

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

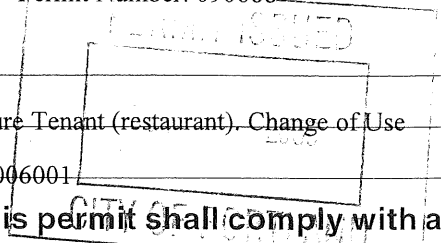
CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 090088



This is to certify that MAINE EMPLOYERS' MUTUAL INSURANCE COMPANY/TBA
has permission to Removal of Floor Finishes and Non Load Bearing Partition in Prep for Future Tenant (restaurant). Change of Use
AT 245 COMMERCIAL ST CBL 038 F006001

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 lathed or otherwise 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. W. Sautreau

Health Dept. _____

Appeal Board _____

Other _____

Department Name

2/11/09 [Signature]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

SCANNED



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

February 4 20 07

Received from Portland Coastal Trust

Location of Work 245 Commercial

Cost of Construction \$ 10,000 Building Fee: _____

Permit Fee \$ 100 Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 100

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other Change of use

CBL: 015 F-100

Check #: PL **Total Collected \$** 100

No work is to be started until permit issued.

If permit is Withdrawn or Denied, amount of the Refund is based on \$20.00 or 20% of the fee, (whichever is greater)

In order to receive a refund, you MUST present the Original Receipt.

Taken by: [Signature]

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

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0088	Issue Date: 2/11/09	CBL: 038 F006001
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Location of Construction: 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone: 207-775-1059
Business Name:	Contractor Name: TBA	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial/Office Space	Proposed Use: Commercial/Restaurant - Removal of Floor Finishes and Non Load Bearing Partition in Prep for Future Tenant (restaurant). Change of Use	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 1
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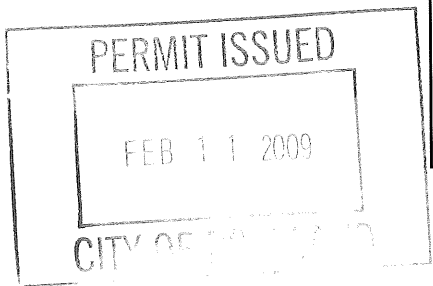
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: A-2 Type: AB IBC-2007
Signature: (RG)	Signature: [Signature] 2/11/09

Proposed Project Description:
Removal of Floor Finishes and Non Load Bearing Partition in Prep for Future Tenant (restaurant). Change of Use

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) within		
Action: <input type="checkbox"/> Approved	<input checked="" type="checkbox"/> Approved w/Conditions	<input type="checkbox"/> Denied
Signature: [Signature]	Date: 2/5/09	

Permit Taken By: lmd	Date Applied For: 02/04/2009	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: [Signature] 2/5/09	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: [Signature] 2/5/09	Historic Preservation within <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: [Signature] Requires A Separate review for approval
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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

04/13/09
~~12/13~~

Knowing OKing

> ~~ADD~~

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0088	Date Applied For: 02/04/2009	CBL: 038 F006001
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Location of Construction: 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone: 207-775-1059
Business Name:	Contractor Name: TBA	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial/Restaurant - Removal of Floor Finishes and Non Load Bearing Partition in Prep for Future Tenant (restaurant). Change of Use	Proposed Project Description: Removal of Floor Finishes and Non Load Bearing Partition in Prep for Future Tenant (restaurant). Change of Use
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/05/2009**Note:** **Ok to Issue:**

- 1) This property is located with in the Pedestrian Activities District (PAD) which restricts first floor uses to retail-like and other uses that are of interest to pedestrians walking by. A restaurant use is allowed under the PAD district. All windows along the street line shall remain intact and shall not be closed off without review.
- 2) Separate permits are required showing the new restaurant layout with scaleable floor plans. The plans shall show aisle widths and exits. The kitchen details must also be included with including any hood details.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 02/11/2009**Note:** **Ok to Issue:**

- 1) State law requires notification of hazardous materials and abatement by a licensed professional
- 2) Demolition permits are valid for a period of 30 days from the date of issuance. A written request must be submitted and granted for an extension to this time period.
- 3) Demo permit only! Construction requires seperate permits.
- 4) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 5) Demolition permit only. No other construction activities allowed.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 02/11/2009**Note:** **Ok to Issue:**

- 1) Need to see a seating plan in order to determine occupant load.
- 2) All construction shall comply with NFPA 101
- 3) Emergency lights and exit signs are required

Comments:

2/5/2009-lmd: The building owner is preparing the space for a restaurant. His intention is to have the use designation changed from office to restaurant prior to the tenant leasing the space. The tenant (future restaurant owner) will then apply for the fit-up and the C of O.

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 **Final inspection required at completion of work.**

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

Date

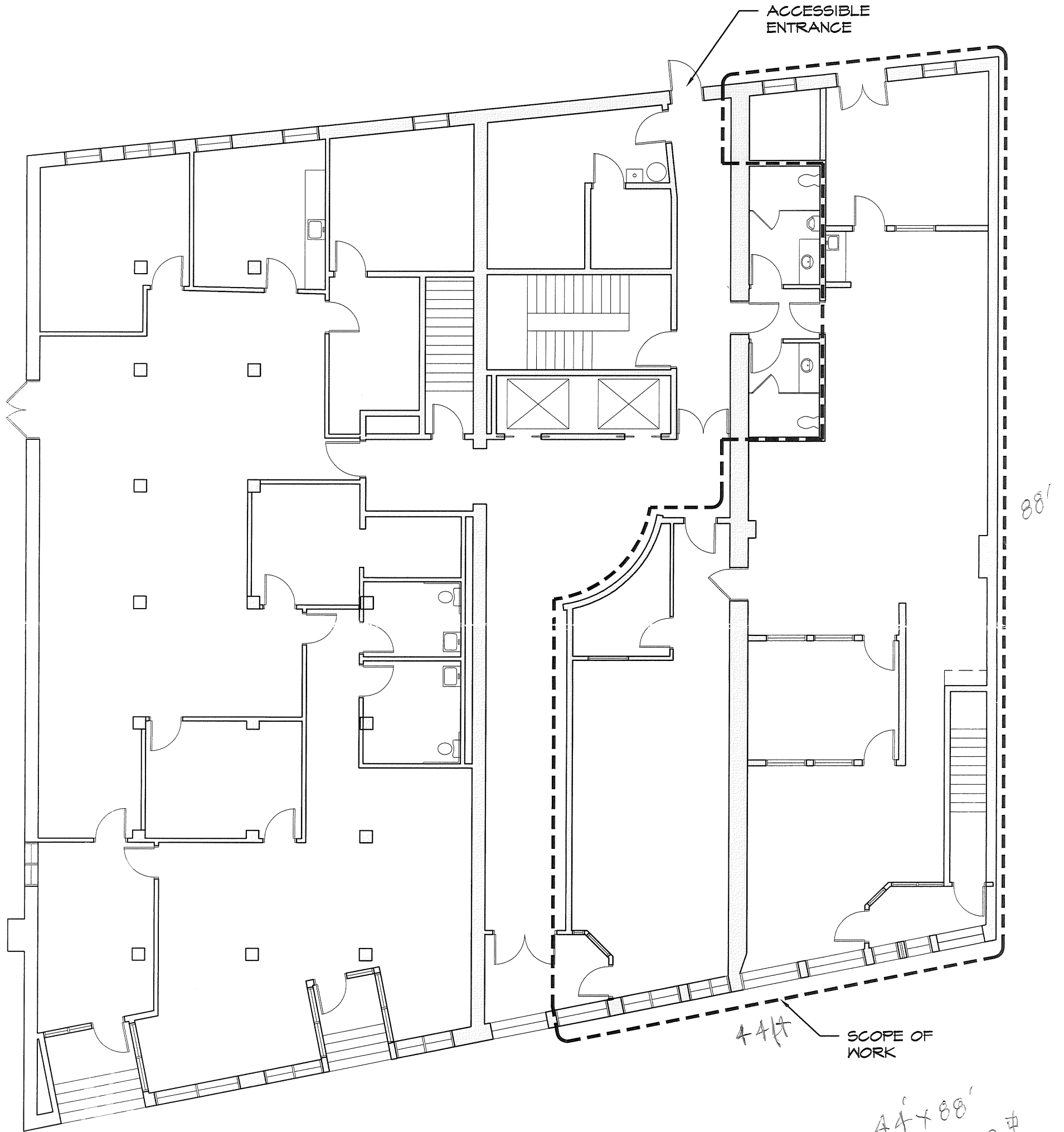
Signature of Inspections Official

Date

Mailed

2009

ALLEY



COMMERCIAL STREET

44ft SCOPE OF WORK

44' x 88'
 3872 #
 change
 B-3 No Parking
 Reg



ARCHITECTURE
 INTERIOR DESIGN
 PLANNING
 49 DARTMOUTH STREET
 PORTLAND, MAINE 04101
 www.pdtarchs.com

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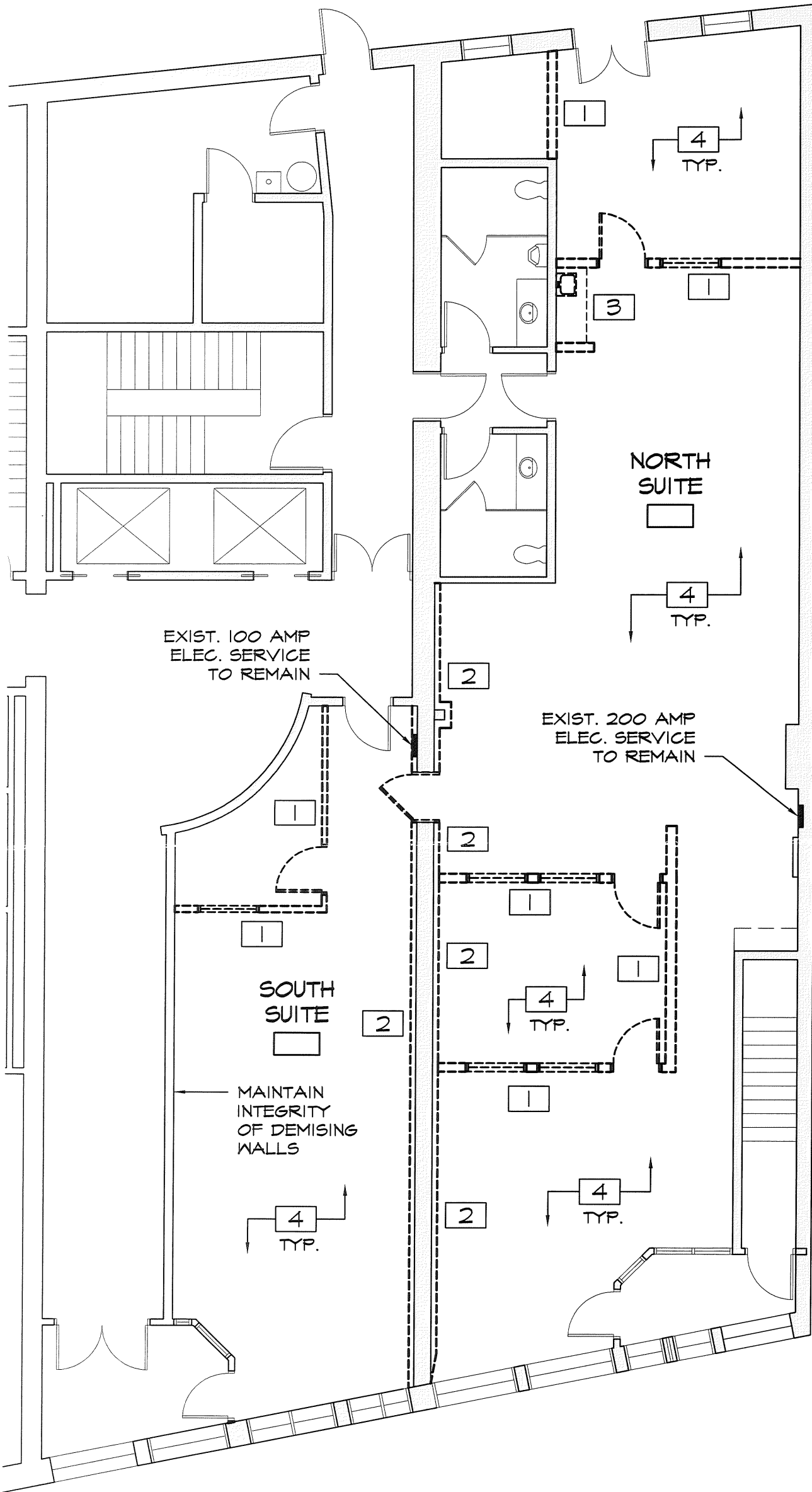
C & S Restaurant - Landlord Work
 245 Commercial Street
 PORTLAND, MAINE

