

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 02-0980	Issue Date: OCT 10 2002	CBL: 037 H013001
-----------------------	----------------------------	---------------------

Location of Construction: 504 Congress St	Owner Name: Kaplan 504 Llc	Owner Address: 49 Ocean Ave	Phone: CITY OF PORTLAND
--	-------------------------------	--------------------------------	----------------------------

Business Name: n/a	Contractor Name: n/a SELF	Contractor Address: Portland	Phone:
-----------------------	------------------------------	---------------------------------	--------

Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: B-3
----------------------------	---------------	--	--------------

Past Use: Commercial / Prior use was a furniture store.	Proposed Use: Commercial / Change of Use: Dance Hall	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 2
--	---	------------------------	--------------------------	--------------------

FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A2 Type: NA 10/10/02 Signature: [Signature]
---	---

Proposed Project Description:
Change of Use from Furniture / Retail to Dance Hall

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Signature: [Signature] Date:

Permit Taken By: gg	Date Applied For: 09/03/2002	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 <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"/> Denied Date: 9/6/02	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: 9/6/02	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input checked="" 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 P.D.A 9/6/02 Date: 9/9/02
---	--	--

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

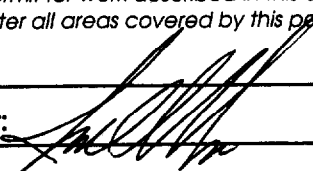
All Purpose Building Permit Application

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.

Location/Address of Construction: <u>504⁵⁰⁰ Congress St.</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>037</u> Block# <u>H</u> Lot# <u>013</u>	Owner: <u>Kaplan 504 LLC</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>John Demarco Sandown</u> <u>15 Pineridge Circle NH 03873</u>	Applicant name, address & telephone: <u>* 603-887-4842</u>	Cost Of Work: \$ _____ Fee: \$ <u>30.⁰⁰</u>
Current use: <u>Furniture store</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Chem Free Dance Club</u>		
Project description: <u>Change of use from Furniture/Retail to Dance Hall</u>		
Contractor's name, address & telephone: <u>Applicant</u>		
Who should we contact when the permit is ready: <u>John Demarco *</u>		
Mailing address: <u>603-887-4842</u>		
<p>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:</p>		

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.

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: 	Date: <u>9/3/2002</u>
---	-----------------------

**This is NOT a permit, you may not commence ANY work until the permit is issued.
If you are in a Historic District you may be subject to additional permitting and fees with the
Planning Department on the 4th floor of City Hall**

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number 1027980
PERMIT ISSUED
OCT 10 2002
CITY OF PORTLAND

This is to certify that Kaplan 504 Llc/n/a SELF
has permission to Change of Use from Furniture Retail to Dance H
AT 504 Congress St

L 037 H01300

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 inspection must be given and when permission is procured before this building or part thereof is occupied or closed-in. **HEAVY NOTICE IS REQUIRED.**

