

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061 171

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-

AT 25 FOREST AVE

037 A022001

PERMIT ISSUED
SEP - 1 2006
CITY OF PORTLAND

provided that the person or persons who accept 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 permission is procured before this building or part thereof is occupied or service is resumed. 24 HOUR NOTICE 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 Bonke 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 Gilfoi</i>	Phone: <i>649-2653 cell 409-6187</i>	Permit Type: Changeofuse-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: I
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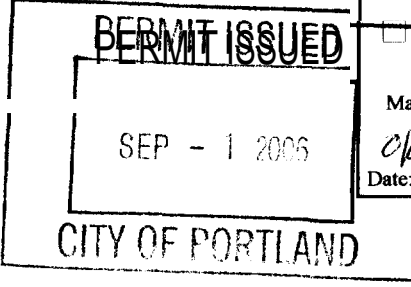
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>		INSPECTION Use Group: <i>A-2</i> Type <i>5A</i> <i>B-2003</i>	
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Proposed Project Description: Change of Use w/ tenant fit-up for a bakery/ cafe	Signature: <i>CASA</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:		

Permit Taken By: dmartin	Date Applied For: 08/09/2006	Zoning Approval	
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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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	Historic Preservation <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
	Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/10/06</i> <i>OK with condit</i>	Date: <i>S</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

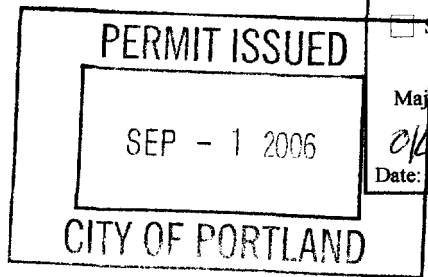
City of Portland, Maine - Building or Use Permit Application

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>9-2655</i> <i>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
Proposed Project Description: Change of Use w/ tenant fit-up for a bakery/ cafe		CEO District: 1	
		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.D.)			
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	Zoning Approval		
		Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> FloodZone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan	Zoning Appeal <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	Historic Preservation <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
		Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>08/10/06</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

Permit No: 06-1171	Date Applied For: 08/09/2006	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: (207) 799-3947
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial Change of Use w/ tenant fit-up for a Bakery/cafe	Proposed Project Description: 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'E A SERVICES 27 George St. SO. PORT. ME. 04106</u>	Cost Of Work: \$ <u>8,000.00</u> Fee: \$ <u>100.00</u> (\$175) C of O Fee: \$ <u>75</u>
Current Specific use: <u>INTERNET SUPPORT</u> Proposed Specific use: <u>BAKERY/CAFE</u>	Project description: <u>SEE ATTACHED SHEET! CHANGE of USE w/ Tenant set-up</u> <u>INTERIOR RENOVATIONS</u>	
Contractor's name, address & telephone: <u>George Gilfoil - 409-6187</u>		
Who should we contact when the permit is ready: <u>C'E A SERVICES (SAME AS ABOVE)</u>		
Mailing address: _____ Phone: <u>(207) 299-3947</u>		

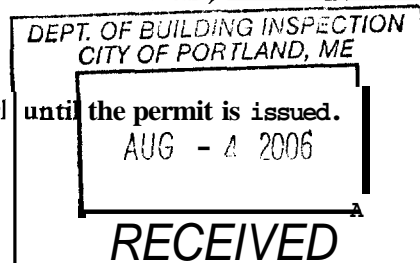
Please submit all of the information outlined in the Commercial Application Checklist. Failure to do so will result in the automatic denial of your permit.

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, 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><i>George Gilfoil</i></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:

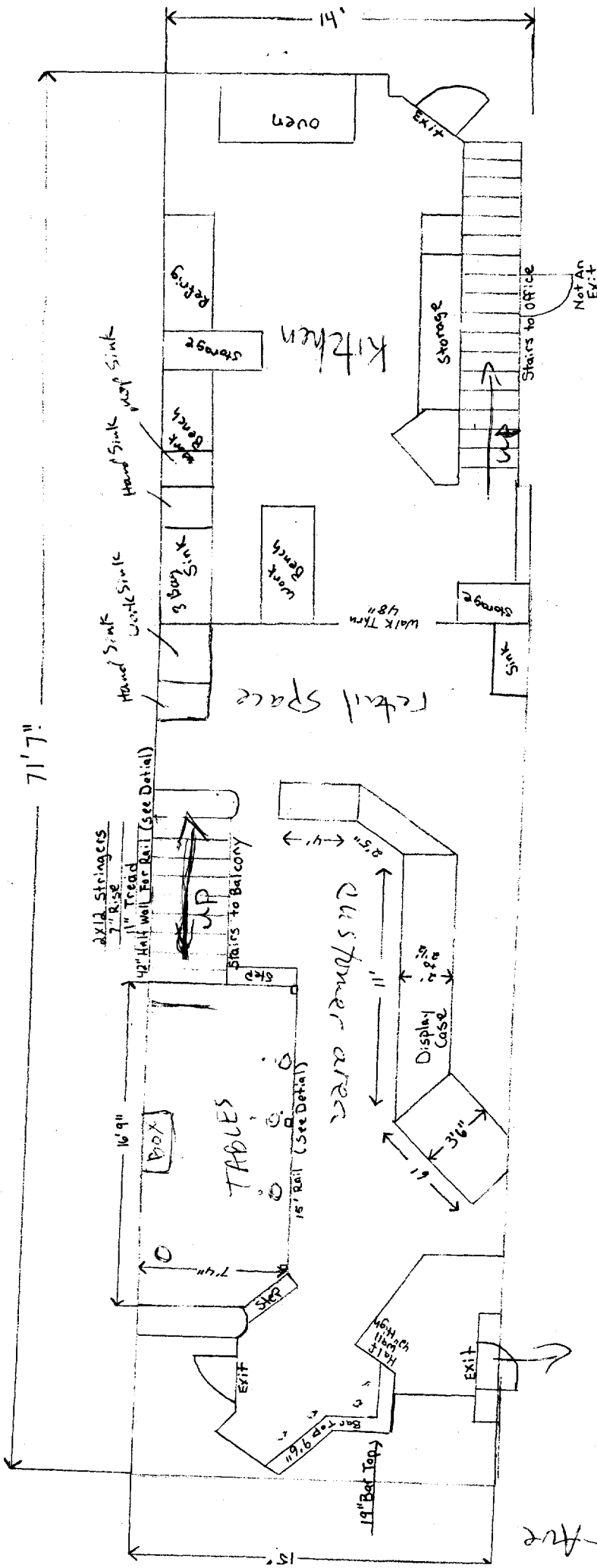
George Gilfoil, dba geo's patisserie cafe, has our permission to seek a building permit for 27 Forest Avenue for the purpose of converting that space to a bakery/café. We have a signed lease agreement for that space and have agreed to its conversion.

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 black ink that reads 'Camilla J. Barrantes'.

