

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that NEVERMORE LLC

Located At 548 CONGRESS ST

Job ID: 2011-05-1080-ALTCOMM

CBL: 037 - - H - 001 - 001 - - - - -

has permission to Change the use to a Mexican restaurant, add kitchen equipment, bar, bathrooms/storage only in basement provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

\_\_\_\_\_  
Fire Prevention Officer

*[Signature]* 6/13/11  
\_\_\_\_\_  
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**



# PORTLAND MAINE

*Strengthening a Remarkable City, Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Director of Planning and Urban Development  
Penny St. Louis

Job ID: 2011-05-1080-ALTCOMM

Located At: 548 CONGRESS

CBL: 037 - - H - 001 - 001 - - - -

## **Conditions of Approval:**

### **Zoning**

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. The submitted plans show no exterior work at this time. Any future hood vents or other HVAC systems that are exterior MUST have a separate permit and reviews.
4. This property shall remain a restaurant on the first floor with a total of 7 residential apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floors. Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. All means of egress to remain accessible at all times.
2. Fire extinguishers are required. Installation per NFPA 10.
3. All construction shall comply with City Code Chapter 10.
4. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
5. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
6. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2009 Section 713.
3. Equipment must be installed in compliance per the manufacturer's specifications
4. 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
5. Approval of City license is subject to health inspections per the Food Code.
6. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
7. The basement is approved for storage only, no prep area or occupancy allowed.

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto:buildinginspections@portlandmaine.gov)

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

1. Close In Elec/Plmb/Framing
2. Certificate of Occupancy/Final including health inspection for license

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.

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

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

Job No: <b>2011-05-1080-ALTCOMM</b>	Date Applied: <b>5/12/2011</b>	CBL: <b>037 - - H - 001 - 001 - - - - -</b>	
Location of Construction: <b>548 CONGRESS ST</b>	Owner Name: <b>NEVERMORE LLC</b>	Owner Address: <b>10 DANA ST STE 400 PORTLAND, ME - MAINE 04101</b>	Phone:
Business Name:	Contractor Name: <b>David Dipietro</b>	Contractor Address: <b>221 Virginia ST PORTLAND MAINE 04103</b>	Phone: <b>(207) 831-7914</b>
Lessee/Buyer's Name:	Phone:	Permit Type: <b>CHUSE-COMM - Change of Use Commercial</b>	Zone: <b>B-3</b>
Past Use: <b>1<sup>st</sup> floor retail with 7 residential apartments total on 2<sup>nd</sup> &amp; 3<sup>rd</sup> floors</b>	Proposed Use: <b>To Change the use of the first floor from retail to a restaurant with 7 total apartments on the 2<sup>nd</sup> and 3<sup>rd</sup> floors</b>	Cost of Work: <b>\$21,000.00</b>	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <b>B</b> Type: <b>3B less than 5000</b> <b>IBC 2009</b>
		Signature: <b>CAPT. R. Sautreau 5/27</b>	Signature:
Proposed Project Description: <b>548 Congress – change of use from retail to restaurant</b>		Pedestrian Activities District (P.A.D.)	
Permit Taken By: <b>Lannie</b>		<b>Zoning Approval</b>	

<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 informatin may invalidate a building permit and stop all work.</p>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <b>OK with conditions 5/19/11</b>	<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 Date:	<b>Historic Preservation</b> with <input type="checkbox"/> Not in Dist 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: <b>Any exterior work requires separate reviews &amp; approvals</b>
	<b>CERTIFICATION</b>		

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	PHON



# 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>548 CONGRESS ST</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>37            H            1</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>TOM BARR</u> Address <u>548 CONGRESS ST</u> <u>PORTLAND ME</u> City, State & Zip <u>JASON MORING</u> <u>73 OAK ST APT 3</u>	Telephone:
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>21,000</u> C of O Fee: \$ <u>25</u> Total Fee: \$ <u>305</u>
Current legal use (i.e. single family) <u>GIFT SHOP</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>RESTAURANT</u> <span style="float: right;">2nd &amp; 3rd floors</span> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>ADD KITCHEN EQUIP + BAR TO EXISTING TRAP</u> <span style="float: right;">7APTS</span> <u>BUILDING FOR MEXICAN RESTAURANT</u>		
Contractor's name: <u>DAVID DIPIETRO</u>		
Address: <u>221 VIRGINIA ST</u>		
City, State & Zip <u>PORTLAND ME 04103</u>		Telephone: _____
Who should we contact when the permit is ready: <u>DAVID</u>		Telephone: <u>8317914</u>
Mailing address: <u>SAMICE</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.