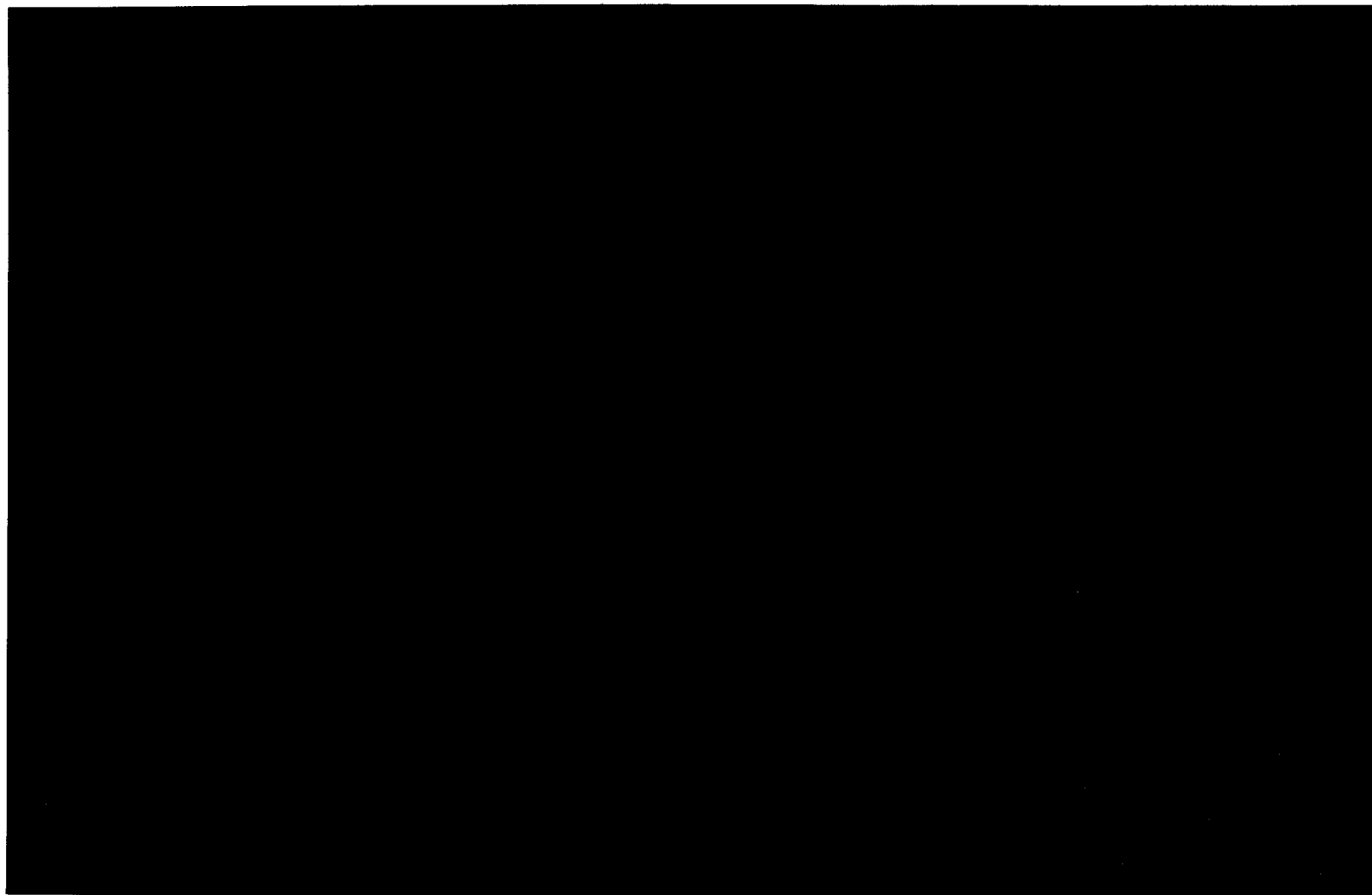
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



Application ID Number: 2-0980

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 504 Congress Street - called applicant and reminded them that a site plan review or an exemption from it was required before the permit could be issued

Approval Date: 09/06/2002

Issue On Date: 09/04/2002

OK to Issue Permit

Name: Marge Schmuckal

Date: 09/06/2002

Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

* Separate permits shall be required for any new signage. - PAD review

Create Date: 09/04/2002 By gg

Update Date: 09/06/2002 By mes

2002-0194

Application ID Number:

2-0980

Delete

Save

Close

Department:

Building

Status: Approved with Conditions

Reviewer

Mike Nugent

Comments:

[Empty text box for comments]

Approval Date

10/09/2002

Given On Date

09/24/2002

OK to Issue Permit

Name

Mike Nugent

Date

10/09/2002

Date 2

Conditions Section:

Add New Condition From

Add New Condition

Delete Condition

All means of egress must be accessible, with emergency lighting & Exit signs.

Create Date:

09/04/2002

By

gg

Update Date:

10/09/2002

By

mjn

J. L. A. I N C .

FACSIMILE TRANSMITTAL SHEET

TO: Mike Nugent	FROM: John A. DeMarco
FAX NUMBER: 207-874-8716	DATE: September 26, 2002
COMPANY: Building Inspector	TOTAL NO. OF PAGES INCLUDING COVER: Five
PHONE NUMBER: 207-874-8703	SENDER'S REFERENCE NUMBER:
RE: Building Permit	YOUR REFERENCE NUMBER:

URGENT FOR REVIEW PLEASE COMMENT PLEASE REPLY PLEASE RECYCLE

NOTES/COMMENTS:

Hi Mike,

Attached are additional documents for 504 Congress Street. Can you please check to see if there are any scale drawings for the Keystone Theater (504 Congress Street) if so we are using the same floor plan for Club Ozone II with the exception of Theater #3 and the Kitchen. I will get the exit dimensions and the number of restrooms by tomorrow. We have requested the original drawings for the Keystone Theater scale drawings and we are waiting for these to be located. Please review and contacted me as soon as possible.

