

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

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 061171

Please Read Application And Notes, If Any, Attached

This is to certify that PORTLAND STAGE COMPANY / C & A Services

has permission to Change of Use w/ tenant fit-out

AT 25 FOREST AVE

037 A022001

PERMIT ISSUED

SEP - 1 2006

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 when permission procured before this building or part thereof is started or otherwise closed-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. \_\_\_\_\_

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

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

Other \_\_\_\_\_

Department Name

*Jeanie Bourke 9/1/06*  
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: 06-1171	Issue Date:	CBL: 037 A022001
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Location of Construction: 25 FOREST AVE	Owner Name: PORTLAND STAGE COMPANY	Owner Address: PO BOX 1458	Phone:
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Business Name:	Contractor Name: C & A Services	Contractor Address: 22 George St So. Portland	Phone: 2077993947
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Lessee/Buyer's Name: <i>George Gilfoil</i>	Phone: <i>699-2655 cell 409-6187</i>	Permit Type: Change of Use - Commercial	Zone: <i>B-3C</i>
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Past Use: Commercial	Proposed Use: Commercial Change of Use w/ tenant fit-up for a Bakery/cafe	Permit Fee: \$100.00	Cost of Work: \$8,000.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>A-2</i> Type: <i>5A</i> <i>IBC-2003</i>
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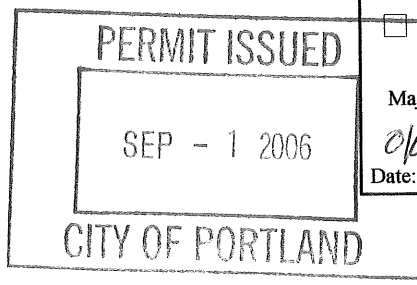
Proposed Project Description: Change of Use w/ tenant fit-up for a bakery/ cafe	Signature: <i>Craig Cass</i>	Signature: <i>AMB 9/1/06</i>
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**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: <i>PAD ENCOURAGEMENT AREA</i>	Date:
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Permit Taken By: dmartin	Date Applied For: 08/09/2006	<b>Zoning Approval</b>
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>9/10/06</i></p>	<p><b>Zoning Appeal</b></p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
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**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 \_\_\_\_\_

**City of Portland, Maine - Building or Use Permit Application**

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

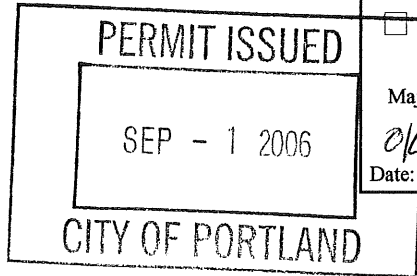
Permit No: 06-1171	Issue Date:	CBL: 037 A022001
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Location of Construction: 25 FOREST AVE	Owner Name: PORTLAND STAGE COMPANY	Owner Address: PO BOX 1458	Phone:
Business Name:	Contractor Name: C & A Services	Contractor Address: 22 George St So. Portland	Phone: 2077993947
Lessee/Buyer's Name: <i>George Gilfoil</i>	Phone: <i>699-2655 cell 409-6187</i>	Permit Type: Change of Use - Commercial	Zone: <i>B-3C</i>

Past Use: Commercial	Proposed Use: Commercial Change of Use w/ tenant fit-up for a Bakery/cafe	Permit Fee: \$100.00	Cost of Work: \$8,000.00	CEO District: 1
Proposed Project Description: Change of Use w/ tenant fit-up for a bakery/ cafe		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: <i>A-2</i> Type: <i>JA</i> <i>IBC-2003</i>	
		Signature: <i>Craig Casza</i> Signature: <i>AMB 9/1/06</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.B.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: <i>PAD ENCOURAGEMENT AREA</i> Date:				

Permit Taken By: dmartin	Date Applied For: 08/09/2006	<b>Zoning Approval</b>
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
	Maj <input type="checkbox"/> Minqr <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/10/06</i>	Date:	Date:



