

Form # P 04

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100798

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that RICE GEOFFREY I / TBD

has permission to Renovation of Facade of 620 Congress St "Coffee By Design" JUL - 8 2010

AT 616 CONGRESS ST CBL 039 A005001

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. Craig R. Southern

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Joanne Banks 7/9/10
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: 10-0798	Issue Date:	CBL: 039 A005001
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Location of Construction: 616 CONGRESS ST	Owner Name: RICE GEOFFREY I	Owner Address: 658 CONGRESS ST 1ST FLOOR	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - "Coffee By Design"	Proposed Use: Commercial - "Coffee By Design" - Renovation of Facade of 620 Congress St "Coffee By Design"	Permit Fee: \$170.00	Cost of Work: \$15,000.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: M Type: N/A IBC-2003	

Proposed Project Description: Renovation of Facade of 620 Congress St "Coffee By Design"	Signature:	Signature:
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: Idobson	Date Applied For: 07/06/2010	Zoning Approval
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- 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..

PERMIT ISSUED

JUL - 8 2010

City of Portland

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: 5/7/6/10	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 <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 checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: 7/7/10
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0798	Date Applied For: 07/06/2010	CBL: 039 A005001
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Location of Construction: 616 CONGRESS ST	Owner Name: RICE GEOFFREY I	Owner Address: 658 CONGRESS ST 1ST FLOOR	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - "Coffee By Design" - Renovation of Facade of 620 Congress St "Coffee By Design"	Proposed Project Description: Renovation of Facade of 620 Congress St "Coffee By Design"
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Dept: Historic Status: Approved with Conditions Reviewer: Deborah Andrews Approval Date: 07/07/2010
 Note: Ok to Issue:

- 1) * As per HP Board's condition of approval, sign marquee to be lowered to expose as much of transom frame as possible. Contractor or architect to submit drawing showing revised position of marquee.

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 07/06/2010
 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: 07/08/2010
 Note: Ok to Issue:

- 1) Structural design for the attachment of the marquee shall be submitted for review and approval prior to work on this phase.
 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire Status: Approved with Conditions Reviewer: Capt Keith Gautreau Approval Date: 07/09/2010
 Note: Ok to Issue:

- 1) This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require ammendments and approval.
 2) Occupant load is limited to 49 and under with an in-swinging door.

PERMIT ISSUED

JUL 8 2010

Comments:
 7/7/2010-gg: received permit from historic as of 07-07-10. Gg

City of Portland

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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 Inspection 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 with construction.

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

Final inspection required at completion of work.

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

PERMIT ISSUED

JUL - 8 2010

City of Portland



General Building Permit Application

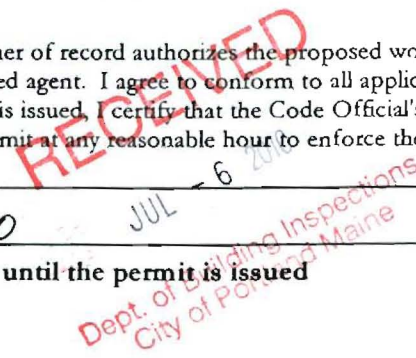
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>Coffee By Design, 620 Congress Street</u>		
Total Square Footage of Proposed Structure (Area) <u>Area of construction: 75 s.f.</u>	Square Footage of Lot <u>n.a.</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>39 A 5</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Coffee By Design, Inc.</u> Address <u>43 Washington Ave.</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>work: 207/879-2233</u> <u>cell: 207/831-7051</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Geoffrey L Rice</u> Address <u>658 Congress St.</u> City, State & Zip <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>15,000.⁰⁰</u> C of O Fee: \$ _____ Total Fee: \$ <u>170</u>
Current legal use (i.e. single family) <u>Retail / Coffeehouse</u> Number of Residential Units <u>n.a.</u> If vacant, what was the previous use? <u>n.a.</u> Proposed Specific use: <u>current use: coffeehouse</u> Is property part of a subdivision? <u>n.a.</u> If yes, please name _____ Project description: <u>Renovation of facade of 620 Congress Street</u>		
Contractor's name: <u>To Be Determined</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>Alan Spear</u>		Telephone: <u>207.879.2233</u>
Mailing address: <u>Coffee By Design 43 Washington Ave, Portland, ME 04101</u>		<u>x206</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, 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: <u>[Signature]</u>	Date: <u>7/5/10</u>
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This is not a permit; you may not commence ANY work until the permit is issued