Thanks,

John A. DeMarco

Home # 603-887-4842

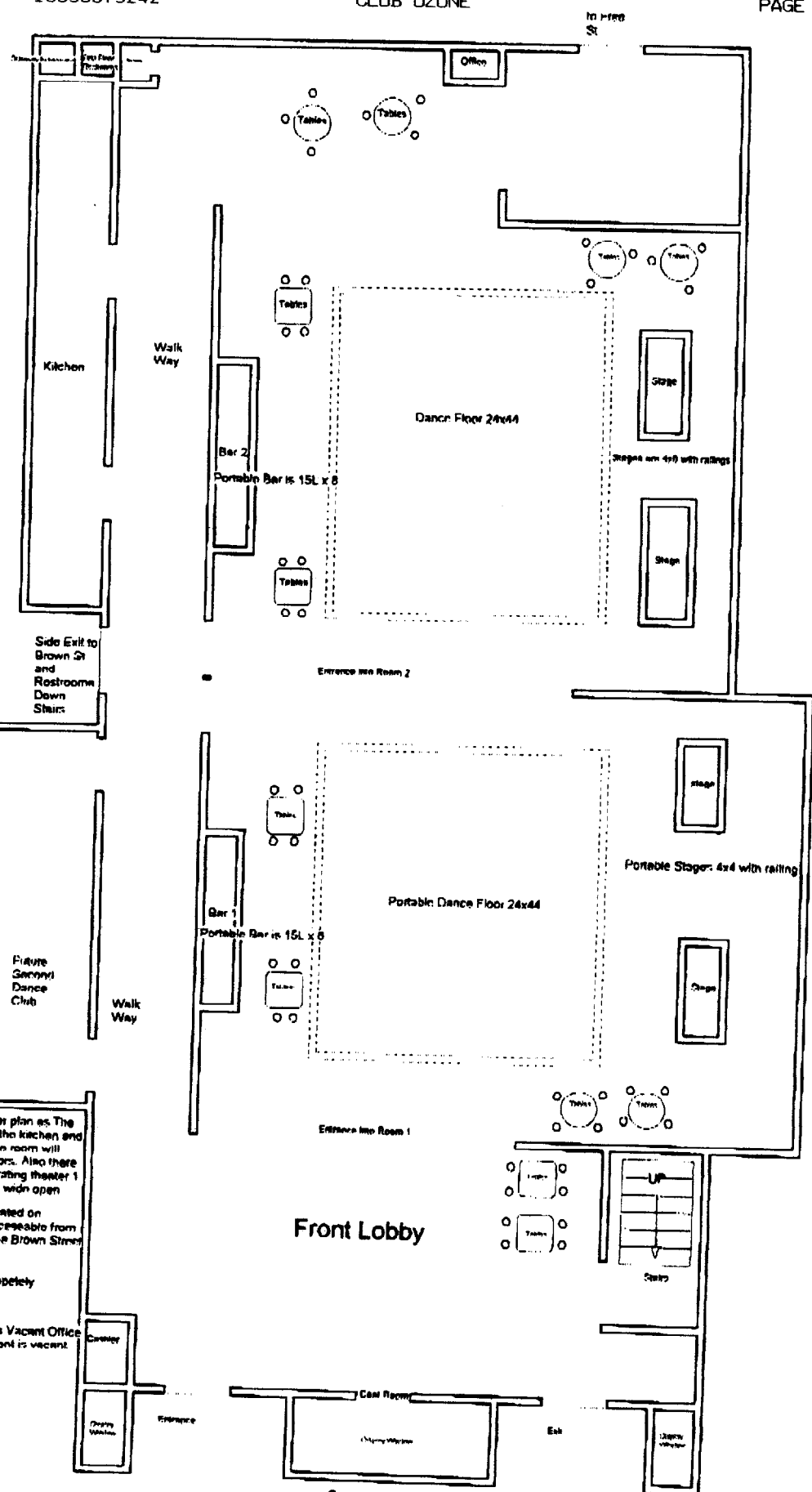
Cell # 603-247-4469

Fax # 603-887-5242

Note: Club Ozone II telephone # will be turned on 9/30/02 (207) 828-9663.

