

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that 54d - 18 Lic./Owner
has permission to Change of use to a restaurant
AT 575 Congress St

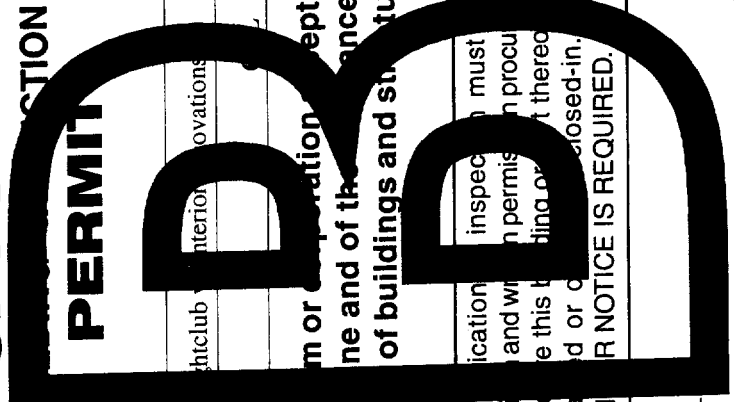
PERMIT

Permit Number: **037 A043001**

PERMIT ISSUED

JAN 28 2005

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 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.

Inspection must be made by the inspector in accordance with the provisions of the Building Code of the City of Portland. 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. atm

Appeal Board _____

Other _____

[Signature]

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

011326

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.

Tax Assessor's Chart, Block & Lot Chart# 037 Block# A045 Lot# 001	Owner: 54D - 18 LLC 559 CONGRESS ST PORTLAND ME 04101	
Lessee/Buyer's Name (If Applicable) N/A	Applicant name, address & telephone: Mark Mueller Architects 207-774-9057 100 Commercial Street Suite 205 Portland, Maine 04101	Cost Of Work: \$ 146,000.00 Fee: \$ 1,335.00
Current use: BUSINESS		
If the location is currently vacant, what was prior use: N/A		
Approximately how long has it been vacant: N/A		
Proposed use: RESTURANT/ NIGHT CLUB		
Project description: 		
Contractor's name, address & telephone: BY OWNER		
Who should we contact when the permit is ready: BILL UMBEL		
Mailing address: 559 CONGRESS STREET PORTLAND, MAINE 04101		
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: 207-775-3838 x6		

MBW

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.

Signature of applicant: 	Date: NOVEMBER 01, 2004
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ric District you may be su

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 04-1660	Issued: PERMIT ISSUED	05/2001
575 Congress St	559 Congress St	Phone: _____
Contractor Name: <i>Bill Umbel</i>	Contractor Address: Portland	Phone: _____
Permit Type: Alterations - Commercial	Zone: <i>B3C</i>	

Location of Construction: 575 Congress St	Owner Name: 54d - 18 Llc
Business Name:	Contractor Name: <i>Bill Umbel</i>
Lessee/Buyer's Name:	Phone: _____

Actual Use: Commercial / office	Proposed Use: Commercial / change of use to restaurant/night club w/ interior renovations
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Permit Fee: \$1,410.00	Cost of Work: \$146,000.00	CEO District: I
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>A2</i> Type: <i>3B</i>	
Signature: <i>MM</i>	Signature: <i>[Signature]</i>	

Proposed Project Description: Change of use to a restaurant/nightclub w/ interior renovations

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: *dmartin* Date Applied For: 11/04/2004

Zoning Approval

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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

Wetland

Flood Zone

Subdivision

Site Plan

exemption into planning

Maj Minor MM

OK with conditions

Date: *11/6/05*

Zoning Appeal

Variance

Miscellaneous

Conditional Use

Interpretation

Approved

Denied

Date: _____

Historic Preservation

Not in District or Landmark

Does Not Require Review

Requires Review

Approved

Approved w/Conditions

Denied

Any exterior work requires

Date: _____

A separate review and approval

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

FROM DESIGNER: CASCO BAY ENGINEERING / MARK MUELLER ARCHITECTS
 DATE: 1.24.05
 Job Name: 575 CONGRESS ST. RENOVATION
 Address of Construction: 575 CONGRESS ST.

