

Portland, Maine



Yes. Life's good here.

Jeff Levine, AICP
Director, Planning & Urban Development Department

January 27, 2014

Jonathon Cully
Paul Peck
Redfern LWS, LLC
PO Box 8816
Portland, ME 04104

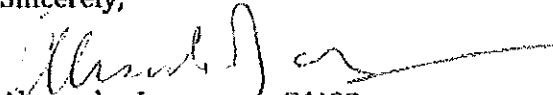
Project Name: West End Place Project ID: #2012-612
Address: 40-44 Pine Street (183-189 Brackett Street) CBL: 45-E-39, 40,41,42,50
Applicant: Redfern LWS, LLC
Planner: Shukria Wlar

Dear Mr. Cully and Mr. Peck:

Thank you for your letter dated January 13, 2014 requesting an extension of the approval for West End Place located at 40-44 Pine Street. The Level III subdivision and site plan for this project was approved by the Planning Board on February 26, 2013. I understand that your request is based on the fact that financing for the project has been delayed and you intend to break ground within the next three to four months.

In my capacity as Planning Division Director for the City of Portland and under the provision of Section 14-532 (c) Expiration of site plan approval, I am granting your request to extend your approval to February 26, 2016.. If you have any questions, please contact Barbara Barhydt, Development Review Services Manager at 874-8699.

Sincerely,


Alexander Jaegerman, FAICP
Planning Division Director

Enclosure: January 13, 2014 correspondence, Paul Peck

CC: Jeff Levine, AICP, Director of Planning and Urban Development
Alexander Jaegerman, FAICP, Planning Division Director
Barbara Barhydt, Development Review Services Manager
Shukria Wlar, Planner/Senior Planner
Philip DiPierro, Development Review Coordinator, Planning
Marge Schmuckel, Zoning Administrator, Inspections Division
Tammy Munson, Inspections Division Director
Jonathan Rioux, Inspections Division Deputy Director
Jeanie Bourke, Plan Reviewer/CEO, Inspections Division

Redfern LWS, LLC
P.O. Box 8816
Portland, Maine 04104
221-5746

January 13, 2014

Barbara Barhydt
City of Portland
Planning Board Division
389 Congress Street, 4th Fl.
Portland, ME 04101

Alexander Jaegerman
City of Portland
Planning Board Division
389 Congress Street 4th Fl.
Portland, ME 04101

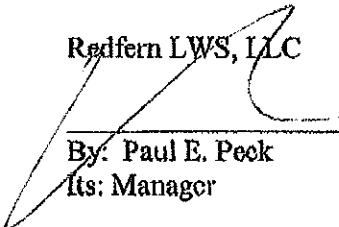
RE: West End Place -- Corner of Pine Street and Brackett St.
Project ID #2012-612

Dear Alex and Barbara:

The Planning Board approved our project back on February 26, 2013. We are requesting a 12 month extension of the approval. We have been slowed by financing related delays. We hope to break ground within the next 3-4 months.

Thank you for your help. Please contact me with any questions.

Redfern LWS, LLC



By: Paul E. Peek
Its: Manager



Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development Building Inspections Division



Location: 40 PINE ST

CBL: 045 E042001

Issued To: REDFERN LWS LLC

Issued Date: 04/07/2015

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 201400484 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

39 Residential Apartments and Parking Garage only

APPROVED OCCUPANCY ZONING

new building: two retail suites and parking on 1st floor with 39 residential apartments above.

APPROVED OCCUPANCY BUILDING

Storage - Parking Garage - First Floor - Occ Load, 42
Mercantile (2) - First Floor - Occ Load, 45 & 17
Residential Apartments (Condos) - 2nd, 3rd, & 4th Floors - Occ Load, 177, Occupied Roof - 49
NFPA 13 Sprinkler System
Use Group R-2/S-2/M
Type 1A - FI 1, 5B - FI 2, 3 & 4
MUBEC/IBC 2009

LIMITING CONDITIONS:

Approved: /S/ Doug Morin

Doug Morin
Inspector

[Signature]
Inspection Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.



Certificate of Occupancy

CITY OF PORTLAND, MAINE

Department of Planning and Urban Development Building Inspections Division



Location: 40 PINE ST

CBL: 045 E042001

Issued To: REDFERN LWS LLC

Issued Date: 05/22/2015

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 201500393 has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

First Flr Pine St. side

APPROVED OCCUPANCY ZONING

Retail unit at Pine St. side - Rosemont
Market and Bakery

APPROVED OCCUPANCY BUILDING

Mercantile - Rosemont Market and Bakery
Occupant Load = 34
NFPA 13 Sprinkler System
Use Group M
Type 1-A/5B Above
MUBEC/IBC 2009

LIMITING CONDITIONS:

Approved: /S/ Doug Morin

Inspector

Inspection Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT



This is to certify that

REDFERN LWS LLC

Located at

40 PINE ST (183 Brackett St.)

PERMIT ID: 2015-00069 **ISSUE DATE:** 03/12/2015 **CBL:** 045 E042001

has permission to **Interior Alterations - Tenant fit up and finishes to vacant (Vanilla Shell) retail space for a coffee shop (475 SF) (West End Place, 183 Brackett St.)**

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 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 procured prior to occupancy.

/s/ Craig Messinger

Fire Official

/s/ Jeanie Bourke

Building Official

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

Approved Property Use - Zoning

Retail unit at 183 Brackett

Building Inspections

Use Group: M

Type: 1-A/5B
above

Fire Department

Mercantile - coffee shop
Occupant Load = 17
NFPA 13 Sprinkler System
183 Brackett space
MUBEC/IBC 2009