Geoffrey I. Rice
658 Congress Street
Portland, Maine 04101

July 1, 2010

Nelle Hanig
Business Development Representative
Economic Development Division
City of Portland
389 Congress Street
Portland, ME 04101

RE: Coffee By Design Design Approval & Permission to Renovate 620
Congress Street Storefront

Dear Nelle:

I approve the design plan presented by Prospect Design for the façade improvement at Coffee By Design's 620 Congress Street Portland, Maine location. This revised design incorporates the conditions noted during the City of Portland's Historic Preservation Board meeting which approved the application on May 19, 2010. Coffee By Design may commence renovation of their storefront provided all necessary licenses and insurance are in place.

Regards,

Geoffrey I. Rice

ADDITIONALLY:

I HAVE NOT SEEN THE MARQUEE DESIGN AND SPECIFICATIONS. I WANT TO SEE THE DETAILS AND APPROVE IT BEFORE IT CAN BE INSTALLED. ALSO:

1. I WANT TO KNOW WHAT AND HOW THE MARQUEE IS SUPPORTED.
2. IS THERE A ROOF ON THE MARQUEE OR IS IT OPEN AT THE TOP.
3. DOES WATER AND SNOW DRAIN OFF IT OR WILL IT BE PONDED. ROOF OR MARQUEE NEEDS TO BE DESIGNED SO NO WATER CONTINUOUSLY LAYS ON IT

REGARDS,


7/10/10

RECEIVED
Dept. of Building Inspections
City of Portland Maine
-6 2010

CITY OF PORTLAND, MAINE

HISTORIC PRESERVATION BOARD

Rick Romano, Chair
Martha Burke Vice-Chair
Otis Baron
Scott Benson
Michael Hammen
Ted Oldham
John Turk

June 16, 2010

Alan Spear and Mary Allen Lindemann
Coffee By Design
43 Washington Avenue
Portland, Maine 04101

Re: Storefront Renovation; 620 Congress Street

Dear Alan and Mary Allen:

On May 19, 2010, the City of Portland's Historic Preservation Board voted 5-0 (Hammen, Romano absent) to approve your application for a Certificate of Appropriateness. Approval is for storefront renovations at 620 Congress Street.

Approval is subject to the following conditions:

- Projecting sign to be eliminated.
- Granite threshold to be a darker color, complementary to the existing granite.
- Sign marquee to be lowered to expose as much of transom frame as feasible.

Installation to be carried out as shown on the plans and specifications submitted for the 5/19/2010 public hearing and/or as described above. Changes to the approved plans and specifications and any additional work that may be undertaken must be reviewed and approved by this office prior to construction, alteration, or demolition. If, during the course of completing the approved work, conditions are encountered which prevent completing the approved work, or which require additional or alternative work, you must apply for and receive a Certificate of Appropriateness or Non-Applicability PRIOR to undertaking additional or alternative work.

