

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **PERMIT** ICTION

Permit Number: 090088

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

provided that the person or persons, firm or corporation accounting for 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 enclosed-in. 24 HOURS 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. Santora
 Health Dept. _____
 Appeal Board _____
 Other _____
 Department Name _____

2/11/09 Chf. L. Nk
 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

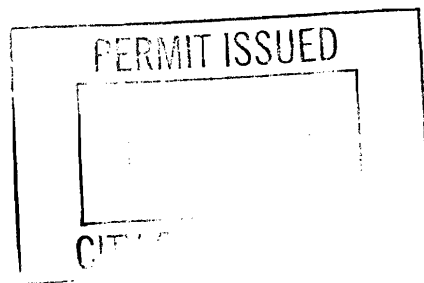
Permit No: 09-0088	Issue Date: 2/11/09	CBL: 038 F006001
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Location of Construction: 245 COMMERCIAL ST	Owner Name: MAINE EMPLOYERS' MUTUAL I	Owner Address: PO BOX 11409	Phone: 207-775-1059
Business Name:	Contractor Name: TBA	Contractor Address: Portland	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
Proposed Project Description: Removal of Floor Finishes and Non Load Bearing Partition in Prep for Future Tenant (restaurant). Change of Use		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: A-2 Type: AB IBC-2007	
		Signature: <i>RG</i>	Signature: <i>[Signature]</i> 2/11/09	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) <i>within</i>		
		Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: <i>[Signature]</i> 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"/> Denied	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	Historic Preservation <i>within</i> <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>[Signature]</i> 2/5/09	Date: <i>[Signature]</i>	Date: <i>[Signature]</i>



Any exterior work requires A separate review 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



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>245 Commercial Street</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>38</u> <u>F</u> <u>006</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Brian Curley</u> Address <u>PDT Architects</u> City, State & Zip <u>49 Dartmouth St Portland ME 04101</u>	Telephone: <u>207-775-1059</u> <u>x337</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Catherine Lamsan</u> Address <u>MEMIC 261 Commercial St</u> City, State & Zip <u>Portland ME 04101</u>	Cost Of Work: \$ <u>10,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>office</u> Number of Residential Units _____ If vacant, what was the previous use? <u>office</u> Proposed Specific use: <u>restaurant</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>(landlord prep work (removal of finishes + partitions now - load beams) for new restaurant tenant</u>		
Contractor's name: <u>TBA</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: _____		Telephone: _____
Mailing address: _____		

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, 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: 2/4/09

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

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

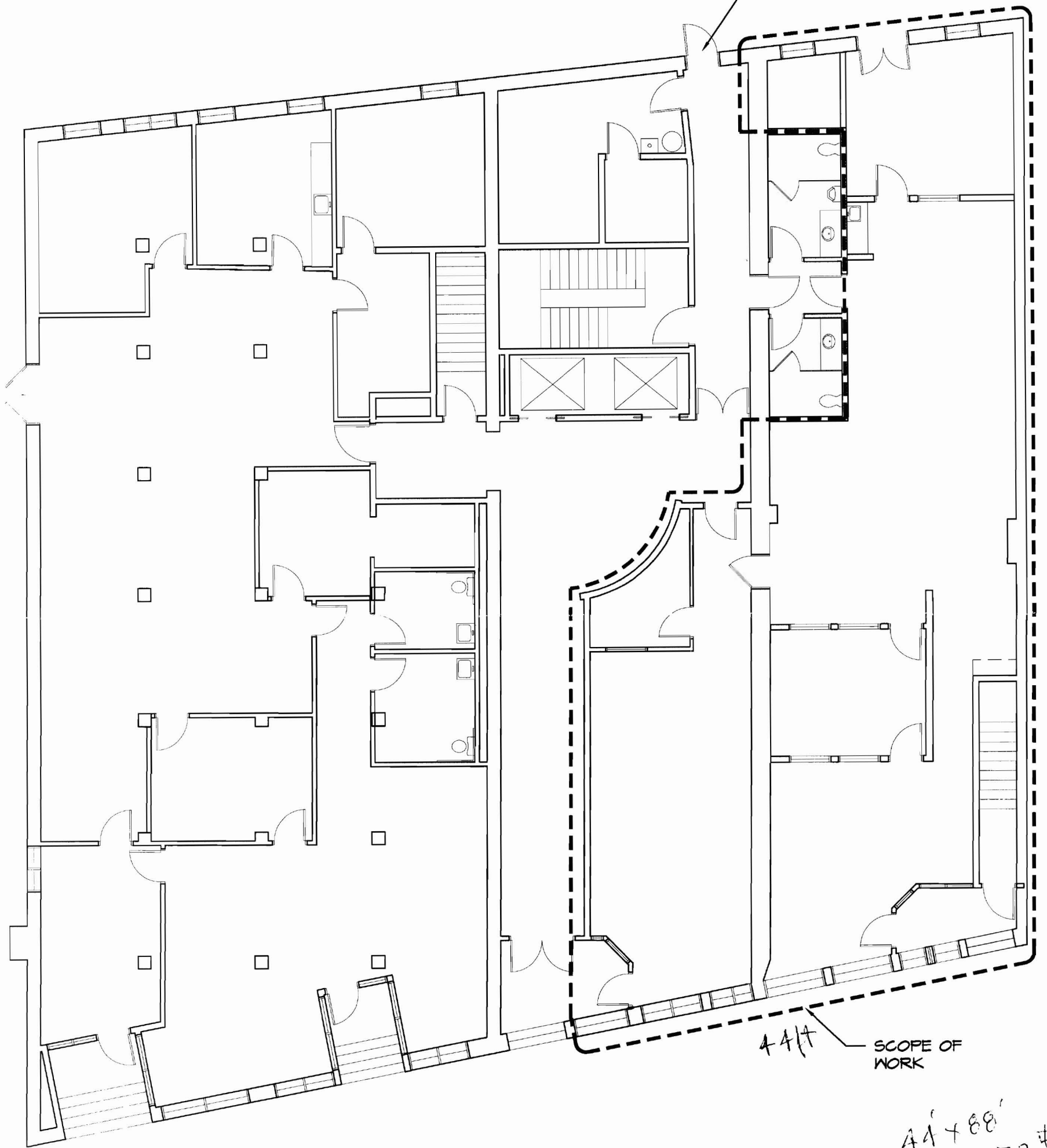
Signature of Inspections Official

Date

Marked

ALLEY

ACCESSIBLE
ENTRANCE



88'

44'±

SCOPE OF
WORK

44' x 88'
 3872 sq ft
 change
 B-3 No Parking
 req

COMMERCIAL STREET

ARCHITECTURE
 INTERIOR DESIGN
 PLANNING

49 DARTMOUTH STREET
 PORTLAND, MAINE 04101
 www.pdtarchs.com

ARCHITECTS

© 2009 PDT Architects

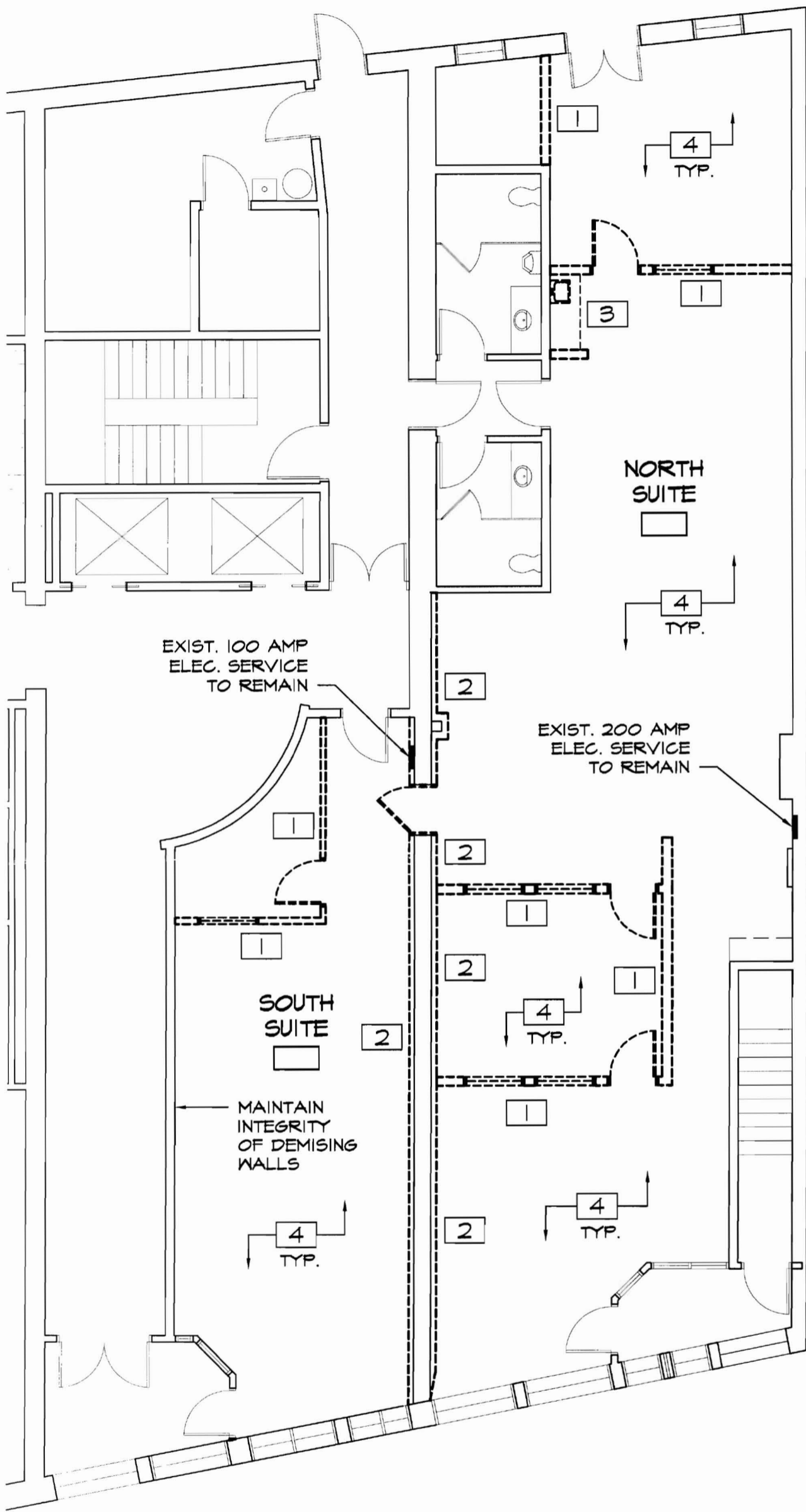
C & S Restaurant - Landlord Work
 245 Commercial Street
 PORTLAND, MAINE

TITLE
 OVERALL BUILDING PLAN

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

SHEET
 A1

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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"

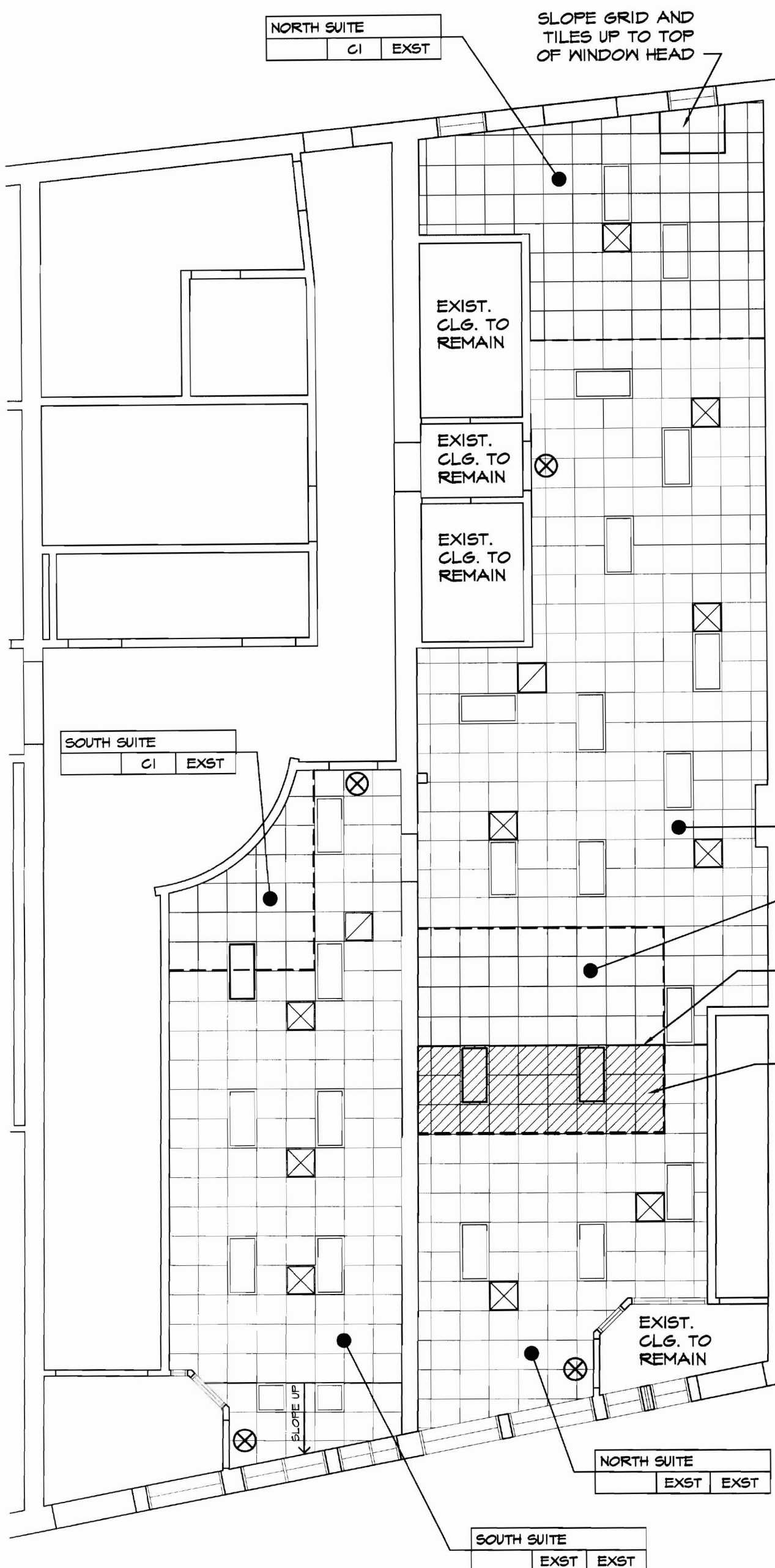
ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

ARCHITECTS

C & S Restaurant - Landlord Work 245 Commercial Street PORTLAND, MAINE		
TITLE	JOB #	SHEET
DEMOLITION PLAN & NOTES	09-016	A2
	DATE	
	4 FEBRUARY 2009	
	SCALE	
	1/8"=1'-0"	

H:\Master Proj\Floor2\MEM\C\245-251 Commercial Street\CAD\C and S Restaurant\245-251 Comm_1st Floor.dwg Feb 04, 2009 - 10:38am



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

CEILING LEGEND	
OFFICE	ROOM NAME
A110	CI 9'-1 1/2"
	ROOM # CLG. TYPE CLG. HEIGHT
---	DEMARCATION LINE BETWEEN EXIST. & NEW GRIDS
[Symbol]	NEW 24x48 FLOURESCENT FIXTURE
[Symbol]	EXST. 24x48 FLOURESCENT FIXTURE
[Symbol]	EXST. 24x24 FLOURESCENT FIXTURE
[Symbol]	EXST. HVAC RETURN
[Symbol]	EXST. HVAC SUPPLY
[Symbol]	NEW CEILING MOUNTED EXIT SIGN

NORTH SUITE
EXST EXST

NORTH SUITE
CI EXST

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"

ARCHITECTURE
INTERIOR DESIGN
PLANNING

49 DARTMOUTH STREET
PORTLAND, MAINE 04101
www.pdtarchs.com

ARCHITECTS

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

TITLE REFLECTED CEILING PLAN

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

SHEET A3

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