

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 080980

Please Read Application And Notes, If Any, Attached

This is to certify that STONE COAST PROPERTIES LLC / Garanda Enterprises, Inc.  
has permission to Remove 8' x 10' Sheetrock wall to enlarge existing restroom, construct a raised platform App. 10' x 10' to match existing elevation, construct 2 restrooms in an existing bathroom for sinks & toilets  
AT 603 CONGRESS ST 046 D031001

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 when permission procured before this building or part thereof is leased 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. Cora Casper  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

PERMIT ISSUED  
SEP 8 2008  
CITY OF PORTLAND

*Joanne Bonke* 9/5/08  
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanner

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 08-0980	Issue Date:	CBL: 046 D031001
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Location of Construction: 603 CONGRESS ST	Owner Name: STONE COAST PROPERTIES LL	Owner Address: 142 HIGH ST STE 320	Phone:
Business Name:	Contractor Name: Garanda Enterprises, Inc.	Contractor Address: 114 County Road Gorham	Phone 2078392266
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Theater / Dance Hall - <i>State Theater</i>	Proposed Use: Theater / Dance Hall- Remove 8' x 10' Sheetrock wall to enlarge existing restroom, construct a raised platform App 10' x 10' to match existing elevation, construct 2 Sheetrock walls in another restroom	Permit Fee: \$100.00	Cost of Work: \$7,500.00	CEO District: 2
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: <i>A-2</i> Type: <i>2B</i> <i>IBC-2008</i> Signature: <i>JMB 9/5/08</i>
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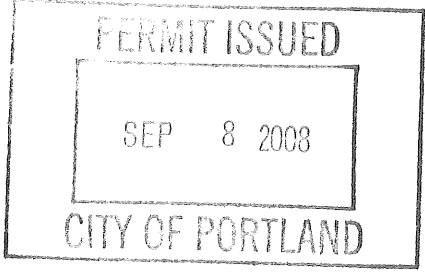
**Proposed Project Description:**  
Remove 8' x 10' Sheetrock wall to enlarge existing restroom, construct a raised platform App 10' x 10' to match existing elevation, construct 2 Sheetrock walls in another restroom for sinks & Urinals

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: 08/06/2008	<b>Zoning Approval</b>	
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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..

<b>Special Zone or Reviews</b> <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"/> <i>OK w/cond chair</i> Date: <i>8/15/08 JMB</i>	<b>Zoning Appeal</b> <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:	<b>Historic Preservation</b> <i>yes</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 <i>Any exterior work requires separate review &amp; approval show Historic Preservation</i> Date:
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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

12/8/08 Spoke w/ Jeff Weston, Richard Watz,  
about required Floor drain in Men's Room. He  
wanted to confirm trap size - Spoke w/ Jon R & agreed  
2" min. Required. JWB

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 08-0980	<b>Date Applied For:</b> 08/06/2008	<b>CBL:</b> 046 D031001
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<b>Location of Construction:</b> 603 CONGRESS ST	<b>Owner Name:</b> STONE COAST PROPERTIES LL	<b>Owner Address:</b> 142 HIGH ST STE 320	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Garanda Enterprises, Inc.	<b>Contractor Address:</b> 114 County Road Gorham	<b>Phone</b> (207) 839-2266
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Theater / Dance Hall- Remove 8' x 10' Sheetrock wall to enlarge existing restroom, construct a raised platform App 10' x 10' to match existing elevation, construct 2 Sheetrock walls in another restroom for sinks & Urinals	<b>Proposed Project Description:</b> Remove 8' x 10' Sheetrock wall to enlarge existing restroom, construct a raised platform App 10' x 10' to match existing elevation, construct 2 Sheetrock walls in another restroom for sinks & Urinals
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<b>Dept:</b> Zoning	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Ann Machado	<b>Approval Date:</b> 08/15/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.			
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Jeanine Bourke	<b>Approval Date:</b> 09/05/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.			
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Capt Greg Cass	<b>Approval Date:</b> 08/19/2008
<b>Note:</b>			<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Emergency lights and exit signs are required			
2) All construction shall comply with NFPA 101			
3) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.			
4) Application requires State Fire Marshal approval.			