2003 International Building Code
 Construction project was designed according to the building code criteria listed below:

Building Code and Year 2003 IBC Use Group Classification(s) A-2
 Type of Construction 3B
 Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC YES
 Is the Structure mixed use? No if yes, separated or non separated (see Section 302.3)
 Supervisory alarm system? YES Geotechnical/Soils report required? (See Section 1802.2) N/A

STRUCTURAL DESIGN CALCULATIONS

Submitted for all structural members
 (109.1, 109.7.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS
 (1603)

2ND FLR	Floor Area Use	Loads Shown
	<u>RESTAURANT</u>	<u>100 PSF</u>

- N/A Live load reduction (1608.1.1, 1607.8, 1607.10)
- N/A Roof live loads (1608.1.2, 1607.11)
- Roof snow loads (1609.1.3, 1609)
- 50 PSF Ground snow load, P_g (1608.2)
- 35 PSF If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
- 1.0 If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
- 1.0 If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
- 1.0 Roof thermal factor, C_t (Table 1608.3.2)
- N/A Sloped roof snowload, P_s (1608.4)

INTERIOR →
 RENOVATION!

- N/A Wind loads (1609.1.4, 1609) N/A
- Design option utilized (1609.1.1, 1609.3)
- Basic wind speed (1609.3)
- Building category and wind importance factor, I_w (Table 1604.5, 1609.6)
- Wind exposure category (1609.4)
- Internal pressure coefficient (ASCE 7)
- Component and cladding pressures (1609.7.1, 1609.8.2.2)
- Main force wind pressures (1609.1.1, 1609.8.2.1)

- N/A Seismic design category (1616.2)
- Basic seismic-force-resisting system (Table 1617.8.2)
- Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.8.2)
- Analysis procedure (1616.6, 1617.5)
- Design base shear (1617.4, 1617.5.1)

- N/A Earthquake design data (1609.1.5, 1614 - 1623) N/A
- Design option utilized (1614.1)
- Seismic use group ("Category") (Table 1604.5-1616.2)
- Spectral response coefficients, S_{ps} & S_{ds}

- Flood loads (1603.1.A, 1612) N/A
- Flood hazard area (1612.3)
- Elevation of structure
- Other loads
- N/A Concentrated loads (1607.4)
- Partition loads (1607.5)
- Impact loads (1607.8)
- Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610)

From: Marge Schmuckal
To: Brandi Maxwell
Date: Thu, Jan 6, 2005 12:51 PM
Subject: Re: 575 Congress Street

Both apparently are going to be relocated to 575 Congress Street. It is the building on the corner of Congress & Forest Avenue. They are in the process of getting a building permit to do renovations to accommodate them.

Marge

>>> Brandi Maxwell 01/06 12:16 PM >>>

Huh... I have that the Blue Mango had applied for 468 Forest Ave and never opened. The Skinny was at 625 Congress Street.

What is the name of the business that they have applied under (d/b/a)? -Brandi

Brandi Maxwell
Business License Administrator
City Clerk's Office
389 Congress Street
Portland, Maine 04101
207-874-8557

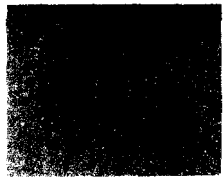
>>> Marge Schmuckal 1/6/2005 11:34:20 AM >>>

Brandi,

I have a building permit application for 575 Congress Street which is located within a B-3c zone that does not allow bars or drinking establishments. I have a menu that will be used by both The Blue Mango and The Skinny. I have in writing from them that they will both be Class A restaurants. If there is any change to that status (such as a drinking establishment) please let me know immediately. I thought that The Skinny was a bar with entertainment before. They are now saying that they will be a class A restaurant with entertainment. I need to hold them to that status.

Thank you,
Marge

CC: Amanda Berube



M A R K
M U E L L E R
A R C H I T E C T S

January 26, 2005

Mike Nugent
Portland Building Inspector
389 Congress Street
Portland, Maine
04101

Re: 575 Congress St.
Owner: Bill Umbel

Mike,

Enclosed are new building permit applications as requested.
Also, this letter states the project **has** been designed to meet the new standards **of** IBC 2003.

Regarding the statement **of** special inspections, Eric Dube, Casco Bay Engineering has the application paperwork being forwarded to him and he will provide this form to you upon it's arrival. HVAC plans have currently been designed in a preliminary nature and are **now** being prepared as a construction document.

We ask that you issue the building permit conditional upon receiving the remaining items **prior** to rough framing and mechanical/electrical inspections.

Should you have further questions, please do not hesitate to call.

Mark Mueller AIA



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

ACCESSIBILITY CERTIFICATE

Designer: MARK MUELLER ARCHITECTS

Address of Project: 575 CONGRESS STREET

Nature of Project: INTERIOR RENOVATIONS TO INFRASTRUCTURE ONLY
AT THIS TIME INCLUDING; STAIR TOWERS AND
ACCESSIBLE BATHROOMS

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: Mark Mueller

Title: ARCHITECT

(SEAL)

Firm: MARK MUELLER ARCHITECTS

Address: 100 COMMERCIAL STREET
SUITE 209
PORTLAND MAINE 04101

Phone: 774-9057



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 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: MARK MUELLER ARCHITECTS

RE: Certificate of Design

DATE: JANUARY 26, 2004

These plans and / or specifications covering construction work on:

575 COMMERCIAL STREET

Have been designed and drawn up ^{by} the undersigned, a Maine registered Architect / Engineer according to the 2003 International Building Code and local amendments.

(SEAL)

Signature: [Handwritten Signature]

Title: ARCHITECT

Firm: MARK MUELLER ARCHITECTS

Address: 100 COMMERCIAL SPR. SUITE 207
PORTLAND, MAINE
04101

As per Maine State Law:

\$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.

389 Congress St. rm 315
Portland, ME 04101
Phone: (207)874-8700
Fax: (207)874-8716

facsimile transmittal

To: Mark Mueller **From:** Mike Nugent
Fax: **Date:** January 13, 2005
Phone: **Pages:** 4
Re: 575 Congress St. (037 A045)

Urgent For Review Please Comment Please Reply Please Recycle

I have commenced the review of Permit # 041660 and need the following:

- 1) The Plan set needs to be updated to reflect compliance with the 2003 IBC , which has been in effect since Oct. 7, 2003.
- 2) Please complete the attached certification forms.
- 3) Please provide a statement of special inspections pursuant to Section 1704 of the 2003 IBC

4) Need the Plans

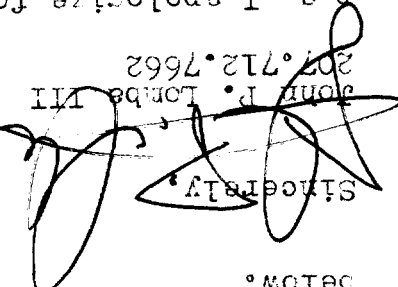
From: Marge Schmuckal
To: Brandi Maxwell
Date: Thu, Jan 6, 2005 11:34 AM
Subject: 575 Congress Street

Brandi,
I have a building permit application for 575 Congress Street which is located within a B-3c zone that does not allow bars or drinking establishments. I have a menu that will be used by both The Blue Mango and The Skinny. I have in writing from them that they will both be Class A restaurants. If there is any change to that status (such as a drinking establishment) please let me know immediately. I thought that The Skinny was a bar with entertainment before. They are now saying that they **will** be a class A restaurant with entertainment. I need to hold them to that status.

Thank you,
Marge

P.S. I apologize for the typo. It comes with the typewriter.

John P. Lombardi III
207.712.7662

Sincerely,


Thank you for your time and please feel free to contact me with any questions or concerns, whatsoever, at the number below.

The Skinny operated from 1999 to 2002 at 625 Congress Street (it closed due to the building's sale), with no noise complaints, police calls, or neighborhood grievances. It was and remains a source of pride as an owner, to have such a record, and a goal to continue in such a manner at this potential new location. I attribute this past to it's professional staff and discerning patrons, as well as the pro-active arts community in which it was located. I am confident that the combination of The Skinny, Blue Mango, and the building's owner, Bill Umbel, we all can benefit and contribute to the vibrant and vital Arts District that exists here in Portland.

In the past, both operations shared the same customer base at two separate locations. 575 Congress St. will allow us to now share the same space as well as combine our communal philosophies. My plan at The Skinny is to work with the Blue Mango and provide a menu for my customers during business hours of 5 p.m. to close, 7 days per week. The menu will consist of appetizers to entrees, as well as pre-made sandwiches to go. In addition, I hope to add a Sunday brunch, with a live Gospel choir or jazz ensemble, by late fall of 2005. I will also work to provide a limited menu for all touring artist who perform at the venue.

I am seeking to re-open my business The Skinny, a live arts & entertainment venue, at 575 Congress Street, sometime in early 2005. This space would be shared with a locally owned and operated restaurant, The Blue Mango.

To whom it may concern,

001 / 04 / 05