

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 100041

Please Read
Application And
Notes, If Any,
Attached

This is to certify that 574 ASSOCIATES LLC / Anthony Allen
has permission to Change of use from Retail to Restaurant containing re-use space w/ existing Restaurant "Otto's" w/interior renovat
AT 576 CONGRESS ST CBI # 037 G007001

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 written permission procured before this building or part thereof is lath or other work 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. CAPT. R. Sauter
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 2/1/10
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: 10-0041	Issue Date:	CBL: 037 G007001
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Location of Construction: 576 CONGRESS ST (576A)	Owner Name: 574 ASSOCIATES LLC	Owner Address: 1976 WASHINGTON AVE	Phone:
Business Name:	Contractor Name: Anthony Allen	Contractor Address: 576 Congress Street Portland	Phone 2077737099
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Retail under permit #030660	Proposed Use: Restaurant - Change of use from Retail to Restaurant combining retail space w/ existing Restaurant "Otto's" w/interior renovations	Permit Fee: \$175.00	Cost of Work: \$8,000.00	CEO District: 1	
Proposed Project Description: Change of use from Retail to Restaurant combining retail space w/ existing Restaurant "Otto's" w/interior renovations		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: B <i>L50 OL</i> Type: <i>IBL-2003</i>		
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i> 2/1/10		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)					
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied					
Signature: _____ Date: _____					

Permit Taken By: Ldobson	Date Applied For: 01/15/2010	Zoning Approval		
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<ol style="list-style-type: none"> 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 <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>1/19/10 ASK</i>	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 Date: _____	Historic Preservation YES <input 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 Date: <i>requires a separate review! approved thru Historic Preservation</i>
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PERMIT ISSUED

FEB - 1

City of Portland

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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

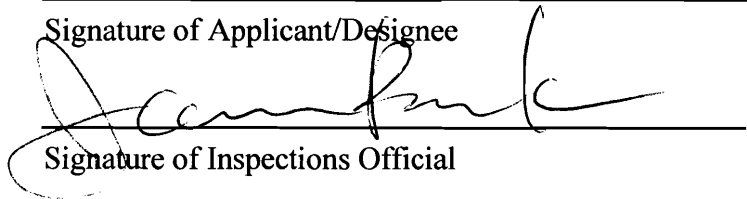
 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use, including health inspection. NOTE: There is a \$75.00 fee per inspection at this point.**

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.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee



Signature of Inspections Official

Date

Date 2/1/10

PERMIT ISSUED

FEB - 1 2010

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0041	Date Applied For: 01/15/2010	CBL: 037 G007001
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Location of Construction: 576 CONGRESS ST (576A)	Owner Name: 574 ASSOCIATES LLC	Owner Address: 1976 WASHINGTON AVE	Phone:
Business Name:	Contractor Name: Anthony Allen	Contractor Address: 576 Congress Street Portland	Phone (207) 773-7099
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Restaurant - Change of use from Retail to Restaurant combining w/ existing retail "Otto's" w/interior renovations	Proposed Project Description: Change of use from Retail to Restaurant combining w/ existing retail "Otto's" w/interior renovations
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 01/19/2010

Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Separate permits shall be required for any new signage.
- 3) 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:** Jeanine Bourke **Approval Date:** 02/01/2010

Note: **Ok to Issue:**

- 1) BASEMENT IS RESTRICTED TO STORAGE ONLY DUE TO ONLY ONE MEANS OF EGRESS.
- 2) Approval of City license is subject to health inspections per the Food Code.
- 3) 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
- 4) Equipment must be installed in compliance per the manufacturer's specifications
- 5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 6) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 01/29/2010

Note: **Ok to Issue:**

- 1) Any commercial kitchen hoods will require separate permit.
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) All construction shall comply with NFPA 101

PERMIT ISSUED

FEB - 1 2010

City of Portland

Comments:

2/1/2010-jmb: Spoke with Anthony, verified the basement will be for storage only and now only the right side bathroom will be ADA as the dimensions don't allow 2. Per plumbing code can be unisex if under 1500 sf.