Camilla J. Barrantes
Managing Director



Into Theatre
 ←
 out to Road
 →
 Fronting Forest Ave

6 West Ave

Dimensions
Balcony

1/4" = 1 Foot

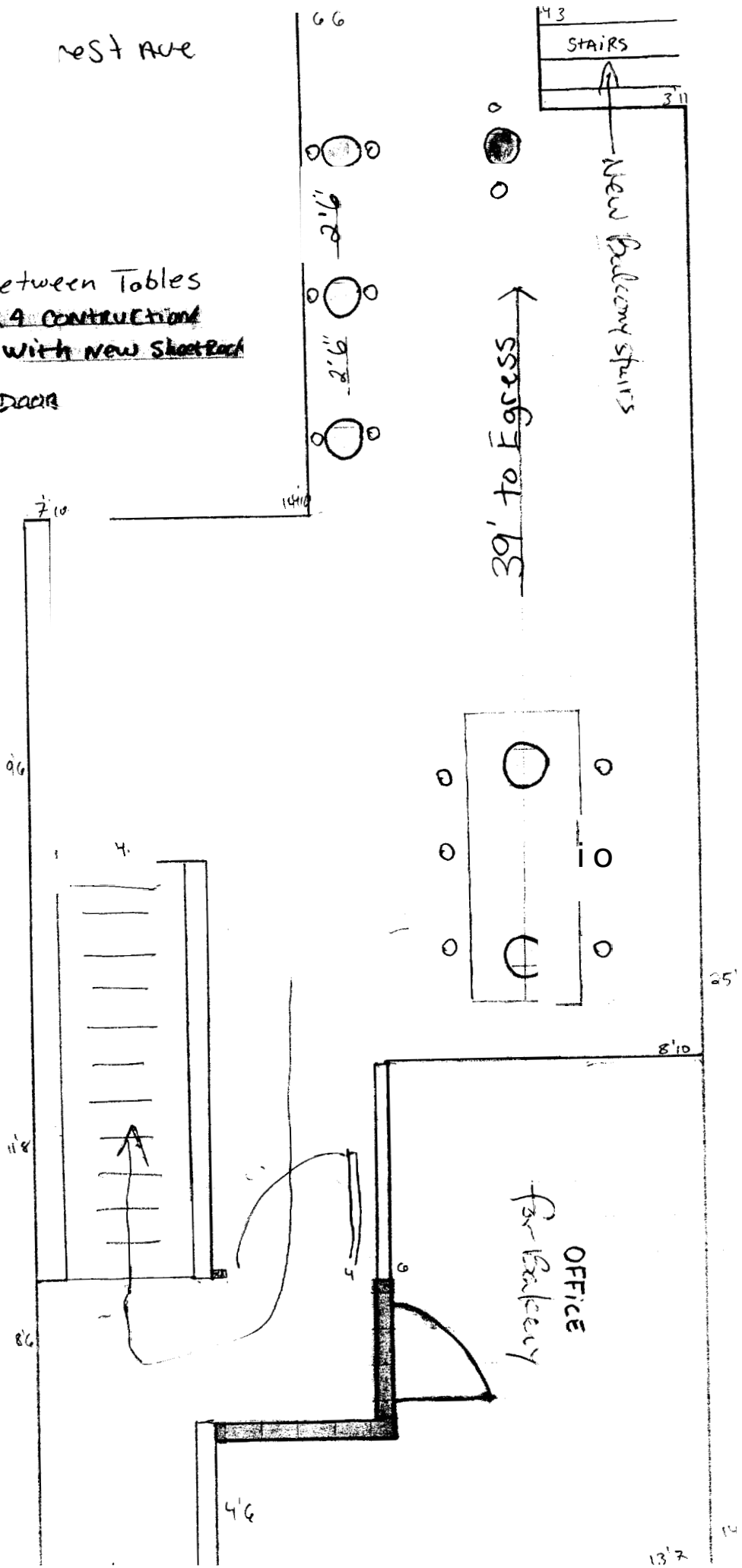
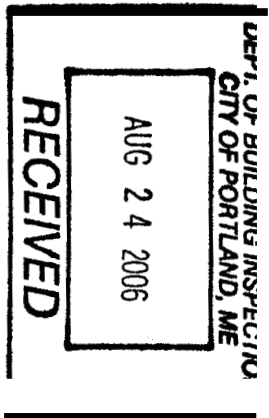
* TABLES 2'6" Between Tables