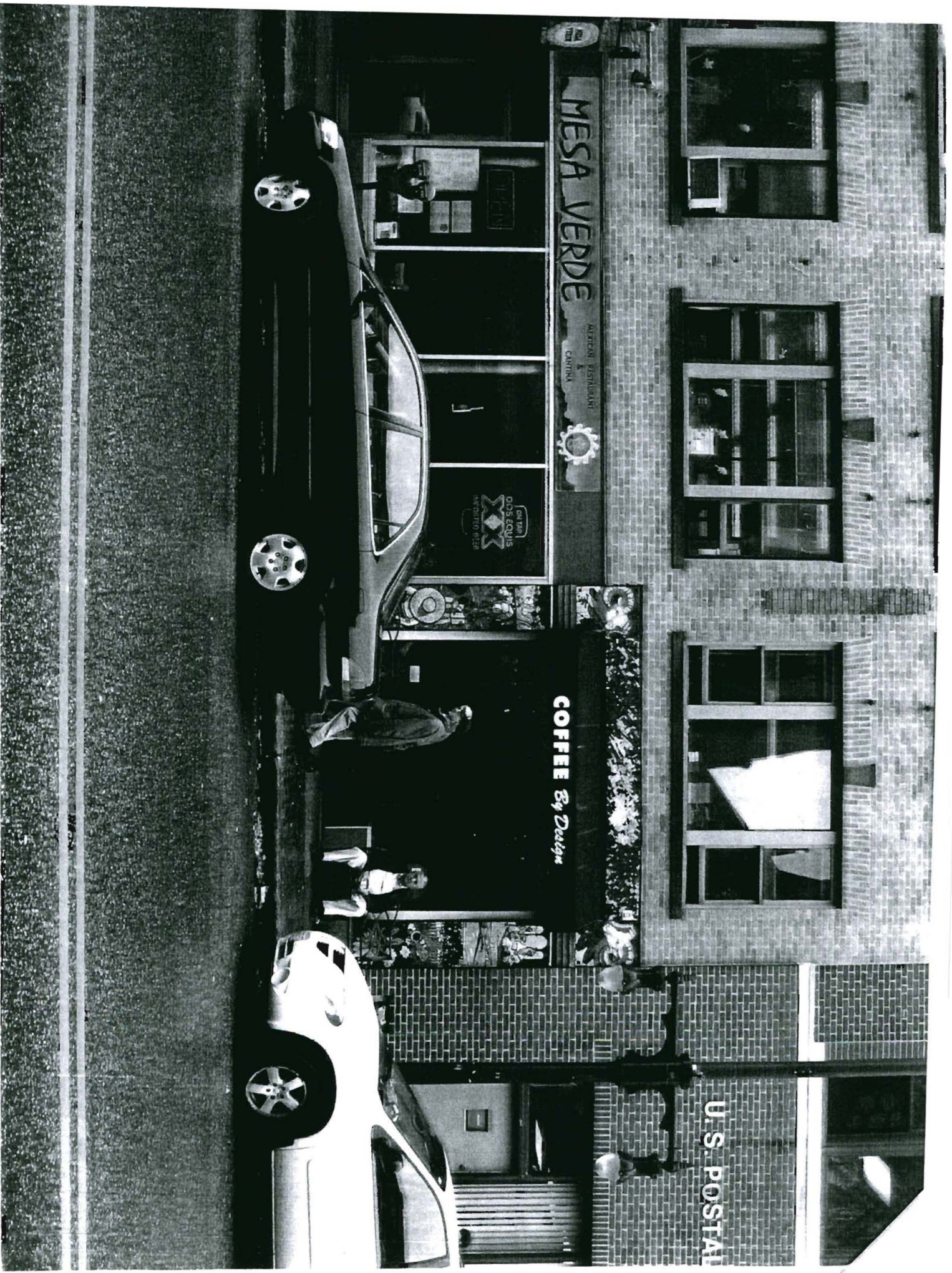
This Certificate is granted upon condition that the work authorized herein is commenced within twelve (12) months after the date of issuance. If the work authorized by this Certificate is not commenced within twelve (12) months after the date of issuance or if such work is suspended in significant part for a period of one year after the time the work is commenced, such Certificate shall expire and be of no further effect; provided that, for cause, one or more extensions of time for periods not exceeding ninety (90) days each may be allowed in writing by the Department.

Sincerely,


Deborah Andrews
Historic Preservation Program Manager

Cc: Geoffrey Rice
Brewster Buttfield

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JUL - 6 2010
Dept. of Building Inspections
City of Portland, Maine