TITLE
 OVERALL BUILDING PLAN

JOB # 09-016
 DATE 4 FEBRUARY 2009
 SCALE 3/32"=1'-0"

SHEET
A1

H:\Master Proj Files\2\MEMIC\245-251 Commercial Street\CAD\C and S Restaurant\245-251 Comm_1st Floor.dwg Feb 04, 2009 - 10:38am



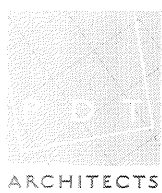
GENERAL NOTES:

1. THIS WORK IS FOR LANDLORD PREP. WORK FOR NEW TENANT.
2. PREVIOUS TENANT WAS BUSINESS USE. NEW TENANT WILL BE A RESTAURANT.
3. MAINTAIN INTEGRITY OF EXISTING DEMISING WALLS.
4. PATCH & REPAIR AREAS ADJACENT TO PARTITIONS AND CEILINGS THAT WERE REMOVED.

DEMOLITION KEY

- | | |
|---|---|
| 1 | REMOVE ALL INTERIOR WALLS AND PARTITIONS (NON-LOAD BEARING), INCLUDING DOORS AND GLAZING. |
| 2 | REMOVE FURRED-OUT WALLS TO BRICK. |
| 3 | REMOVE SINK & COUNTER. CAP PLUMBING LINES. |
| 4 | REMOVE ALL CARPETING AND BASE AT REMOVED WALLS ONLY. |

1 DEMOLITION PLAN
1/8" = 1'-0"



ARCHITECTURE
INTERIOR DESIGN
PLANNING
49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

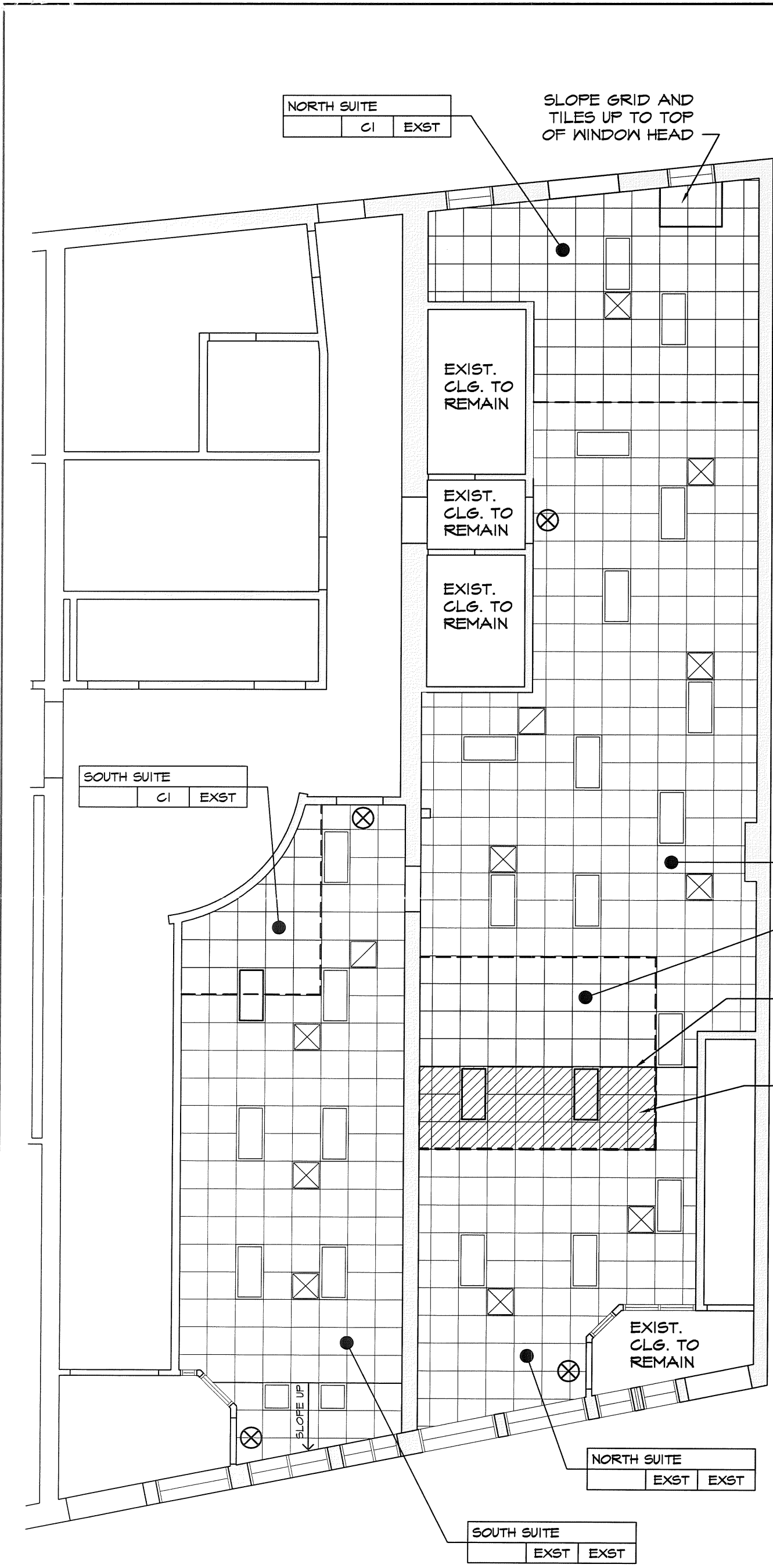
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C & S Restaurant - Landlord Work
245 Commercial Street
PORTLAND, MAINE

TITLE
DEMOLITION PLAN & NOTES

JOB # 09-016
DATE 4 FEBRUARY 2009
SCALE 1/8"=1'-0"

SHEET
A2



CEILING TYPES	
CI	NEW GRID & TILES TO MATCH EXIST. GRID & TILES
EXST	EXISTING CEILING TYPE TO REMAIN

CEILING LEGEND	
OFFICE	ROOM NAME
A110	CLG. HEIGHT
CI	CLG. TYPE
9'-1 1/2"	ROOM #

- DEMARCATION LINE BETWEEN EXIST. & NEW GRIDS
- [New 24x48 Fluorescent Fixture Symbol] NEW 24x48 FLOURESCENT FIXTURE
- [Existing 24x48 Fluorescent Fixture Symbol] EXST. 24x48 FLOURESCENT FIXTURE
- [Existing 24x24 Fluorescent Fixture Symbol] EXST. 24x24 FLOURESCENT FIXTURE
- [Existing HVAC Return Symbol] EXST. HVAC RETURN
- [Existing HVAC Supply Symbol] EXST. HVAC SUPPLY
- [New Ceiling Mounted Exit Sign Symbol] NEW CEILING MOUNTED EXIT SIGN

NORTH SUITE	EXST	EXST
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NORTH SUITE	CI	EXST
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EXIST. TRANSITION IN CEILING HEIGHT TO REMAIN. CONTINUE TRANSITION IN NEW GRID ACROSS TO OPPOSITE WALL.

THIS AREA OF NEW GRID TO BE HUNG AT THE LOWER, ADJACENT EXIST. CLG. HEIGHT.

- CEILING NOTES:**
1. EXTEND GRID AND PANELS TO FACE OF EXPOSED BRICK WALLS.
 2. PATCH AREAS OF GRID & PANELS WHERE PARTITIONS WERE REMOVED.
 3. INSTALL EXIT SIGNS TO CODE.
 4. RELOCATE & MAINTAIN ADEQUATE SPRINKLER COVERAGE.
 5. MAINTAIN FIRE ALARM AND SMOKE DETECTORS IN EXISTING SPACE.

1 REFLECTED CEILING PLAN
1/8" = 1'-0"

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