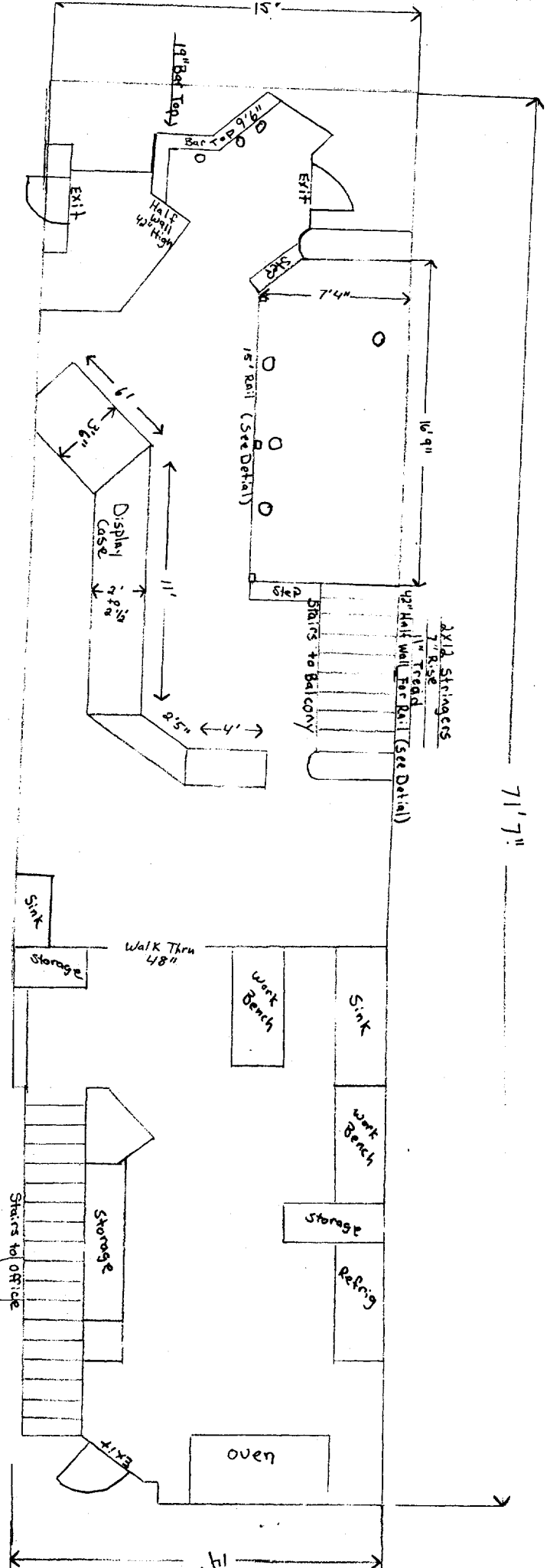
~~NEW~~ NEW WALLS 2x4 CONSTRUCTION

16" ON CENTER WITH NEW SHEETROCK

* ALL NEW 3'-0" TO DOORS

ATTENTION





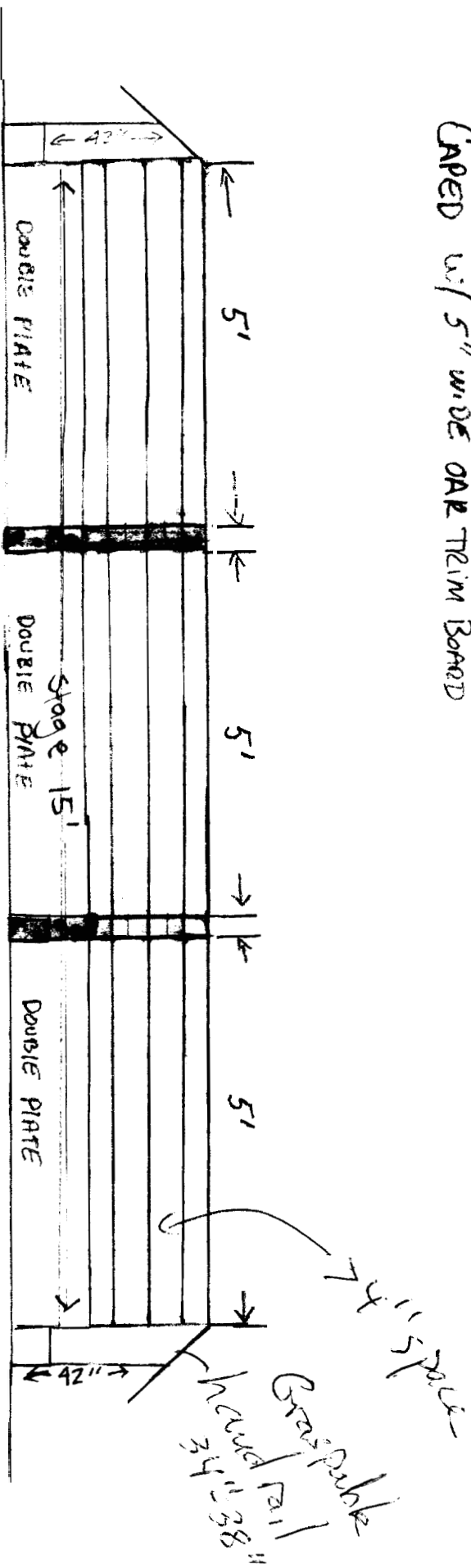
4 Tables on stage
 8'6" Between tables
 3 chairs at Bar Top
 Next to door

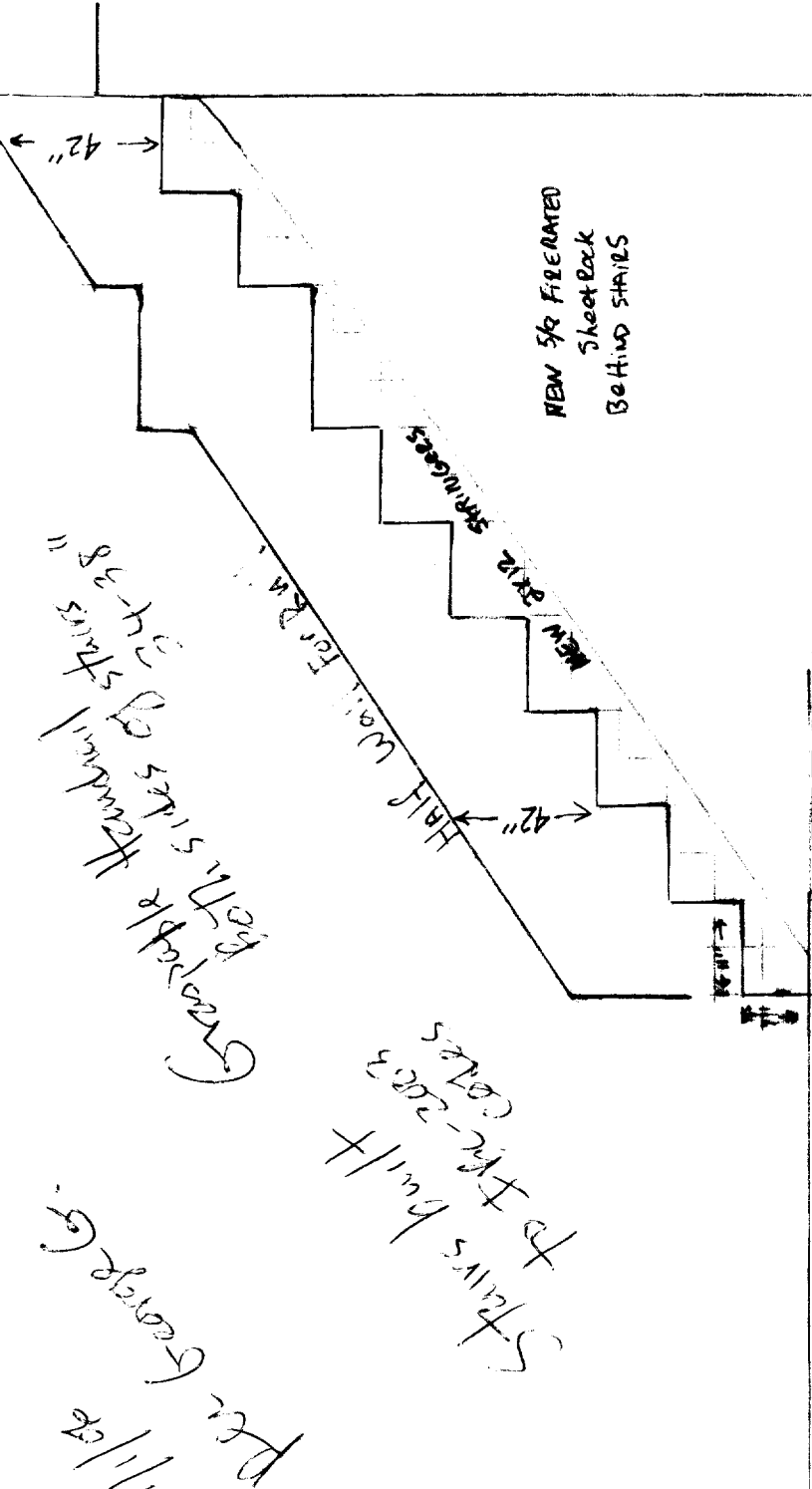
~~4x4~~ POST w/ 3/8" LAG BOLTS X 6" LONG, BOLTED TO DOUBLE PLATE

RAILINGS - 1" ROUND 3 1/2" IN BETWEEN

DOUBLE PLATE

CAPED w/ 5" WIDE OAK TRIM BOARD





* HALF WALL 42" HIGH 1/6" ON CENTER. WITH NEW SHEET ROCK CONSTRUCTION

~~UP 3~~ STAIRCASES 7" x 11"

* 5/8 FIRE RATED SHEET ROCK

SIDE VIEW

Dimensions
Reinforcing
16" on center

* TABLES

* 2 NEW WALLS 2X4 CONSTRUCTION
16" ON CENTER WITH NEW SHEETROCK

* (1) NEW 3'-0" x 7'-0" DOOR

