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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 initialing 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.

     Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8692 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or dry-walling
- 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.**

**CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

Permit: 032-I-001004 Building Permit #: 04-0649

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

Please Read  
Application And  
Notes If Any  
Attached

PERMIT APPLICATION

**PERMIT**

Permit Number: 40626

PERMIT ISSUED

This is to certify that Blockbuster (Aurora) Occupancy & Construction Group  
has permission to Install Signs for Card Store  
AT 180 Middle St

JUN 15 2006

CITY OF PORTLAND

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permit is procured before this building or part thereof is used or occupied. **NO 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 [Signature]

Health Dept \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

[Signature]  
Date: JUN 14 2006

PENALTY FOR REMOVING THIS CARD

**City of Portland, Maine - Building or Use Permit**  
 580 Congress Street, 04101 Tel: (207) 874 8700, Fax: (207) 874 8716

|                       |                                 |                    |
|-----------------------|---------------------------------|--------------------|
| Permit No:<br>04-0049 | Date Applied For:<br>05/31/2004 | LOT:<br>032 000001 |
|-----------------------|---------------------------------|--------------------|

|  |  |   |                          |
|--|--|---|--------------------------|
| Location of Construction:<br>180 Middle St | Owner Name:<br>Buckstar LLC                            | Owner Address:<br>130 Silver St               | Phone:                   |
| Business Name:                             | Contractor Name:<br>American Construction & Mechanical | Contractor Address:<br>IBC Box 128B Ellsworth | Phone:<br>(207) 634 8071 |
| Developer's Name:                          | Phone:   | Permit Type:<br>Alterations - Commercial      |                          |

|   |  |
|---|--|
| Proposed Use:<br>Retail: Tenant fit-up for Cold Stone Creamery (1150) | Proposed Project Description:<br>Tenant fit-up for Cold Stone Creamery |
|---|--|

|  |                                  |                          |  |
|--|----------------------------------|--------------------------|--|
| Dept: Zoning   | Status: Approved with Conditions | Reviewer: Marge Schumack | Approval Date: 05/24/2004                        |
| Notes:   |                                  |                          | OK to Issue: <input checked="" type="checkbox"/> |
| 1) Please note that this building is located within the Political Activities District (PAD) which limits the floor uses to be retail like in nature. No existing windows shall be removed nor blocked.<br>2) ANY exterior work requires a separate review and approval thru Historic Preservation. This building is located within the Historic District.<br>3) Separate permits shall be required for any new signage.<br>4) 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: Mike Nugent | Approval Date: 06/11/2004             |
| Notes:   |                                  |                       | OK to Issue: <input type="checkbox"/> |
| 1) A separate permit is required for E/M/V installation w/ structural details. |                                  |                       |                                       |

|  |                                  |                         |  |
|--|----------------------------------|-------------------------|--|
| Dept: Fire   | Status: Approved with Conditions | Reviewer: Lt. MacDougal | Approval Date: 05/27/2004                        |
| Notes:   |                                  |                         | OK to Issue: <input checked="" type="checkbox"/> |
| 1) Fire extinguishers shall be installed in accordance with NFPA 10 standards. |                                  |                         |  |

**Comments:**  
 5/21/2004 kwk: application cover sheet and payment received 5/13/2004, plans were supposed to be filed on the 14th, did not arrive until 5/31/2004. PDF of 11"x17" set of plans emailed w/Ray Truitt on 5/31/2004, he will send ASAP. kwk  
 5/25/2004 kwk: 5/25/2004: rec'd 11"x17" set added to permit. kwk  
 6/1/2004 mjr: Sent certification forms to design professional w/ questions



04-0649

### All Purpose 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>180 MIDDLE STREET, PORTLAND, ME.</u>  |   |   |
| Total Square Footage of Proposed Structure<br><u>1700 SQ. FT.</u>  | Square Footage of Inl<br><u>N/A</u>   |   |
| Tax Assessor's Chart, Block & Lot<br>Chart # <u>732</u> Block # <u>F</u> Lot # <u>001</u>  | Owner: <u>DICK Mc GOWDICK</u><br><u>DAVID WHITE</u>   | Telephone: AGENT<br><u>732</u><br><u>684-8071</u>         |
| Applicant/Buyer's Name (if Applicable)<br><u>DAVID WHITE</u>   | Applicant name, address & telephone:<br><u>DAVID WHITE</u><br><u>117-A GREAT OAKS BLVD.</u><br><u>ALBANY, N.Y. 12203</u>  | Cost of Work: <u>140,000.00</u><br>Fee: \$ <u>1281.00</u> |
| Current use: <u>VACANT</u>   | Architect: <u>Design Studio</u><br><u>100 Park Avenue</u><br><u>25 Rockefeller Park</u><br><u>Rockefeller NY</u><br><u>10029</u><br><u>516-415-1140</u><br><u>212-1811166</u> |   |
| If this location is currently vacant, what was prior use: <u>ANTIQUE STORE</u>   | Approximately how long has it been vacant: <u>?</u>   |   |
| Proposed use: <u>ICE CREAM STORE</u>   | Project description: <u>Interior Fin. w/pt</u>  |   |
| Contractor's name, address & telephone: <u>AMERICAN CONSTRUCTION &amp; MECHANICAL GROUP</u><br><u>401 Oak St B. HAUNLEY, PA. 18428</u>   |   |   |
| Who should we contact when the permit is ready: <u>CARL KRUSTA 732-684-8071</u>  |   |   |
| Mailing address:   |   |   |
| We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 732-684-8071 |   |   |

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT. WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

I hereby certify that I am the Owner or agent 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 the jurisdiction in relation to the permit for work described in this application and I certify that the Code Official's authorized representative and I have the authority to enter all areas covered by the permit at any reasonable hour to enforce the provisions of the codes applicable to this permit.

Signature of applicant: Carl Krusta Date: 5/6/04

This is NOT a permit; you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

**BUCKSTAR II LLC**  
**100 Silver Street**  
**Portland, ME 04101**  
Tel: 207-774-1885  
Fax: 207-774-8397  
e-mail: [lp@buckstar.com](mailto:lp@buckstar.com)

May 26, 2004

City of Portland  
Portland Permit/License Office  
Portland, ME 04101  
Fax #: 207-8716

Re: Cold Stone Creamery  
180 Middle St., Portland, ME

Dear People:

As owners and managers of Buckstar II LLC with a location at 180 Middle Street, Portland, Maine, we authorize American Construction & Mechanical Group, Inc. to commence construction work on the unit that is to be occupied by Cold Stone Creamery.

It would be greatly appreciated if you could issue the necessary permits so that work can commence as soon as possible. As it is now, the construction is behind schedule.

If you have any questions, please call Michael Brescia or myself at 774-1885. Thanking you in advance for all your cooperation.

Sincerely,



Linda Plummer  
Assistant Property Manager

Lp

Cc: Carl Ragoza, American Construction & Mechanical Group, Inc.  
Matthew Cardona, CBRE, The Bruins Co.

# Transmittal



**Stantec**

Stantec Inc.  
85 Melio Park  
Rochester, NY 14623  
Tel: (585) 475-1440 Fax: (585) 272-50



|         |  |                                     |                      |
|---------|--|-------------------------------------|----------------------|
| To:     | City of Portland<br>380 Congress Street<br>Portland, Maine 04110 | From:                               | Ray Trotta           |
| Office: | Building Inspection Office,<br>Room 315                          | <input type="checkbox"/>            | For Your Information |
| Date:   | May 20, 2004   | <input type="checkbox"/>            | For Your Approval    |
| File:   |  | <input checked="" type="checkbox"/> | For Your Review      |
|         |  | <input type="checkbox"/>            | As Requested         |

**Reference: Cold Stone Creamery Building Plans**

Please find enclosed two (2) sets of building plans for Cold Stone Creamery for your review.

Ray Trotta

**STANTEC INC.**

Ray Trotta  
Tel: US: 475-1440  
Fax: 585-272-1614  
rtrotta@stantec.com

Encl.

**City of Portland, Maine - Building or Use Permit**  
 389 Congress Street, #4101 Tel: (207) 874-8700, Fax: (207) 874-8716

|                       |                                 |                    |
|-----------------------|---------------------------------|--------------------|
| Permit No:<br>04-0620 | Date Applied For:<br>05/21/2004 | UID:<br>032 000001 |
|-----------------------|---------------------------------|--------------------|

|   |  |  |                          |
|---|--|--|--------------------------|
| Location of Construction:<br>188 Middle St                              | Owner Name:<br>Huxetur, Inc  | Owner Address:<br>100 Silver St            | Phone:                   |
| Business Name:  | Contractor Name:<br>American Construction & Mechanic                   | Contractor Address:<br>HCL Box 1388 Howley | Phone:<br>(752) 684-8071 |
| Permit Issuer's Name:   | Phone:   | Permit Type:<br>Alterations - Commercial   |                          |
| Proposed Use:<br>Retail Tenant Fit-up for Cold Stone Creamery (7' x 8') | Proposed Project Description:<br>Tenant fit-up for Cold Stone Creamery |  |                          |

Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmittok      Approval Date: 05/24/2004

Notes:      OK to Issue:

- 1) Please note that this building is located within the Pedestrian Activities District (PAD) which limits first floor uses to be retail like in nature. No existing windows shall be removed nor blocked.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This building is located within the Historic District.
- 3) Separate permits shall be required for any new signage.
- 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting plot work.

Dept: Building      Status: Pending      Reviewer: Mike Kujart      Approval Date:

Notes:      OK to Issue:

Dept: Fire      Status: Pending      Reviewer:      Approval Date:

Notes:      OK to Issue:

**Comments:**

5/21/04 fwd: application cover sheet and payment received 5/13/2004, plans were supposed to be here on the 14th; didn't arrive until 5/21/2004. PDF on 11/21/7's yet to arrive, speak w/Ray Trutta on 5/21/2004, he will send ASAP. Kwd



Stantec Architecture Inc.  
20 Metro Park  
Riverside, NY 14628-2230  
Tel: (505) 475-1440 Fax: (505) 475-4141  
stantec.com



**Stantec**



June 4, 2004  
File: 179000181

Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service  
388 Congress St., Room 315  
Portland, Maine 04101

**Attention: Mike Nugent**

Dear Mr. Nugent:

**Reference: Cold Stone Creamery: Portland, Maine**

Please see the following in response to your comments received 06/01/2004.

- 1) The completed certification forms are attached.
- 2) The floor plan is a representation of the seating. There is no separate seating plan.
- 3) The new HVAC equipment will be placed where the existing equipment will be removed. The landlord will provide any additional support if necessary.
- 4) The food prep will be confined to the work area and service area.
- 5) There is no grease trap required.

Sincerely,

**STANTEC ARCHITECTURE INC.**

**Stantec**

June 4, 2014  
Mika Nugent  
Page 2 of 2

Reference: Cold Stone Creamery: Portland, Maine

Fran Wallace  
Architectural Technologist  
Tel: 505.475.1440  
Fax: 505.424.5617  
fwallace@stantec.com

Attachment: Signed and Sealed Certification Forms

c. file

vkurmi

# Memorandum

100 - 0000 - 0000 - 0000 - 0000 - 0000

To: Marshall Hardy Jr.  
From: Mike Nugent/Manager of Inspection services  
Date: 06/01/2004  
Re: Cold Stone Creamery 180 Middle St. (062-1000)

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I have contracted reviewing the plans for the above project and need the following information:

- 1) Attached are certification forms that need to be completed and returned, Thanks
- 2) Is there an actual seating plan?
- 3) Is the HVAC equipment creating additional loads on structural members and if so, how will they be addressed?
- 4) What wt. percent of their food prep/Cooking is?
- 5) Is there a grease trap contemplated?



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
289 Congress St., Room 313  
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

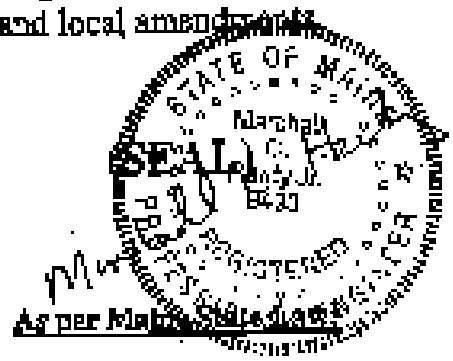
FROM: STANTEC ARCHITECTURE INC.

RE: Certificate of Design

DATE: JUNE 4, 2004

These plans and / or specifications covering construction work on:  
COLD STONE CREAMERY - 100 MILLE STREET PORTLAND, ME 04101

Have been designed and drawn up by the undersigned, a Maine registered Architect/  
Engineer according to the BOCA National Building Code / 1999 (Fourteenth Edition)  
and local amendments.



As per Maine Statutes

Signature: Marshall C. Hardy Jr.

Title: Senior Associate

Firm: Stantec

Address: 35 Water Park Rochester NY 14623

\$50,000.00 or more in new construction, repair  
expansion, addition, or modification for  
Building or Structures, shall be prepared by a  
registered design Professional.



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
289 Congress St., Room 315  
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

FROM DESIGNER: STANTEC ARCHITECTURE INC

DATE: JUNE 4, 2004

Job Name: GOLD STONE BREWERY

Address of Construction: 180 MIDDLE STREET, PORTLAND, ME 04101

**THE BOCA NATIONAL BUILDING CODE / 1999 (FOURTEENTH EDITION)**  
Construction project was designed according to the building code criteria listed below:

Building Code and Year \_\_\_\_\_ Use Group Classification(s) MERCANTILE

Type of Construction: IE

Structural Systems INTERIOR WORK ONLY. NO STRUCTURAL DESIGN!

Roof Snow Load

- \_\_\_\_\_ Ground Snow Load ( $P_g$ )
- \_\_\_\_\_  $12 P_g > 10$  psf Flat Roof snow load,  $P_f$
- \_\_\_\_\_  $12 P_g > 10$  psf snow exposure factor,  $C_e$
- \_\_\_\_\_  $12 P_g > 13$  psf roof thermal factor
- \_\_\_\_\_  $12 P_g > 13$  psf snow load importance factor,  $I$
- \_\_\_\_\_ Sloped Roof Snow Load  $P_s$

Earthquake Loads

- \_\_\_\_\_ Peak velocity-related acceleration,  $A_v$
- \_\_\_\_\_ Peak acceleration,  $A_p$
- \_\_\_\_\_ Seismic hazard exposure group
- \_\_\_\_\_ Seismic performance category
- \_\_\_\_\_ Soil profile  $CSE$
- \_\_\_\_\_ Basic structural system / seismic-resisting system
- \_\_\_\_\_ Response modification factor,  $R$ , and deflection amplification factor,  $C_d$

\_\_\_\_\_ The documents must account for Drift snow load, unbalanced snow load and sliding snow loads as required.

Wind Loads

- \_\_\_\_\_ Basic Wind Speed \_\_\_\_\_ Internal Pressure Coefficient
- \_\_\_\_\_ Wind Exposure Category \_\_\_\_\_ Wind Design Pressure \_\_\_\_\_ Wind Importance Factor



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

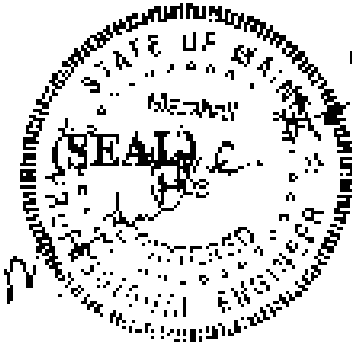
ACCESSIBILITY CERTIFICATE

Designer: STANTEC ARCHITECTURE INC.

Address of Project: 130 MIDDLE STREET, PORTLAND, ME. 04101

Nature of Project: INTERIOR RENOVATION OF A 1700 SF +/- SPACE  
FROM A CLOTHING STORE TO AN ICE CREAM PARLOR  
UPGRADE MECHANICAL AND ELECTRICAL SYSTEMS.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.



Signature: Michael C. Hardy Jr.

Title: Senior Associate

Firm: Stantec

Address: 85 Main Park

Roxbury NY 10233

Phone: 885.475.1448

# Memorandum

To: Marshall Hardy Jr.  
From: Mike S. (psas)/Manager of Inspection Services  
Date: 06/01/2004  
Re: Cold Stone Creamery - 80 Middle St., (001-1001)

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Have you or Paul reviewed the plans for the above project and could the following information be

- 1) Attached are certification forms that need to be completed and returned. Thanks
- 2) Is there an extra ceiling panel?
- 3) Is the HVAC equipment creating additional loads on structural members and if so, how will they be addressed?
- 4) What is the extent of the floor prep/covering job?
- 5) Is there a grease trap contemplated?