City of Portland, Maine - Building or Use Permit

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

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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 01/19/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
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Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 02/01/2010
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Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 01/29/2010
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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>576 A CONGRESS ST, PORTLAND</u>		
Total Square Footage of Proposed Structure/Area <u>460 SF</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>ANTHONY ALLEN</u> Address <u>576 CONGRESS ST</u> City, State & Zip <u>PORTLAND 04101</u>	Telephone: <u>773 7099</u> <u>978 500 9993</u>
Lessee/DBA (If Applicable) <u>Anthony ALLEN</u> <u>DBA DTD</u> <u>576 CONGRESS ST</u> <u>PORTLAND 04101</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>8,000</u> C of O Fee: \$ <u>25</u> Total Fee: \$ <u>175</u>
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? <u>RETAIL</u> Proposed Specific use: <u>RESTAURANT SEATING</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>BUILDING DINING AREA SEATS WITH BAR AND TWO RESTROOMS</u>		
Contractor's name: <u>ANTHONY ALLEN</u> Address: <u>576 CONGRESS ST.</u> City, State & Zip <u>PORTLAND ME 04101</u> Telephone: <u>207-773-7099</u> Who should we contact when the permit is ready: <u>ANTHONY ALLEN</u> Telephone: <u>207 773 :7099</u> Mailing address: <u>576 CONGRESS ST PORTLAND ME 04101</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.


RECEIVED

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 or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Dept. of Building Inspections

City of Portland, Maine

I hereby certify that I am the Owner of record of the named property, or that the owner of record authorized me 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.