4 Exit ways
Size:

Restrooms: Female;
Restrooms: Male;
First Floor Handicap Restroom



Side Exit to
Brown St
and
Restrooms
Down
Stairs

Brown St 2-14

Using existing floor plan as the
Keyzone without the kitchen and
third theater. These rooms will
be closed off with doors. Also there
are no walls separating theater 1
and 2 the space is wide open

Rest Room are located on
basement level accessible from
stairs located on the Brown Street
exit side.

The Building is completely
Smokefree.

The Second Floor is Vacant Office
Space. The Basement is vacant
also.

Front Lobby

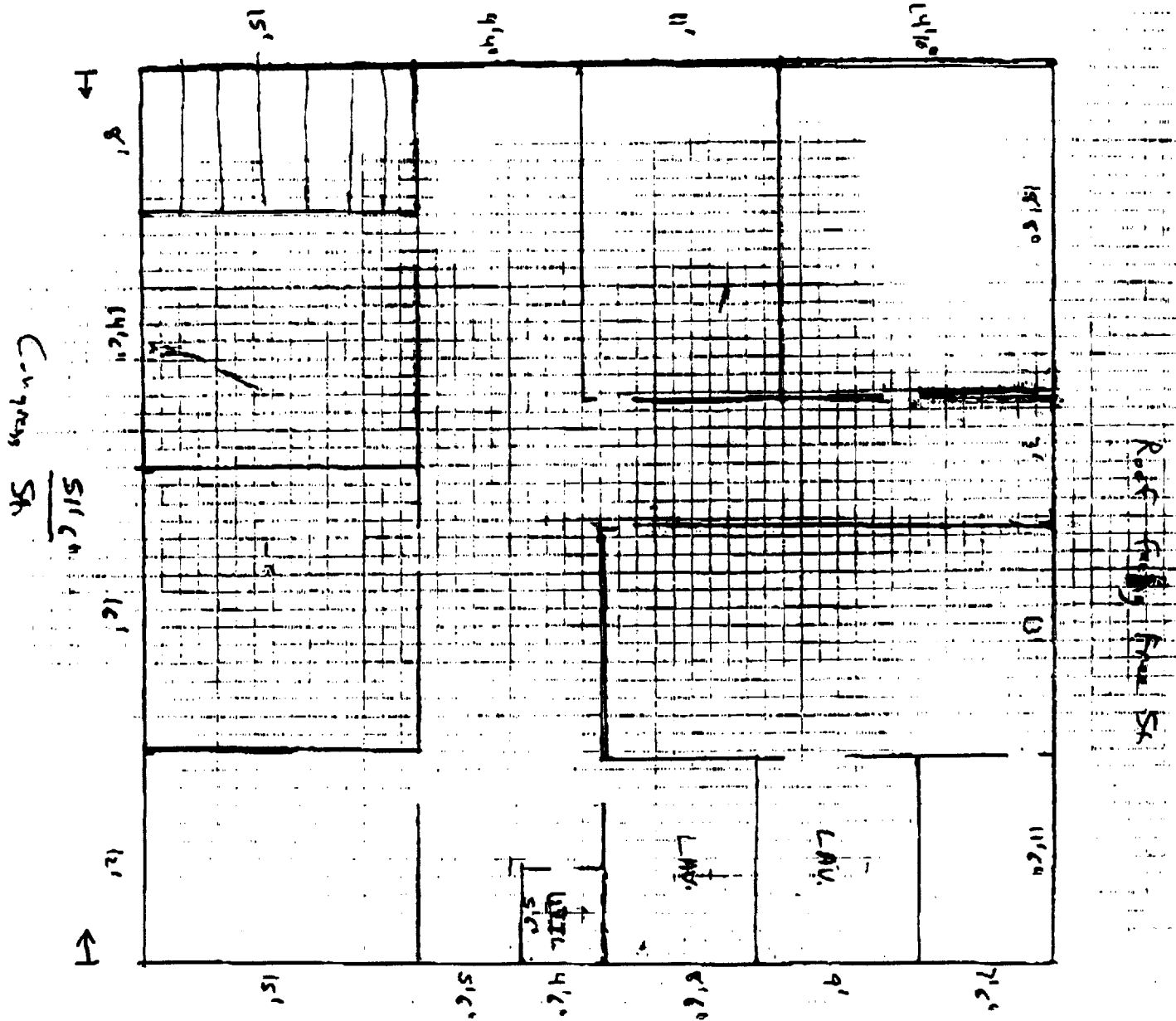
Congress Street 504-508

SEP.26'2002 10:50 7745114

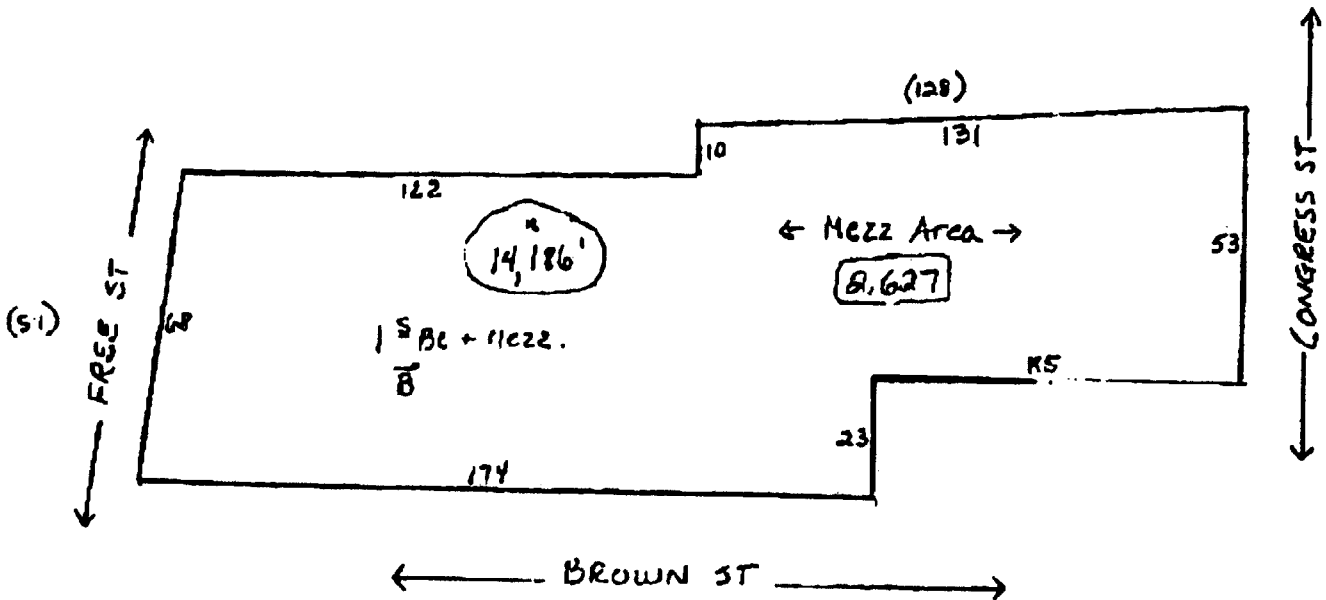