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](http://www.portlandmaine.gov), or stop by the Inspections Division 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: [Signature] Date: 4-11-11

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



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

xt<sup>5</sup> ✓

5.12 - 20 11

Received from Leard Tech Dev

Location of Work 548 Congress

Cost of Construction \$ \_\_\_\_\_ Building Fee: 230

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: 75

Total: 305

Building (1L) \_\_\_\_\_ Plumbing (15) \_\_\_\_\_ Electrical (12) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_

Other \_\_\_\_\_

CBL: 37-H-1

Check #: \_\_\_\_\_ Total Collected \$ 305

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

LAND TECH DEVELOPMENT, INC.  
221 VIRGINIA STREET  
PORTLAND, MAINE 04103

5551

52-60/112  
57135

5-12-11

Pay to the  
Order of

CITY OF PORTLAND

\$ 305.00

Dollars

RECEIVED  
DATE



KeyBank National Association  
Portland, Maine 04103  
1-800-KEYBANK Key.com

For

[Signature]

⑆0⑆⑆200808⑆ ⑆9⑆⑆35⑆008⑆2⑆⑆⑆ 555⑆

Vertical barcode text

CONGRESS



BUILDING  
IS  
THE PROPERTY  
LINE

5/8 CONGRESS

FRAMING  
DETAIL

NON STRUCTIAL

2x4  
BRACE

1/2 WALL

2x4  
STUD

2x4 HEADER

5/8 ROCK

EXISTING FLOOR

2x4 PLATES

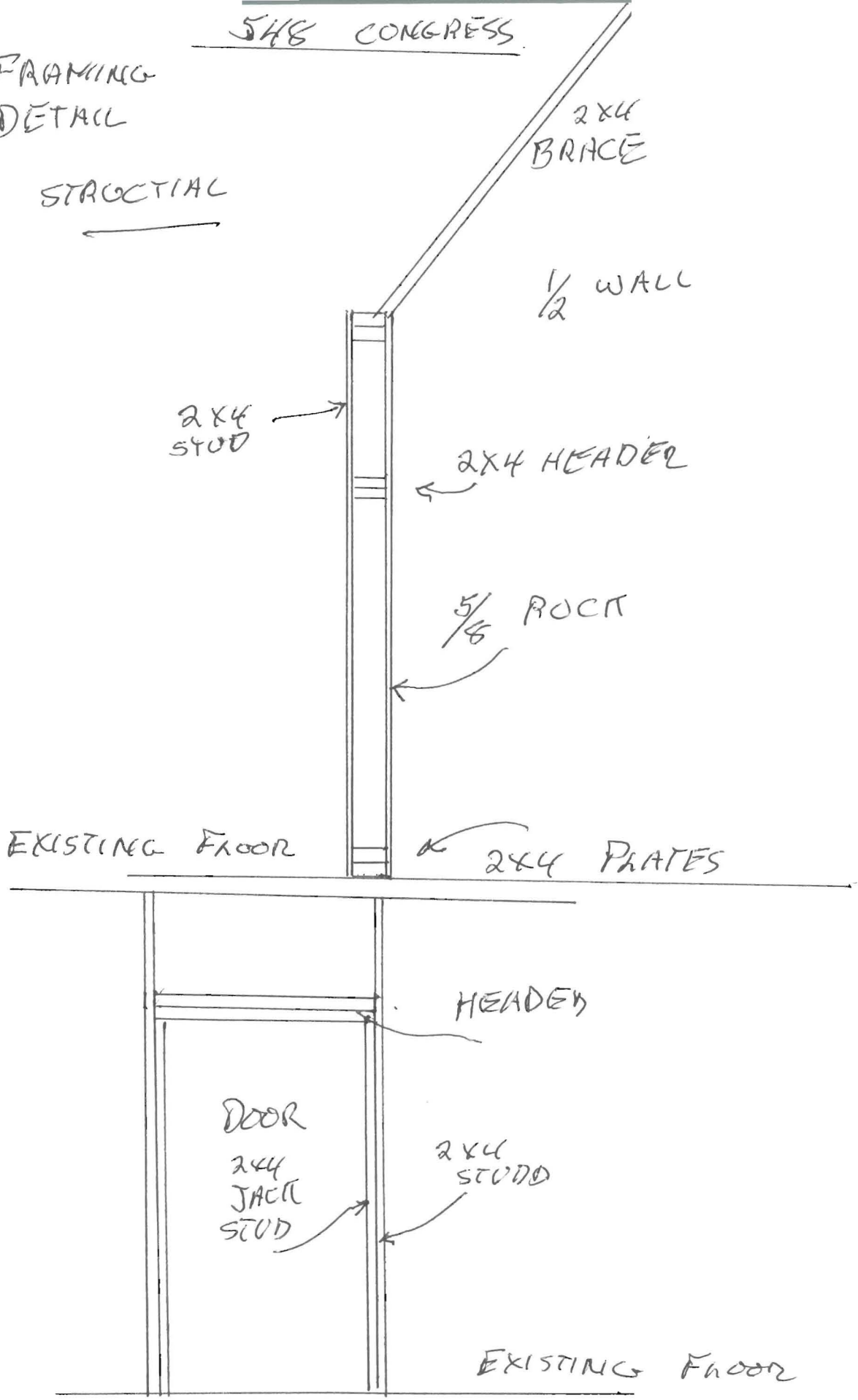
HEADER

DOOR

2x4  
JACK  
STUD

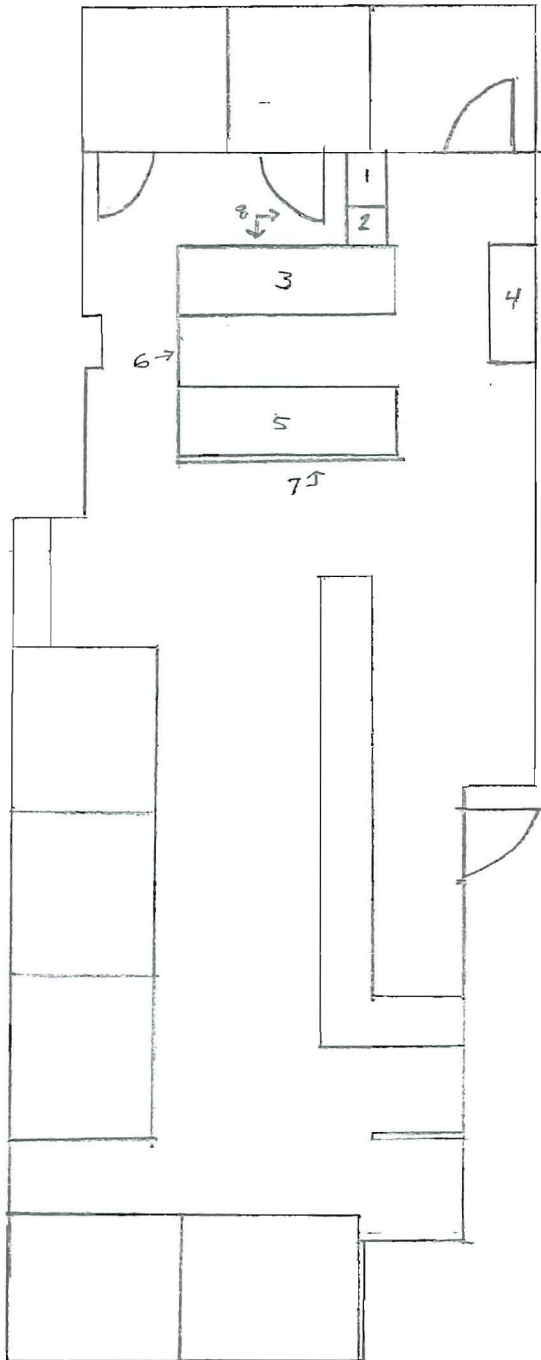
2x4  
STUD

EXISTING FLOOR









- 1) MOP SINK
- 2) HAND SINK
- 3) HOOD & EQUIPMENT
- 4) 3 BAY SINK
- 5) REFRIGERATION
- 6) Hallway Wall
- 7) Front Kitchen Wall
- 8) Rear Hallway Walls.

Bar relocated  
to other side  
See 11x17 Plan

548 CONGRESS  
REAR

BRICK WALL

NEW  
DOOR

FURNACE

552 CONGRESS  
REAR

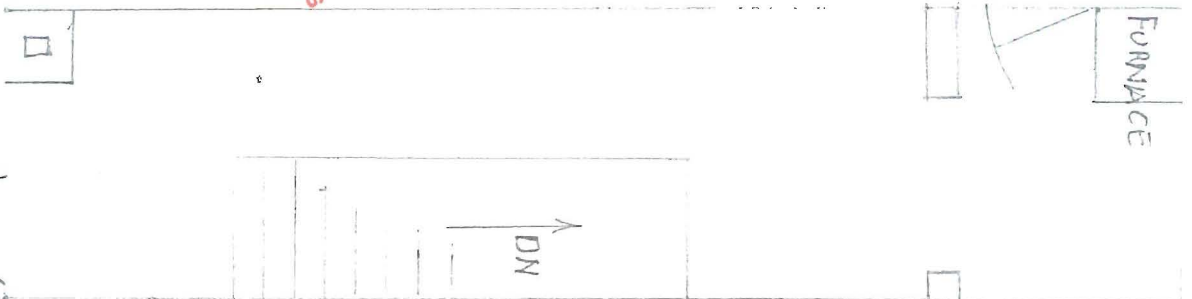
1<sup>ST</sup> FLOOR

RECEIVED

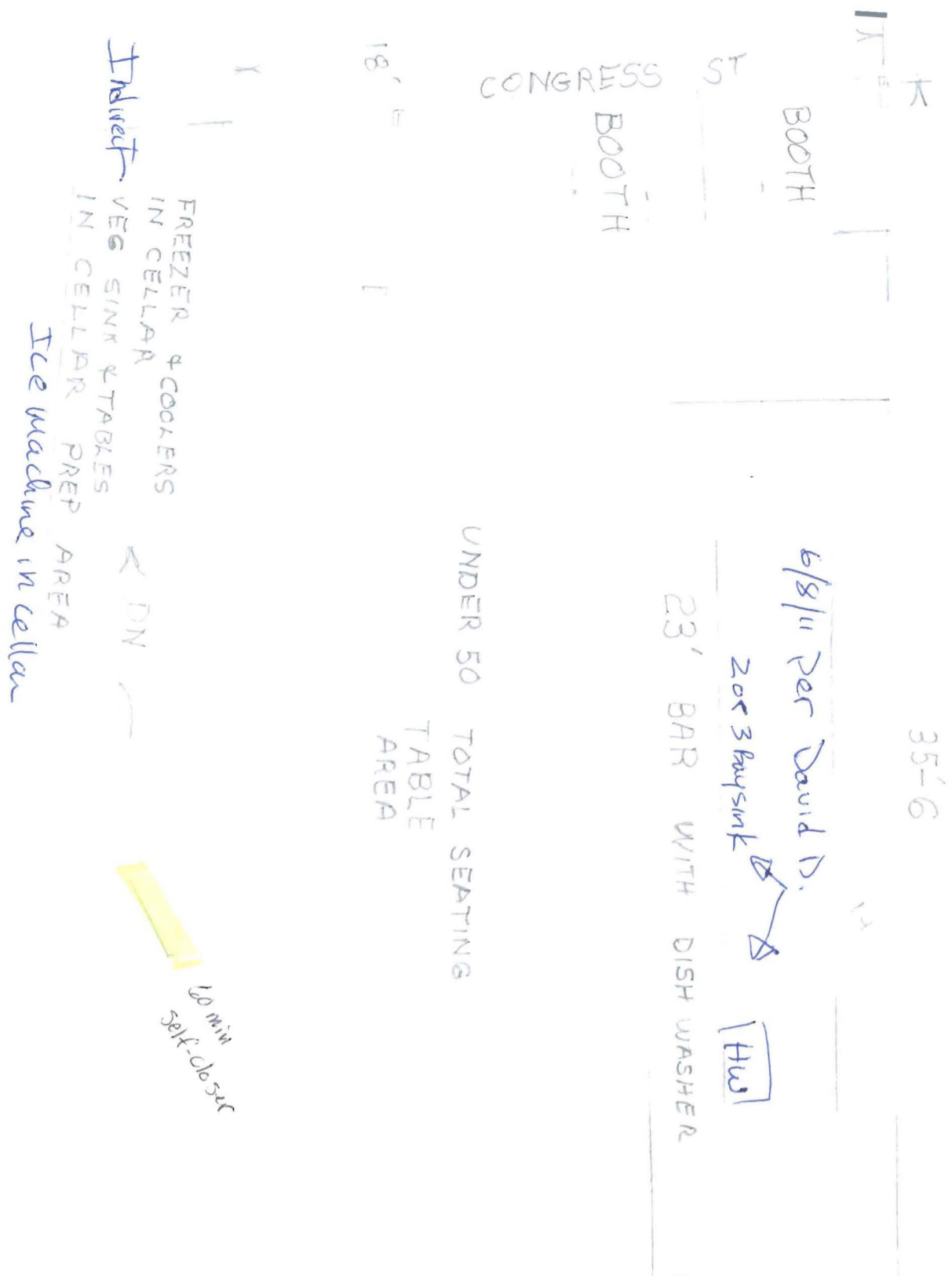
JUN 13 2011

Dept. of Building Inspections  
City of Portland Maine

DAK ST



548 CONGRESS ST



CONGRESS ST.