**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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 06-1171	<b>Date Applied For:</b> 08/09/2006	<b>CBL:</b> 037 A022001
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<b>Location of Construction:</b> 25 FOREST AVE	<b>Owner Name:</b> PORTLAND STAGE COMPANY	<b>Owner Address:</b> PO BOX 1458	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> C & A Services	<b>Contractor Address:</b> 22 George St So. Portland	<b>Phone</b> (207) 799-3947
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial Change of Use w/ tenant fit-up for a Bakery/cafe	<b>Proposed Project Description:</b> Change of Use w/ tenant fit-up for a bakery/ cafe
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/10/2006**Note:**      **Ok to Issue:** 

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 09/01/2006**Note:**      **Ok to Issue:** 

- 1) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans based on the meeting with George G. On 9/1/06 for code compliance.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 08/28/2006**Note:** Met w/ owners rep. Asked for more complete life safety plans.      **Ok to Issue:** 

- 1) Plans are incomplete. Unable to determine means of egress requirements are met. It shall be the owners requirement to insure all NFPA 101 life safety codes are met.

**Comments:**

08/31/2006-jmb: Spoke w/George G. About details, will meet on site 9/01 and require additional information.



# 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>27 Forest Ave.</u>		
Total Square Footage of Proposed Structure <u>1650</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>37    A      022</u>	Owner: <u>PORTLAND STAGE COMPANY</u>	Telephone: <u>774-1043</u>
Lessee/Buyer's Name (If Applicable) <u>George Gilfoil</u>	Applicant name, address & telephone: <u>C&amp;A SERVICES</u> <u>27 George St.</u> <u>SO. PORT. ME. 04106</u>	Cost Of Work: \$ <u>8,000.00</u> Fee: \$ <u>100 + (\$175)</u> C of O Fee: \$ <u>75</u>
Current Specific use: <u>INTERIOR SUPPORT</u>	Proposed Specific use: <u>BAKERY / CAFE</u>	
Project description: <u>SEE ATTACHED SHEET! CHANGE of USE</u> <u>INTERIOR RENOVATIONS w/ Tenant set-up</u>		
Contractor's name, address & telephone: <u>George Gilfoil - 409-6187</u>		
Who should we contact when the permit is ready: <u>C&amp;A SERVICES (SAME AS ABOVE)</u>		
Mailing address: _____ Phone: <u>(207) 799-3947</u>		

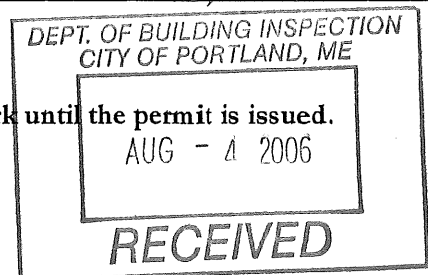
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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 visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant: <u>[Signature]</u>	Date: <u>8/1/06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



"27 Forest Ave."

SAME  
STAIRS

{ Remove STAIRS TO BALCONY, from "L" to straight shot  
ReBuild STAIRS TO STAGE, & to Balcony  
ADD BAR TOP TO FRONT SEATING AREA.  
ADD HALF WALL TO STAIRS,  
ADD HALF WALL TO RAMP,  
Remove FRONT STEP TO STAGE.  
ADD Rail System TO FRONT OF STAGE.  
ADD 1" ROUND STOCK TO RAILING TO MEET CODE  
ON BALCONY "3 1/2" "

ADD 4' WALL AND 6' WALL FOR OFFICE, WITH DOOR!



July 19, 2006

Inspections Division  
Planning and Development Department  
Portland City Hall  
389 Congress St.  
Portland, ME 04101

To Whom It May Concern:

George Gilfoil, dba geo's patisserie café, has our permission to seek a building permit for 27 Forest Avenue for the purpose of converting that space to a bakery/café. We have a signed lease agreement for that space and have agreed to its conversion.

If you need any additional information from us concerning this project, I may be reached during business hours at the address and phone number below, Ext. 102.