MALONE COMMERCIAL BROKERS

#4859 P.001/001

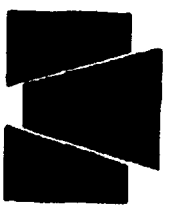
51



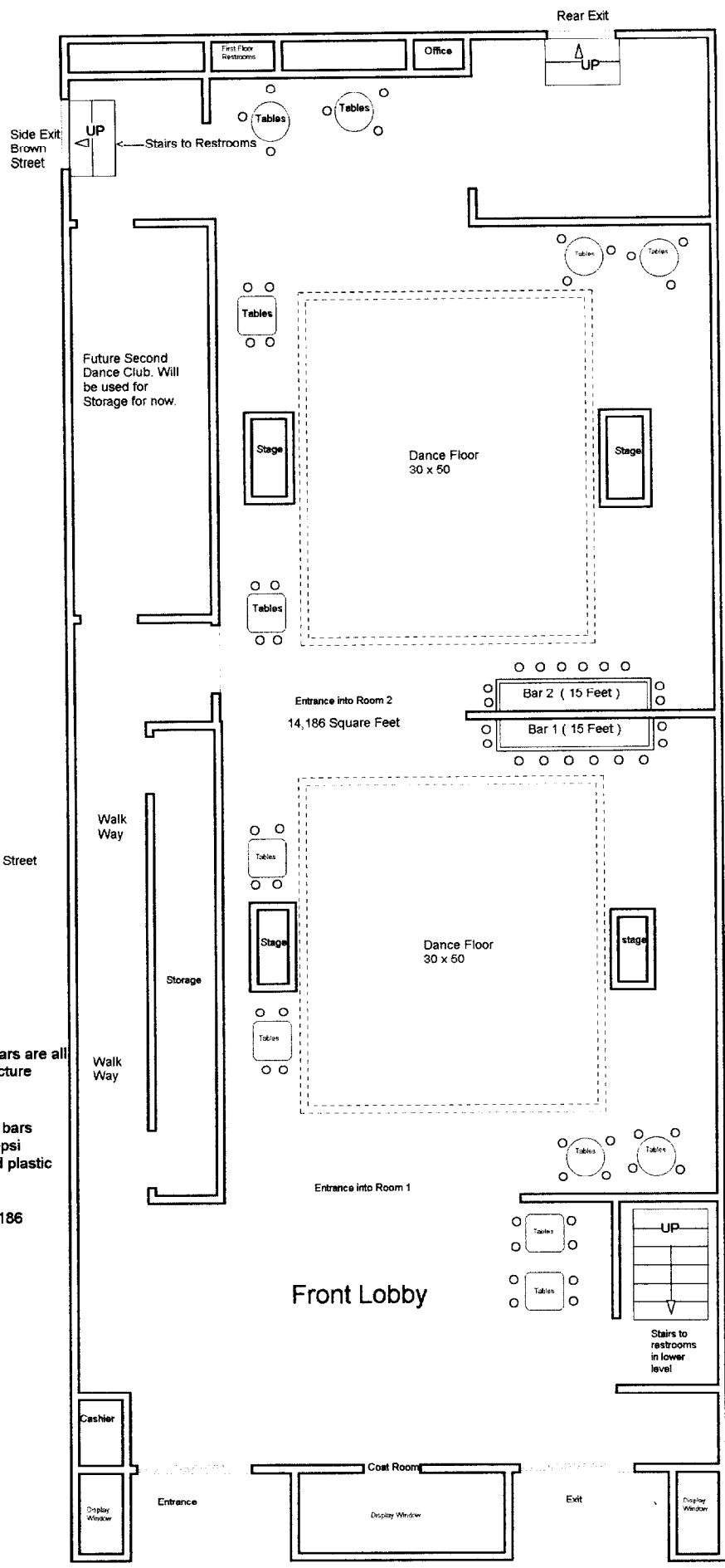
504 - 506 Congress Street Floor Plan



Scale = 1' = 40"



← Free Street →



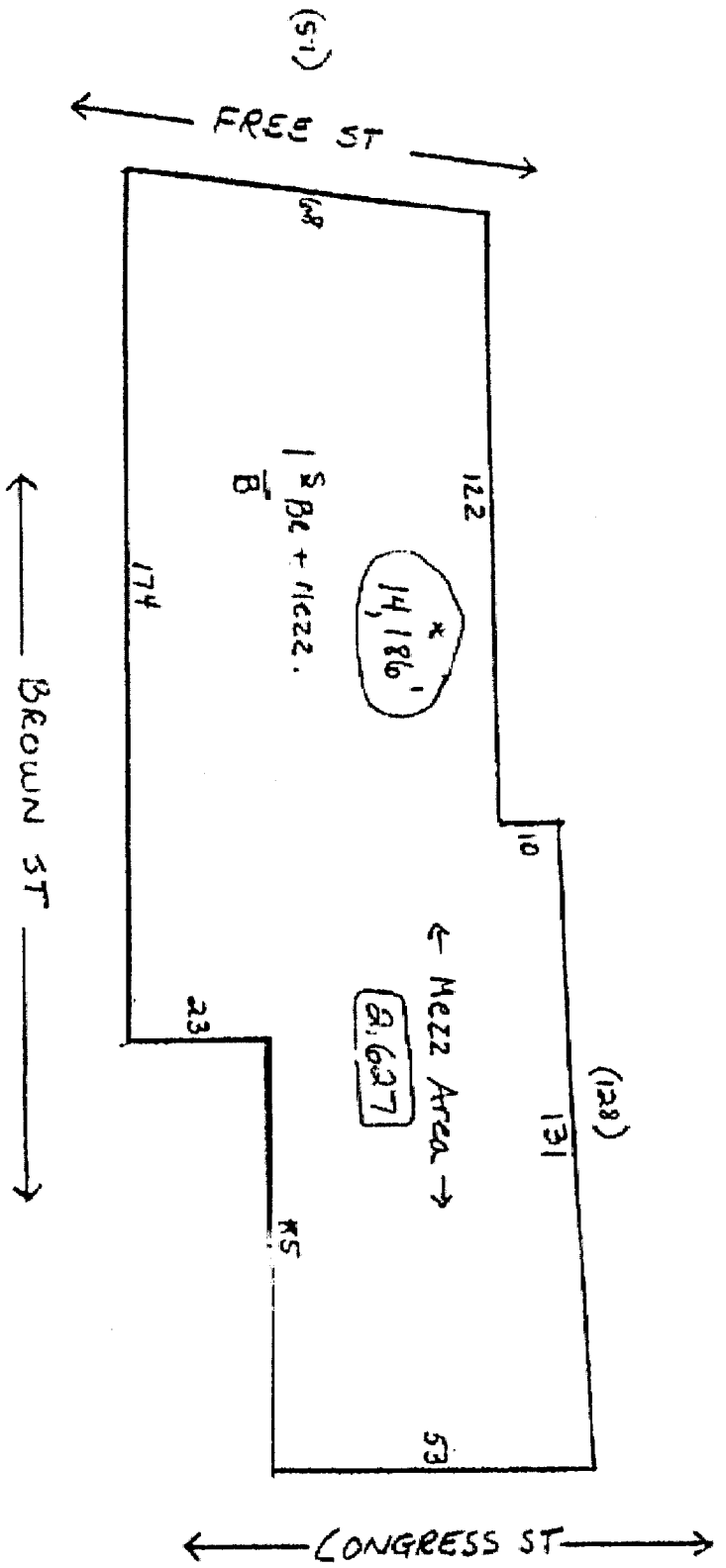
Dance Floors/ Stages / Bars are all portable fixtures. No Structure changes.