548 CONGRESS  
CELLAR

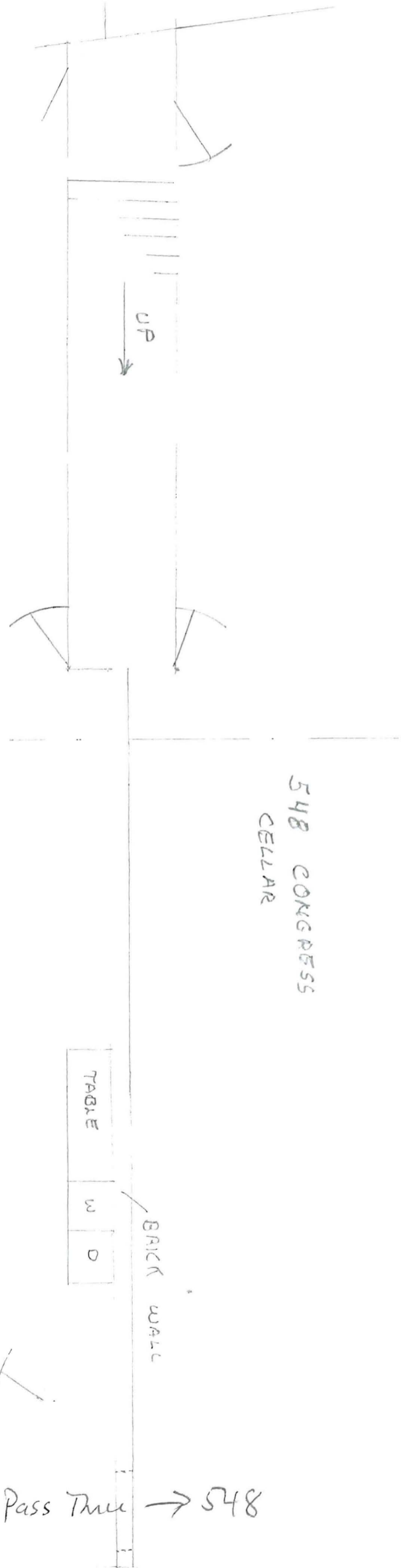


**RECEIVED**  
 JUN 13 2011  
 Dept. of Building Inspections  
 City of Portland Maine

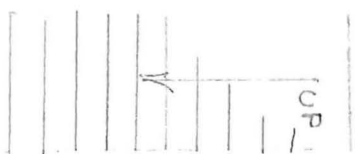
552 CONGRESS ST

552 CONGRESS  
CELLAR

548 CONGRESS  
CELLAR



FURNACE ROOM



**RECEIVED**  
 JUN 13 2011  
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