<b>Comments:</b> 9/5/2008-jmb: I spoke with Perry G. For clarification of plans and construction of platform. This will all be 22 guage structural steel joists to make all one level for ADA.
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# 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>609 Congress St. STATE THEATRE</u>		
Total Square Footage of Proposed Structure/Area <u>400</u>	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>046-D-031-001</u>	Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>StoneCoast Prop.</u> Address <u>142 High St. Suite 320</u> City, State & Zip <u>Portland Maine 04101</u>	Telephone: <u>7721540</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>N/A</u> Address <u>AUG 6 2008</u> City, State & Zip _____	CITY OF PORTLAND, ME Cost Of Work: \$ <u>7,500</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>unoccupied</u> Number of Residential Units <u>N/A</u> If vacant, what was the previous use? <u>Theatre / Dance Hall</u> Proposed Specific use: <u>Theatre / Dance Hall</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Remove 8'x10' Sheetrock wall to enlarge existing restroom. Construct a raised platform app 10'x10' to match existing elevation. Construct two sheetrock walls in another restroom for sinks + urinals.</u>		
Contractor's name: <u>Garand Enterprises Inc.</u>		
Address: <u>114 County Road</u>		
City, State & Zip: <u>Gorham Maine 04038</u>		Telephone: <u>839-2266</u>
Who should we contact when the permit is ready: <u>Perry Glidden</u>		Telephone: <u>632-5244</u>
Mailing address: <u>142 High St. Suite 320 Portland Maine 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.

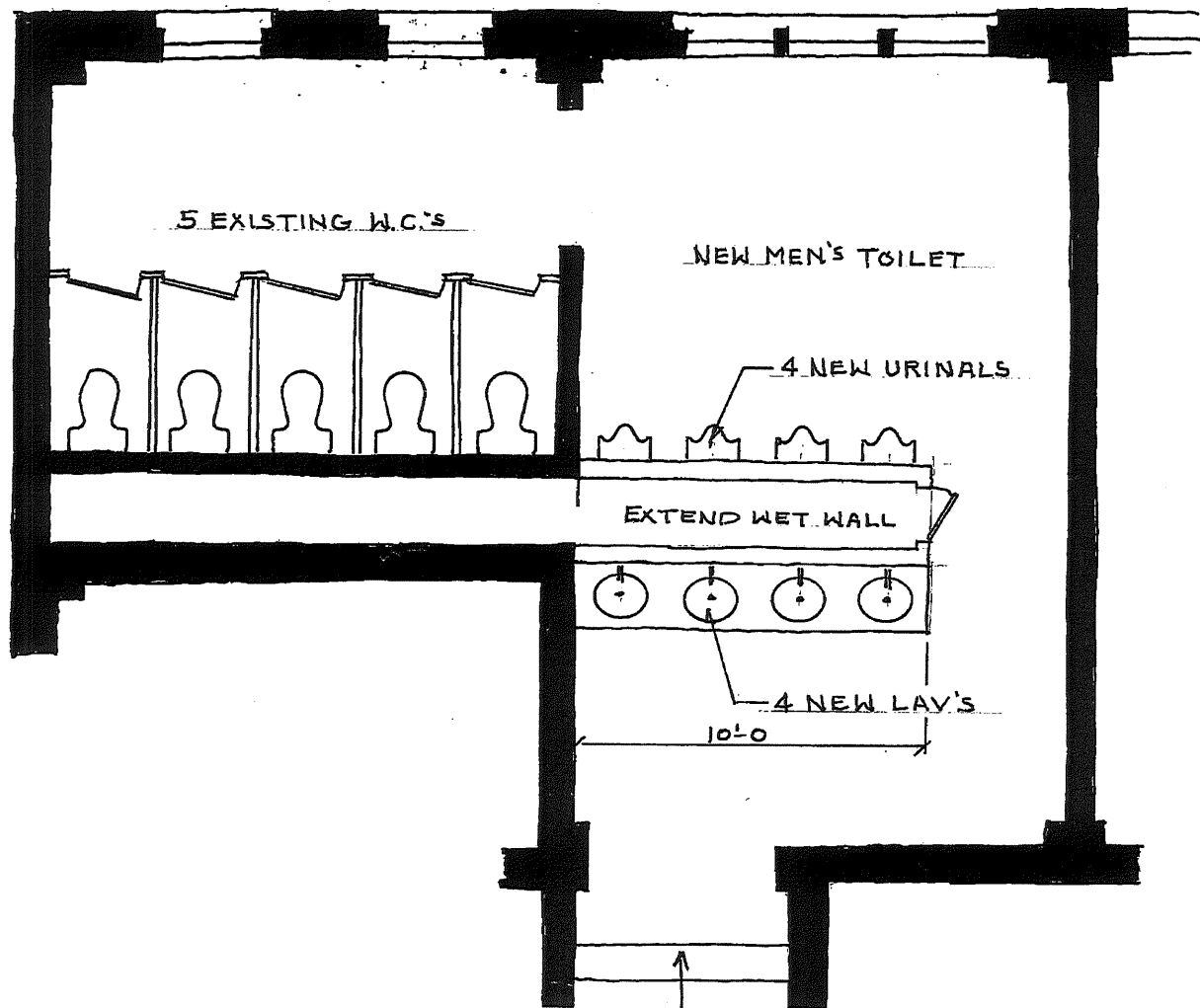
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