No plumbing required for bars because we are using Pepsi coolers to serve cans and plastic bottles.

Total Square footage 14,186

← Congress Street →

504 - 506 Congress Street Floor Plan



Scale = 1" = 40'





504 - 506 CONGRESS STREET, PORTLAND

Property Information

Owner: Kaplan 504, LLC

Sublessor: Daniel LaJoie and Thomas Flannery

Address: 504 - 506 Congress Street
2 - 14 Brown Street
73 - 77 Free Street
Portland, Maine

Map/Lot: 37-H-13

Frontage: 53' - Congress Street
68' - Free Street
174' - Brown Street

Age: 80 +/- years

Zoning: B - 3

Size: 30,999 +/- square feet

Configuration: 14,186 +/- first floor - retail - open space
→ 14,186 +/- basement level (10' +/- ceilings) - storage - open space
2,627 +/- second floor - office

Land Area: 14,186 +/- SF

Stories: Two

Roof: Verisco rubber membrane roof - 5 +/- years old

Freight Door: 1 - available on Free Street side

Exterior Finish: Brick/masonry

Floor: Cement - carpet in places

Parking: None



504 - 506 CONGRESS STREET, PORTLAND

Water/Sewer: Public

Electric: 800 amp, 3 phase

HVAC: Trane HVAC (gas heat and electric air)

Taxes: \$14,501.12 (.47/SF)

Insurance: \$2,825.52 (0.09/SF)

Net Charges: \$0.56/SF (subject to change)

Tenant to Pay Directly: Water & sewer, gas, electric, trash removal and maintenance

Tenant: The Barn Surplus and Salvage – Office Furniture
Existing tenant can be re-located

Lease Rate: Lease rate may vary depending upon the amount of space leased and fit-up required
\$10.00/SF triple net – first floor - retail
\$ 6.00/SF triple net – second floor – office
\$ 4.00/SF triple net – basement level - storage

Contact: John Doyon, CCIM

CBL 37-H-13

APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

John DeMarco

9-11-02

Applicant
15 Pine Ridge Circle, SAUNDOWN, NH 03873

Application Date
Club Ozone II

Applicant's Mailing Address
603-247-4469 (cell) 603-247-4172 (home)

Project Name/Description
504-506 CONGRESS STREET

Consultant/Agent/Phone Number

Address of Proposed Site

Description of Proposed Development:

No structural changes. Just install portable fixtures, dance floors, bars and DJ Booth.

Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:

See Section 14-523 (4)

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/ Comply with ADA
- e) No Additional Parking / No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)
yes
NA
yes
yes
yes
yes
NA
yes

Planning Office Use Only

Planning Office Use Only: