

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

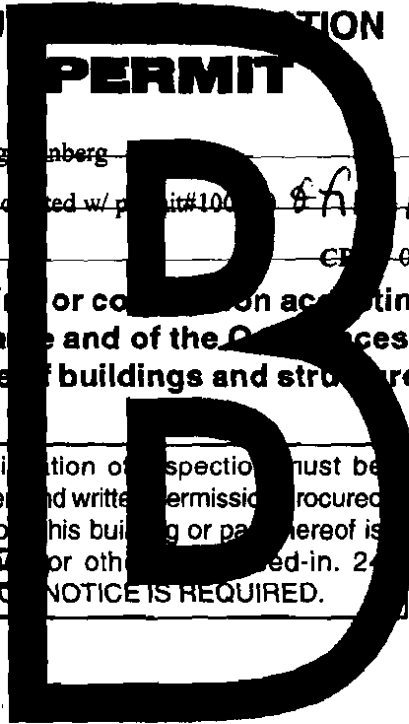
BUILDING DEPARTMENT PERMIT

Permit Number: 100136

This is to certify that BAYSIDE MAINE LLC / Greg Laberg
has permission to bathrooms for tenant fit-up associated w/ permit #100136 & fire wall for tenant separation.

AT 645 CONGRESS ST (649) CE 046 D022001

provided that the person or persons, firm or corporation accounting 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.

PERMIT ISSUED

Notification of inspection must be given and written permission procured before this building or part thereof is altered or otherwise changed-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. *G. J. Gelfi* 2 MAR 11 2010
Health Dept. _____
Appeal Board _____
Other _____

City of Portland

Department Name

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: 10-0136	Issue Date:	CBL: 046 D022001
-----------------------	-------------	---------------------

Location of Construction: 645 CONGRESS ST (649)	Owner Name: BAYSIDE MAINE LLC	Owner Address: 477 CONGRESS ST STE 1012	Phone:
Business Name:	Contractor Name: Greg Shinberg	Contractor Address: 477 Congress Street, Suite 1012 Portlan	Phone 2076537510
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - "Local Sprouts Cafe" Connected w/ permit# 100130	Proposed Use: Commercial - "Local Sprouts Cafe" - bathrooms for tenant fit-up associated w/ permit#100130 <i>+ fire partition for tenant separation</i>	Permit Fee: \$90.00	Cost of Work: \$6,400.00	CEO District: 2
Proposed Project Description: bathrooms for tenant fit-up associated w/ permit#100130 <i>+ fire partition for Tenant separation</i>		FIRE DEPT: <i>w/conditions</i> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied 2/22/2010	INSPECTION: Use Group: B/06 <i>NOX 49</i> Type: 3B IBC-2003	

Signature: <i>Greg Shinberg</i>		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: 02/16/2010	Zoning Approval	
-----------------------------	---------------------------------	------------------------	--

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. 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..</p>	<p>Special Zone or Reviews</p> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Major <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Denial <i>sk with conditions</i> Date: <i>2/22/10</i>	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <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 <i>Any exterior work requires a separate review & approval</i> Date:
---	---	---	---

PERMIT ISSUED

MAR 11 2010

City of Portland

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: 10-0136	Date Applied For: 02/16/2010	CBL: 046 D022001
-----------------------	---------------------------------	---------------------

Location of Construction: 645 CONGRESS ST (649)	Owner Name: BAYSIDE MAINE LLC	Owner Address: 477 CONGRESS ST STE 1012	Phone:
Business Name:	Contractor Name: Greg Shinberg	Contractor Address: 477 Congress Street, Suite 1012 Portlan	Phone (207) 653-7510
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - "Local Sprouts Cafe" - bathrooms for tenant fit-up associated w/ permit#100130, and fire partition for tenant separation	Proposed Project Description: bathrooms for tenant fit-up associated w/ permit#100130, and fire partition for tenant separation
--	--

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 02/17/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) All conditions on the original use permit are still in force. 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 3) Separate permits shall be required for any new signage. 4) 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: 03/09/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) 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. 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work. 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process. 			

Dept: Fire	Status: Approved with Conditions	Reviewer: Ben Wallace Jr.	Approval Date: 02/22/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) A Knox Box is required for this tenant. 2) Fire extinguishers required. Installation per NFPA 10 3) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit. 4) The kitchen is not a means of egress. Single means of egress restricts occupant load of dining area to 49 or less. 5) Pull stations and occupant notification are required. 6) Separate HVAC, plumbing, electrical and fire alarm permits are required. 7) This permit is approved for construction of bathrooms and tenant party wall only. Tenant fit up requires separate permit(s). A seating plan is required. 			

Comments:

Location of Construction: 645 CONGRESS ST (649)	Owner Name: BAYSIDE MAINE LLC	Owner Address: 477 CONGRESS ST STE 1012	Phone:
Business Name:	Contractor Name: Greg Shinberg	Contractor Address: 477Congress Street,Suite 1012 Portlan	Phone (207) 653-7510
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

3/2/2010-jmb: Left vcmmsg for Greg S. To clarify the bathroom fixture requirement, scope of work for tenant fit up and if demising wall separating tenant space is also included on this permit. Ben Walter left vcmmsg to call

3/4/2010-jmb: Spoke with Ben W. About bathroom fixture count, they will remove the urinal to make 2 single use bathrooms, he will check with Greg and send a sketch. Also, the 1 hr tenant separation wall is on this permit.

3/8/2010-jmb: Received bathroom revisions, ok to issue



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>649 CONGRESS ST.</u>		
Total Square Footage of Proposed Structure/Area <u>3,100</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>A16</u> Block# <u>D</u> Lot# <u>22</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>BAYSIDE MAINE LLC</u> Address <u>477 CONGRESS ST. SUITE 1012</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>207 712 7070</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>6,400</u> C of O Fee: \$ _____ Total Fee: \$ <u>90-</u>
Current legal use (i.e. single family) _____ Number of Residential Units _____		
If vacant, what was the previous use? <u>USM CAPTURA</u>		
Proposed Specific use: <u>RETAIL CAPTURA</u>		
Is property part of a subdivision? _____ If yes, please name _____		
Project description: <u>BATHROOMS FOR TENANT FIT UP ASSOCIATED W/ PERMIT #100130</u>		
Contractor's name: <u>B. COXMAN DBA BSC CONSTRUCTION</u>		
Address: <u>16 STAPLETON DR</u>		
City, State & Zip: <u>SCARBOROUGH ME 04104</u>		Telephone: <u>207 3963</u>
Who should we contact when the permit is ready: <u>CREG SHIMBERG</u>		Telephone: <u>653 7510</u>
Mailing address: <u>477 Congress Suite 1012 Portland ME 04101</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.

RECEIVED

FEB 16 2010

Signature: [Signature] Date: 2/16/2010

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

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.**

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

 X **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.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

2-16 20 10

Received from

Bayside Maine LLC

Location of Work

645 (649) CONYER

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 90

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

Other _____

CBL: 46-D-22

Check #: 747

Total Collected \$ 90

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

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