Separate
Permits figured for any
New Signage

COVER

COFFEE BY DESIGN

CONGRESS STREET FACADE RENOVATION

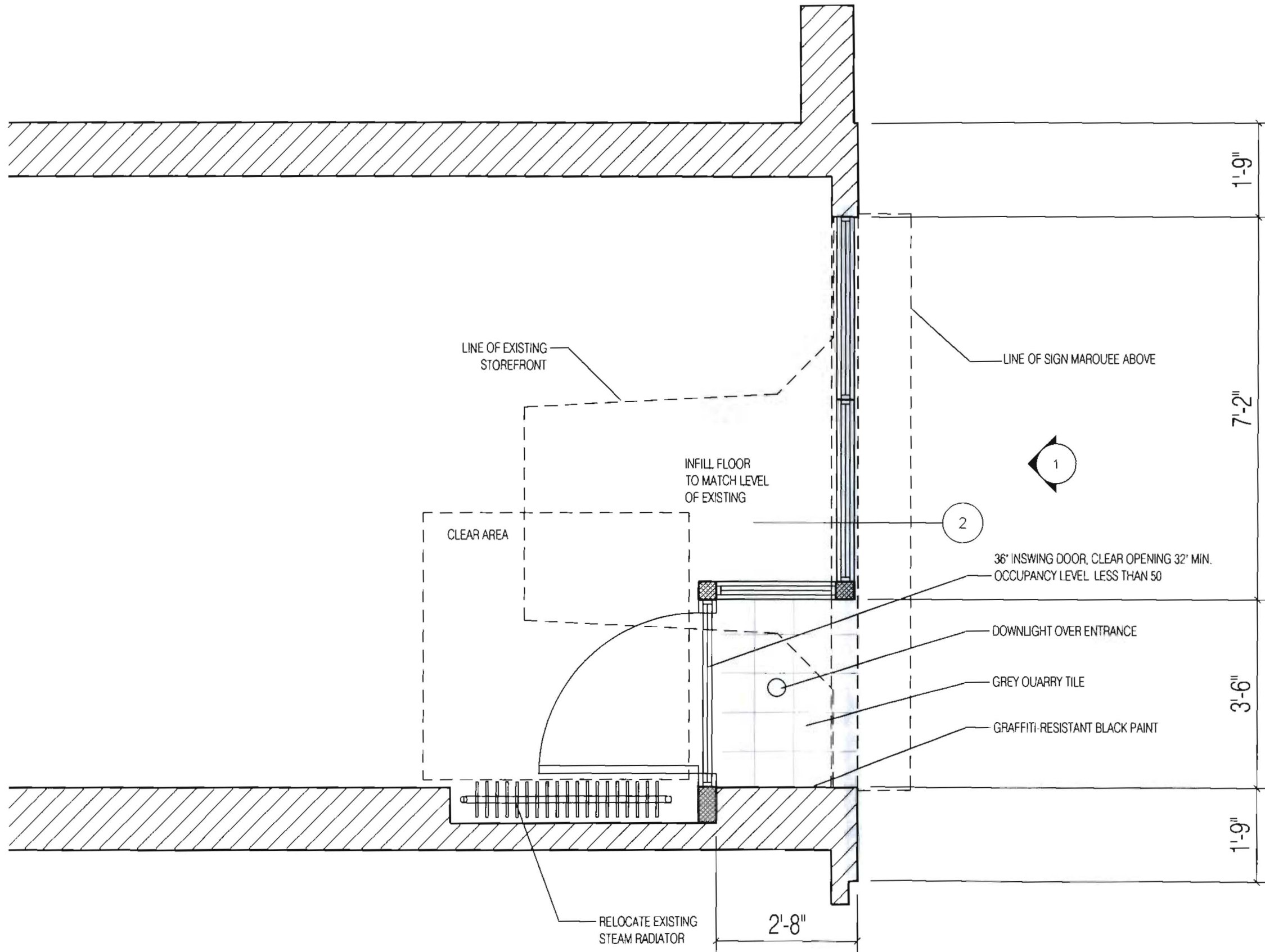
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JUL - 6 2010

Dept. of Building Inspections
City of Portland Maine

Prospect
Design

424 FORE STREET
PORTLAND, ME 04103
P 207.749.7400



LINE OF EXISTING STOREFRONT

LINE OF SIGN MARQUEE ABOVE

INFILL FLOOR TO MATCH LEVEL OF EXISTING

CLEAR AREA

36" INSWING DOOR, CLEAR OPENING 32" MIN. OCCUPANCY LEVEL LESS THAN 50

DOWNLIGHT OVER ENTRANCE

GREY QUARRY TILE

GRAFFITI-RESISTANT BLACK PAINT

RELOCATE EXISTING STEAM RADIATOR

STOREFRONT PLAN

1/2" = 1'-0"