Sincerely,

A handwritten signature in cursive script that reads 'Camilla J. Barrantes'.

Camilla J. Barrantes  
Managing Director





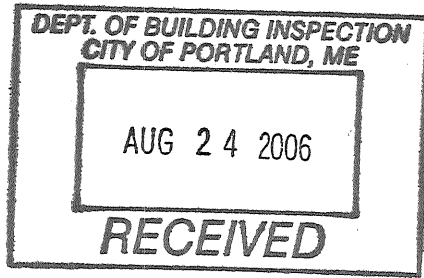
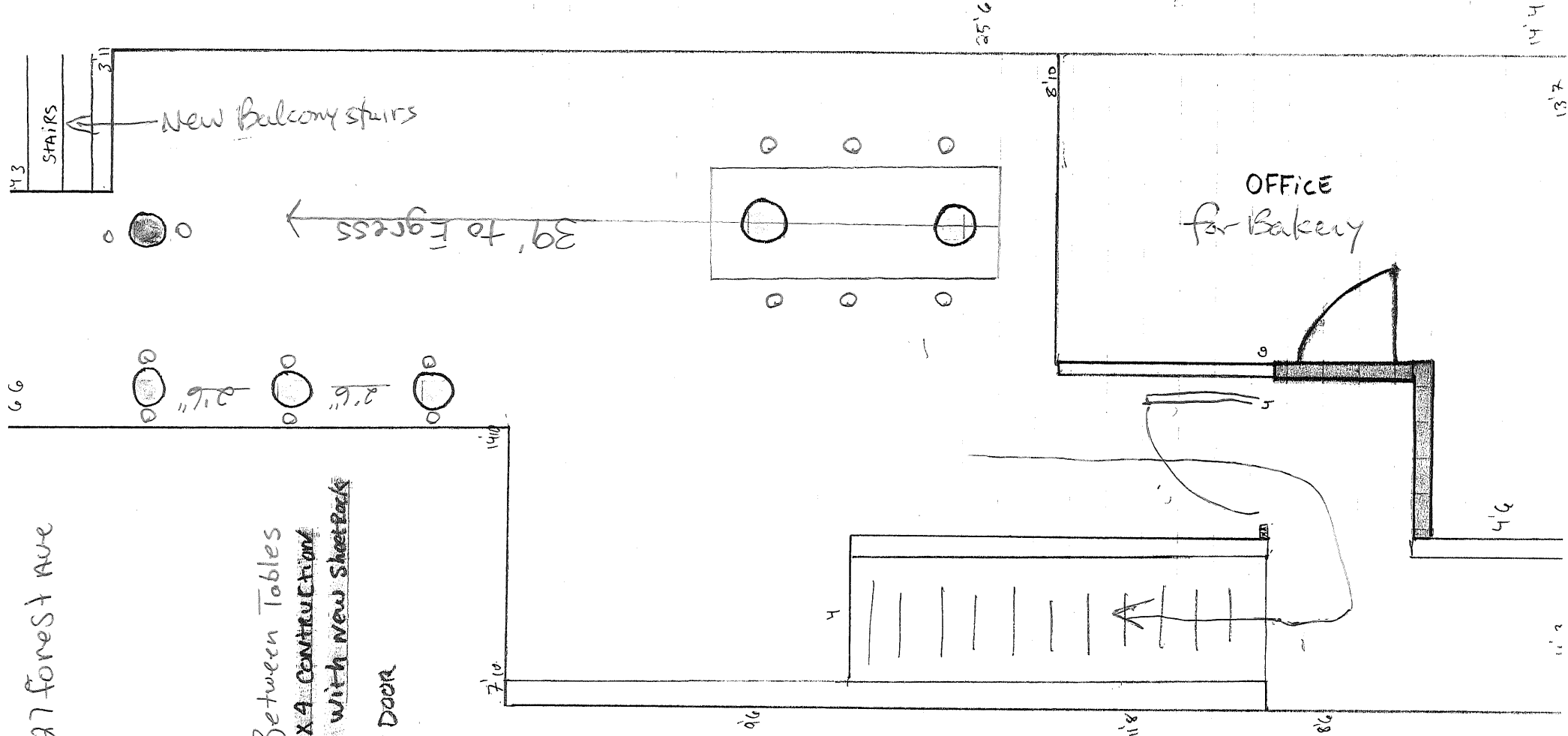
27 forest Ave

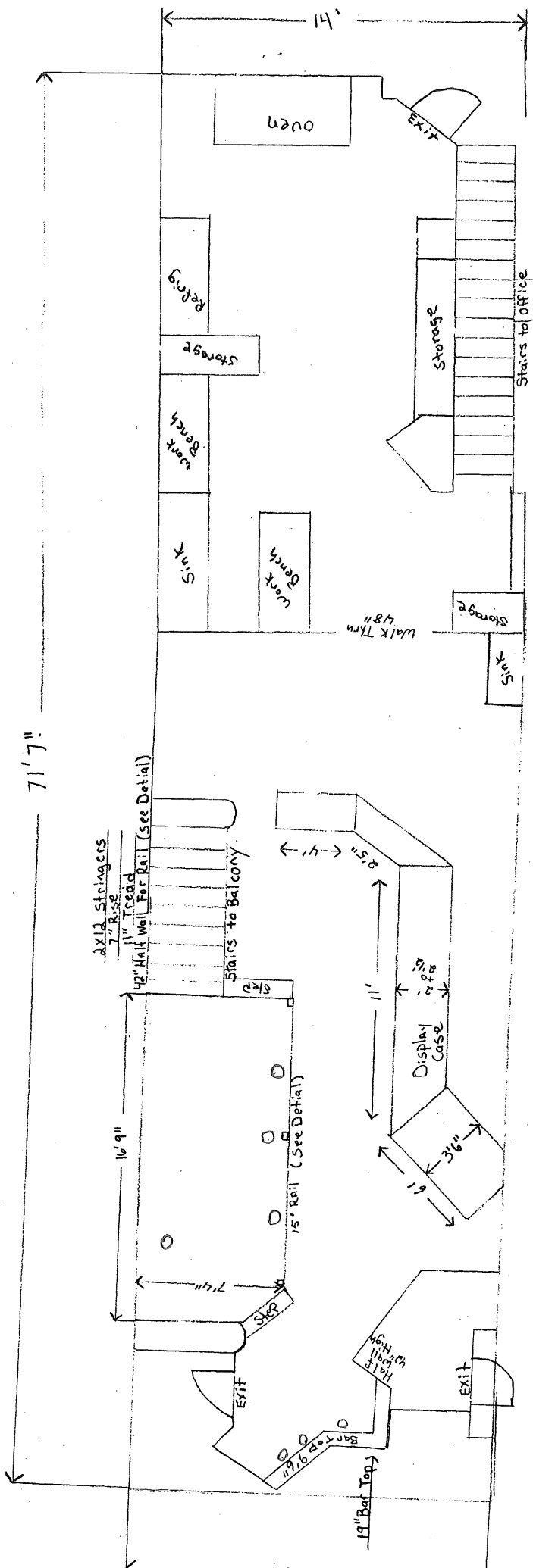
Dimensions  
Balcony  
1/4" = 1 foot

\* TABLES 2'6" Between Tables  
\* 2 NEW WALLS 2X4 CONSTRUCTION  
1/6" ON CENTER WITH NEW SHEETROCK

\* (1) NEW 30-70 DOOR

O Tables





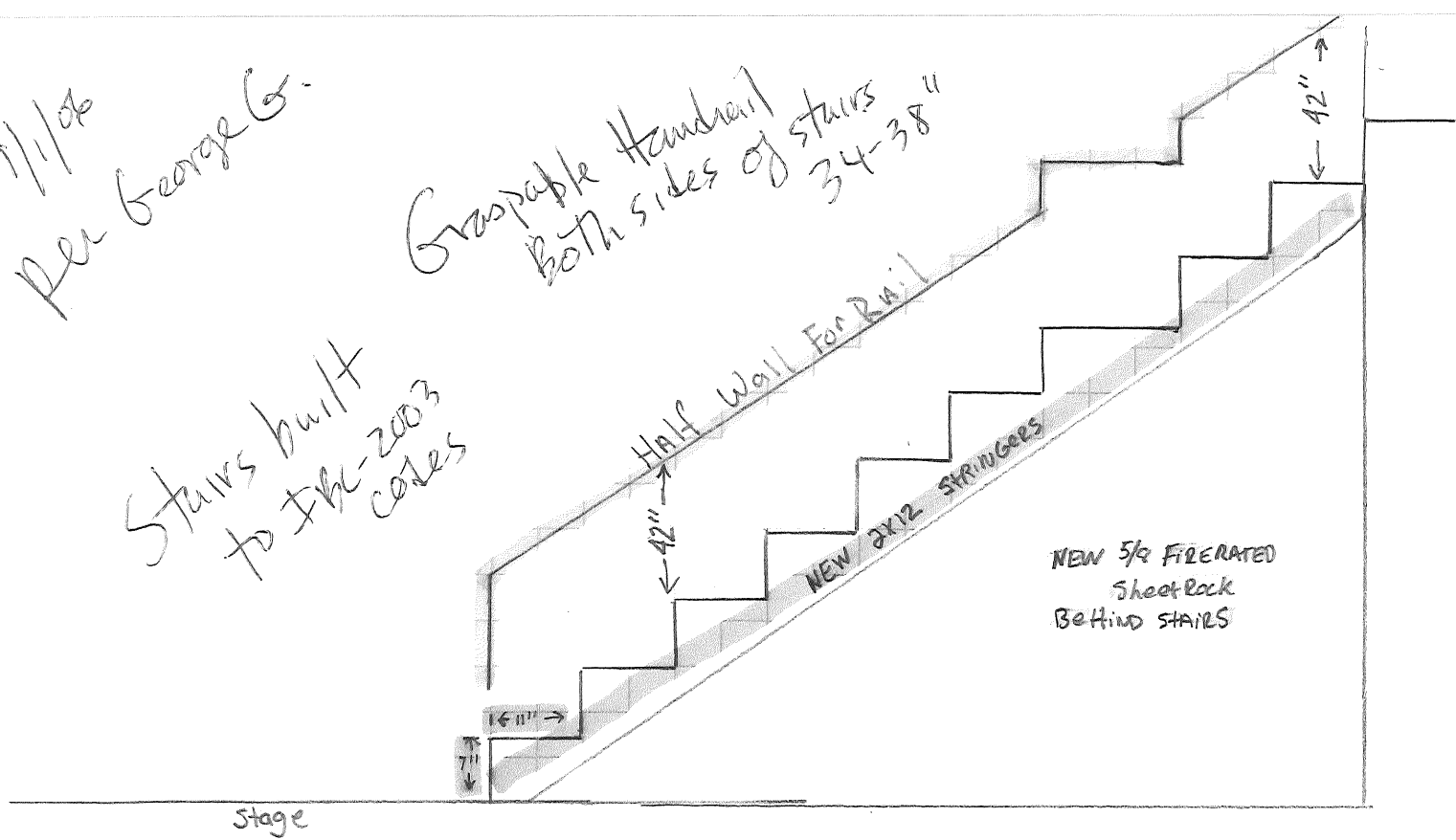
4 Tables on stage  
 2'6" Between Tables  
 3 chairs at Bar Top  
 Next to Door



9/1/06  
Per George G.

Graspable Handrail  
Both sides of stairs  
34-38"

Stairs built  
to IBC-2003  
codes



\* HALF WALL 42" HIGH 16" ON CENTER. WITH NEW SHEET ROCK 2X4 CONSTRUCTION

\* 3 STRINGERS 7" X 11"

\* 5/8 FIRE RATED SHEET ROCK

SIDE VIEW



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 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.

- 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 drywalling
- 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

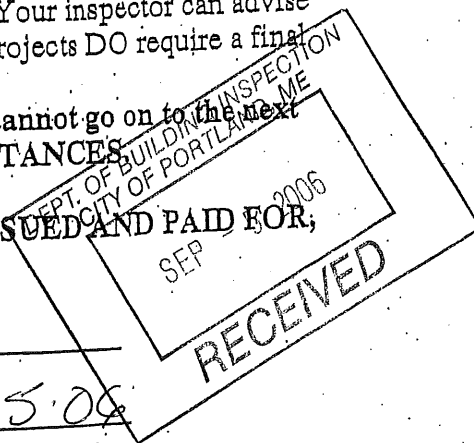
Signature of Applicant/Designee

Signature of Inspections Official

Date

Date

CBL 037 A022 Building Permit #: 061171



# ELECTRICAL PERMIT

## City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:  
 The undersigned hereby applies for a permit to make electrical installations  
 in accordance with the laws of Maine, the City of Portland Electrical Ordinance,  
 National Electrical Code and the following specifications:

Date \_\_\_\_\_

Permit # 2066-4920

CBL# 37A-22

LOCATION: 27 Forest Ave

METER MAKE & # \_\_\_\_\_

CMP ACCOUNT # \_\_\_\_\_

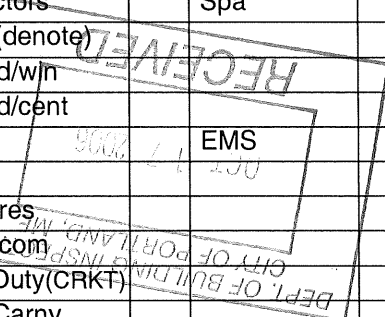
OWNER Portland Stage Company

TENANT Geos Patisserie

PHONE # \_\_\_\_\_

**TOTAL EACH FEE**

<b>OUTLETS</b>	Receptacles	Switches	Smoke Detector	.20
<b>FIXTURES</b>	Incandescent	Fluorescent	Strips	.20
<b>SERVICES</b>	Overhead	Underground	TTL AMPS <800	15.00
	Overhead	Underground	>800	25.00
<b>Temporary Service</b>	Overhead	Underground	TTL AMPS	25.00
				25.00
<b>METERS</b>	(number of)			1.00
<b>MOTORS</b>	(number of)			2.00
<b>RESID/COM</b>	Electric units			1.00
<b>HEATING</b>	oil/gas units	Interior	Exterior	5.00
<b>APPLIANCES</b>	Ranges	Cook Tops	Wall Ovens	2.00
	Insta-Hot	Water heaters	Fans	2.00
	Dryers	Disposals	Dishwasher	2.00
	Compactors	Spa	Washing Machine	2.00
	Others (denote)			2.00
<b>MISC. (number of)</b>	Air Cond/w/n			3.00
	Air Cond/cent		Pools	10.00
	HVAC	EMS	Thermostat	5.00
	Signs			10.00
	Alarms/res			5.00
	Alarms/com			15.00
	Heavy Duty(CRKT)			2.00
	Circus/Carnv			25.00
	Alterations			5.00
	Fire Repairs			15.00
E Lights			1.00	
E Generators			20.00	
<b>PANELS</b>	Service	Remote	Main	4.00
<b>TRANSFORMER</b>	0-25 Kva			5.00
	25-200 Kva			8.00
	Over 200 Kva			10.00
			TOTAL AMOUNT DUE	
	<b>MINIMUM FEE/COMMERCIAL 55.00</b>		<b>MINIMUM FEE</b>	<b>45.00</b>



CONTRACTORS NAME Chip Tuomi MASTER LIC. # M360016671  
 ADDRESS 42 Strawberry Hill Lane Hanson, ME LIMITED LIC. # \_\_\_\_\_  
 TELEPHONE 207-683-4728

SIGNATURE OF CONTRACTOR Chip Tuomi