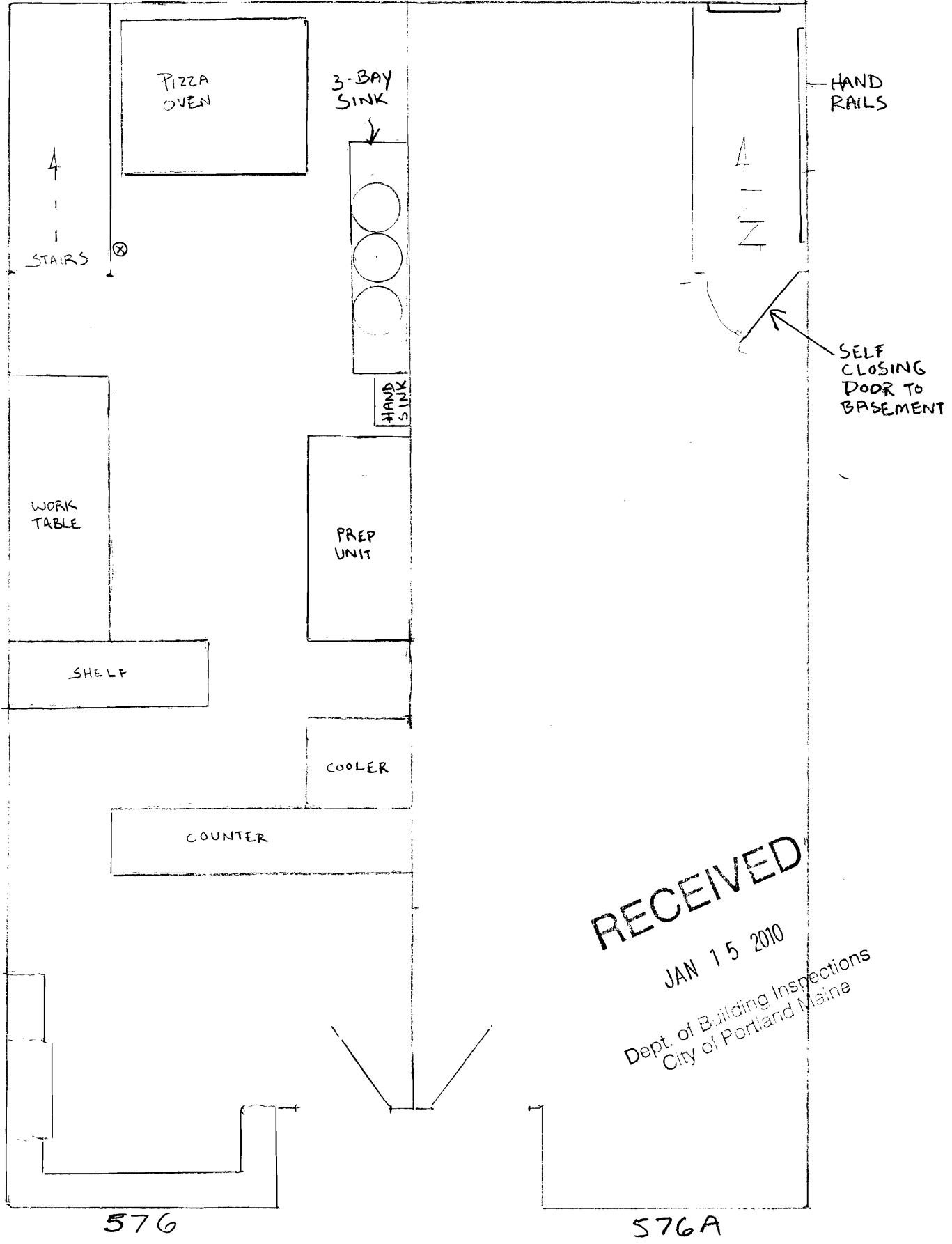
Signature:  Date: 12/26/2009

This is not a permit; you may not commence ANY work until the permit is issued.

SCALE: 1/4" = 1'
PREPARED BY A. ALLEN
1-3-10

EXISTING LAYOUT

⊗ - FIRE EXTINGUISHER



RECEIVED
JAN 15 2010
Dept. of Building Inspections
City of Portland Maine

576

576A

CONGRESS

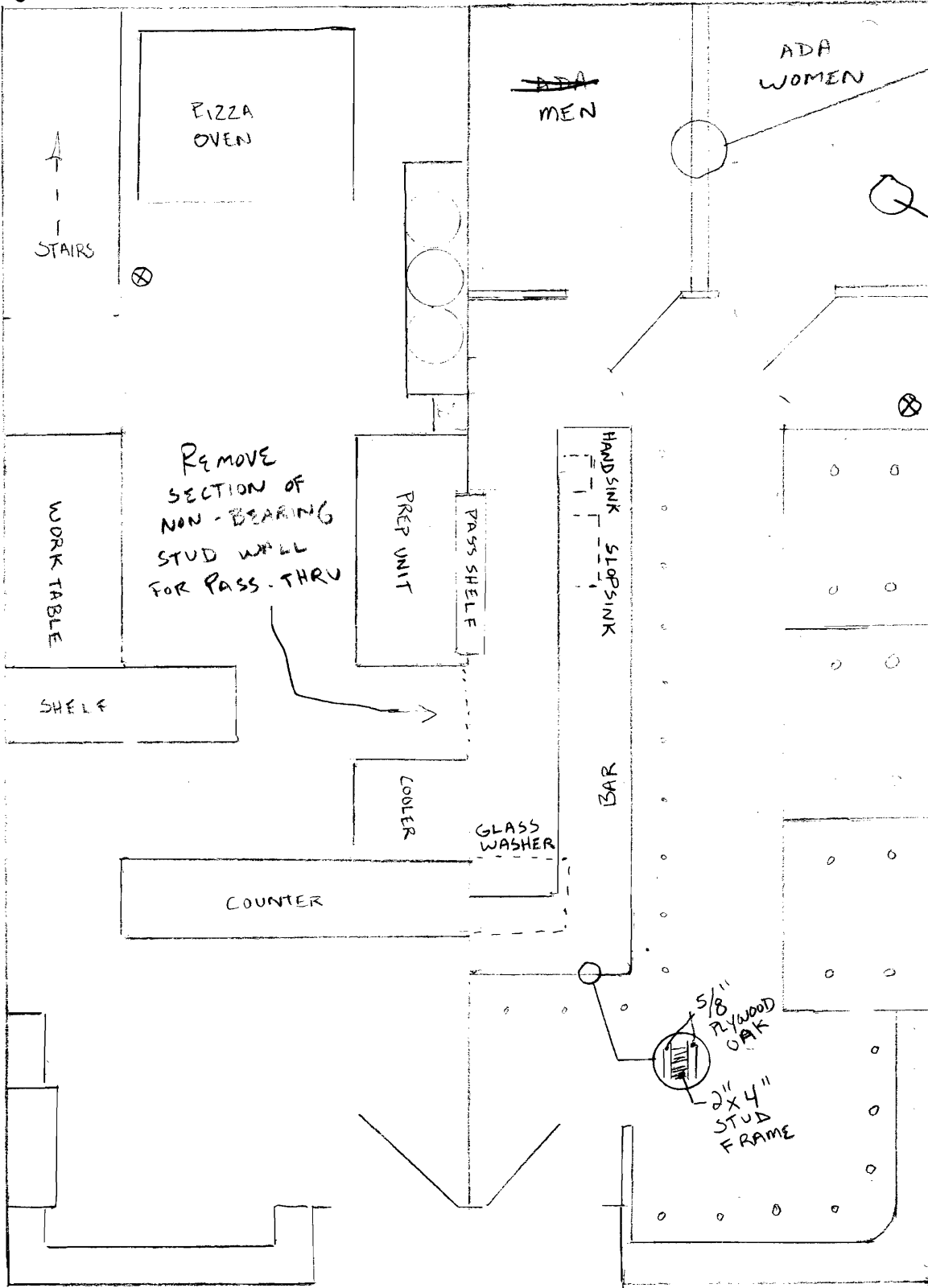
SCALE: 1/4" = 1'