SHEET TITLE

STOREFRONT PLAN

PROJECT

COFFEE BY DESIGN, CONGRESS STREET

DATE: 11.17.09

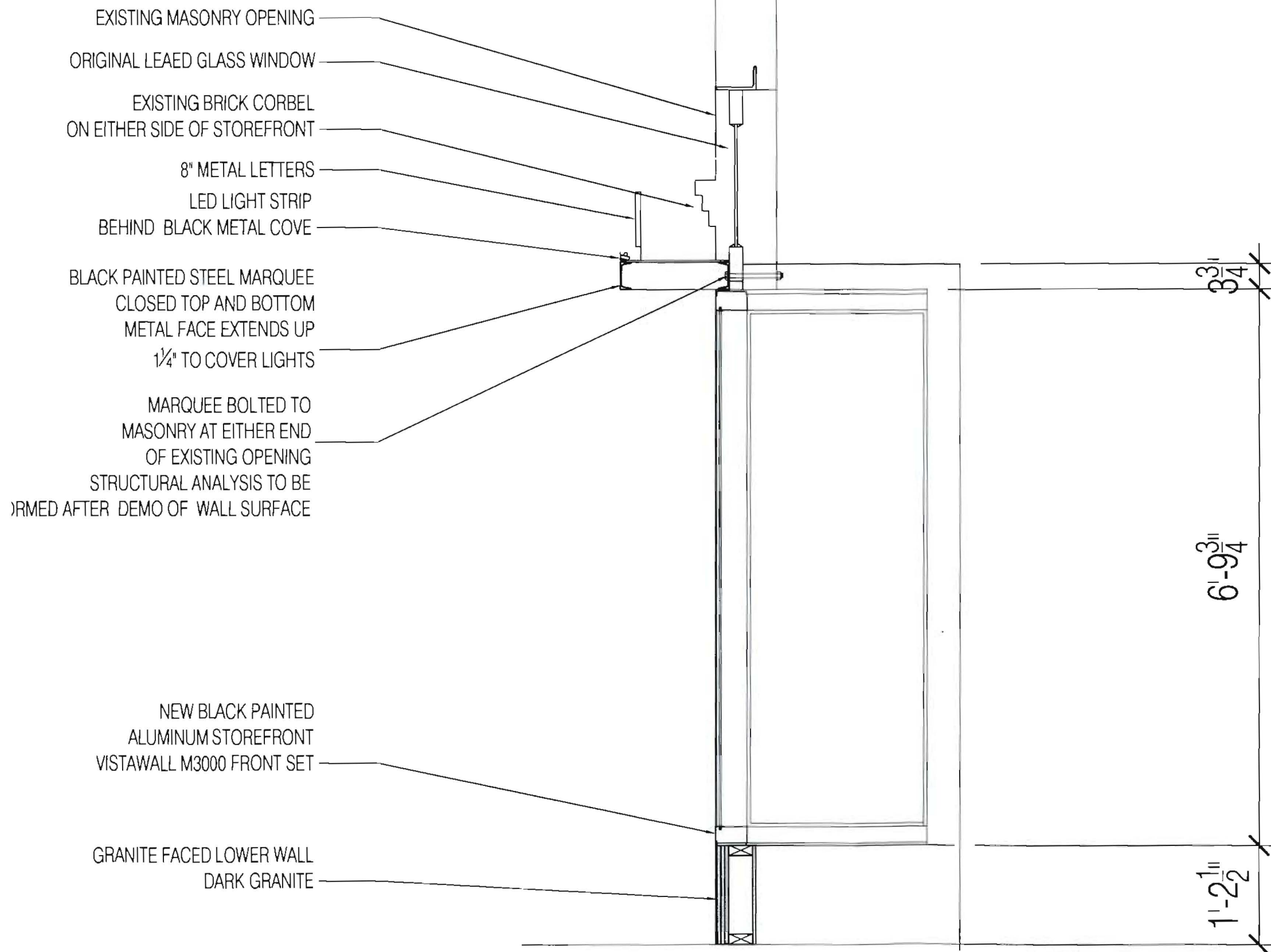
DRAWN BY: BB

Prospect Design

424 FORE STREET
 PORTLAND, ME 04103
 P 207.749.7400

DRAWING

A-1.1



3 3/4"

6'-9 3/4"

1'-2 1/2"

2 STOREFRONT SECTION
3/4" = 1'-0"

SHEET TITLE
STOREFRONT SECTION

PROJECT
COFFEE BY DESIGN, CONGRESS STREET

DATE: 11.17.09

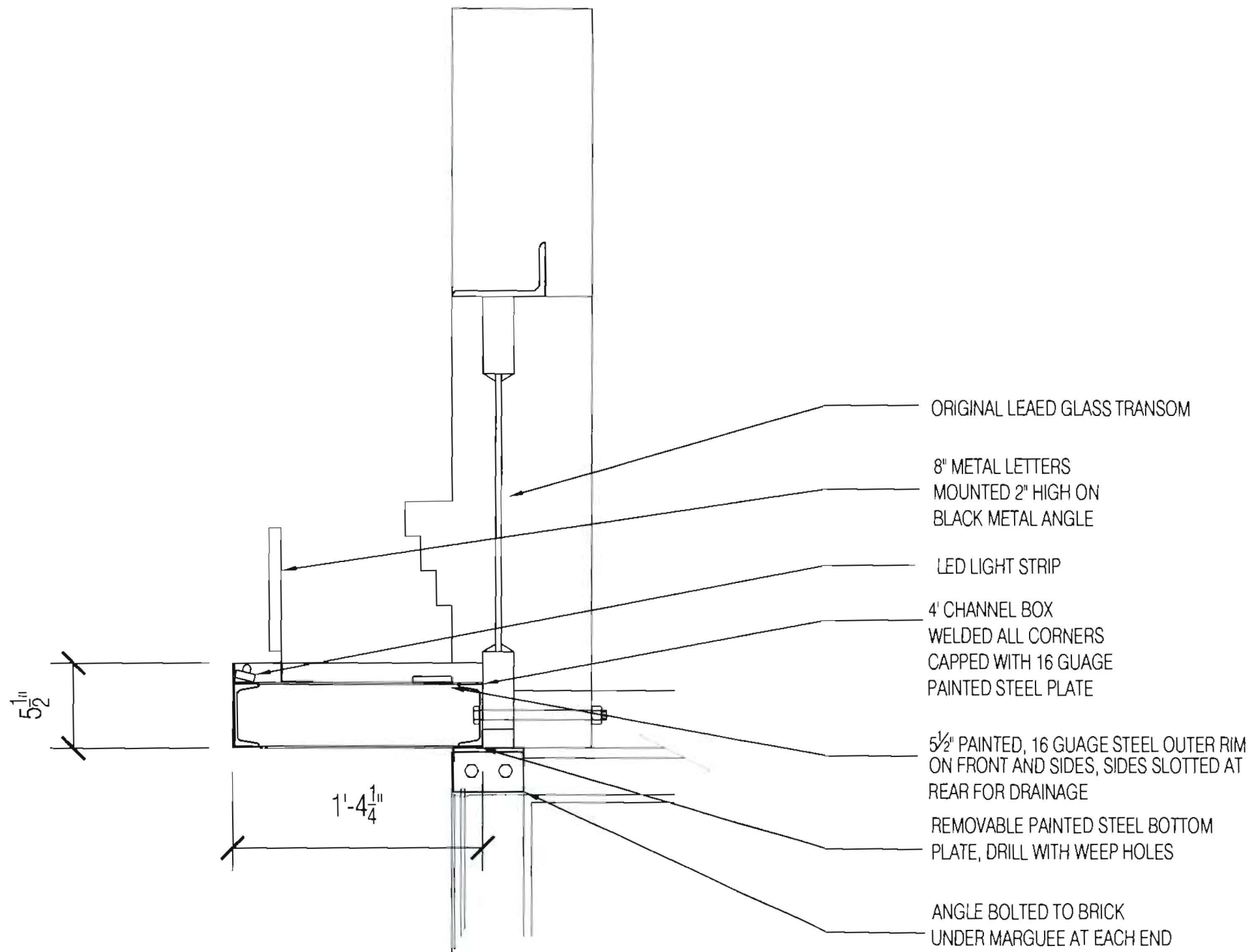
DRAWN BY: BB

*Prospect
Design*

424 FORE STREET
PORTLAND, ME 04103
P 207.749.7400

DRAWING

A-1.3



1 MARQUEE DETAIL
1-1/2" = 1'-0"

SHEET TITLE
SIGN DETAIL

PROJECT
CBD CONGO

DATE: 11.17.09, 7-1-10

DRAWN BY:

*Prospect
Design*

424 FORE STREET
PORTLAND, ME 04103
P 207.749.7400

DRAWING

A-1.5