CAPACITY: 36 SEATS

1-3-10
PREPARED BY A. ALLEN

PROPOSED LAYOUT

⊗ FIRE EXTINGUISHER



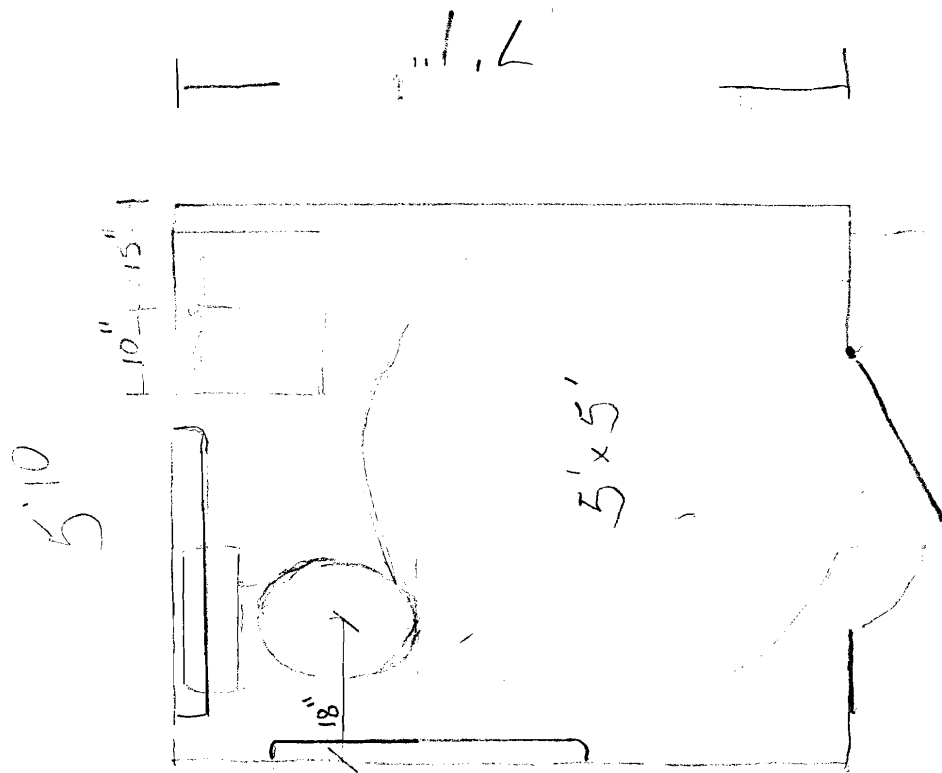
32 SEATS

576

576 A

CONGRESS ST.

2
of 3



ADA BATHROOM