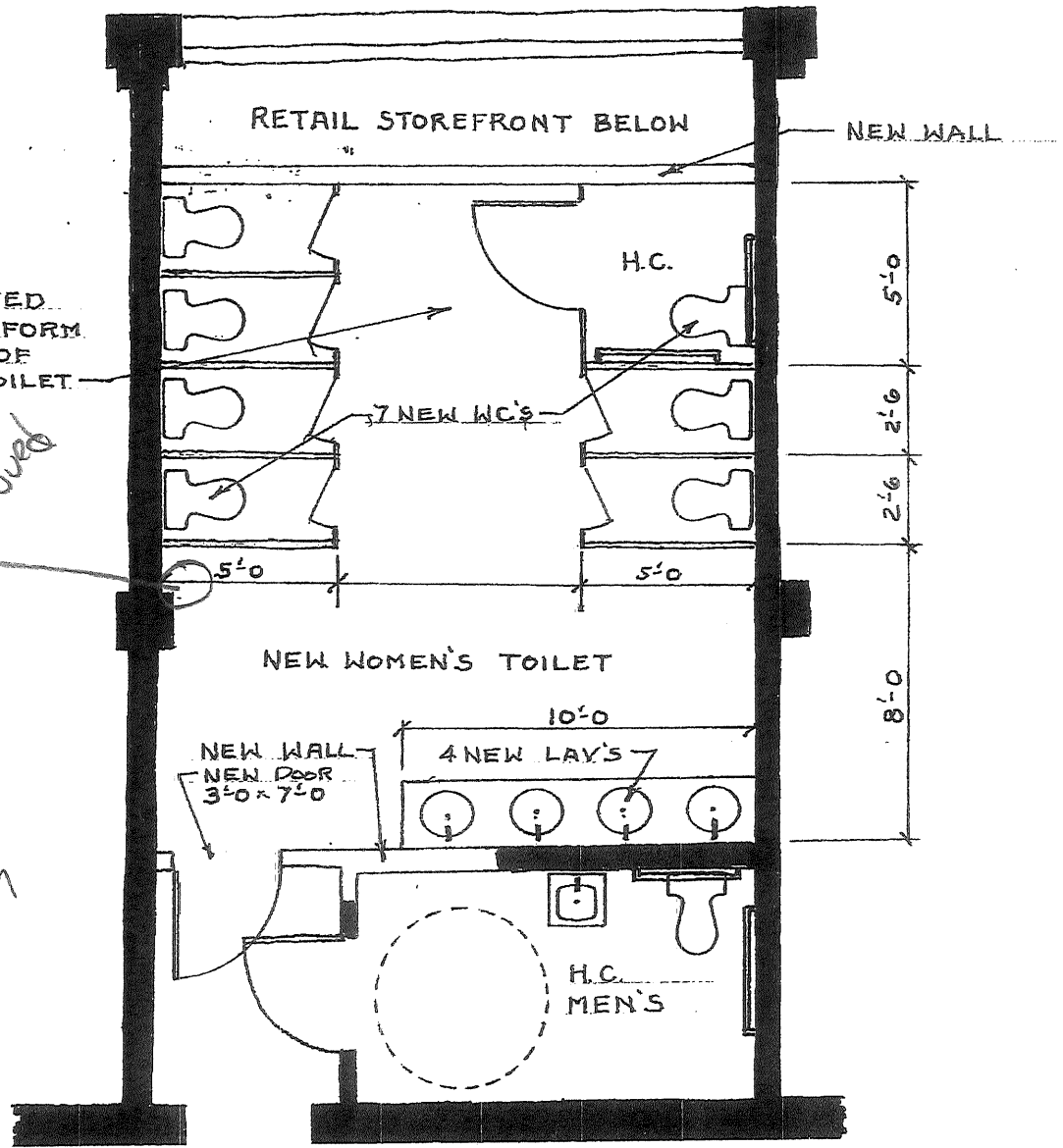
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: Perry Glidden Date: 8-5-08

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

(cc visa)





EXTEND RAISED  
FLOOR PLATFORM  
TO EXTENT OF  
ENLARGED TOILET

Sheetrock  
wall to be  
removed

20 gauge  
steel joist  
for platform



# CITY OF PORTLAND, MAINE

## Department of Building Inspections

Aug 6 20 08

Received from Stone Coast Properties

Location of Work 609 Congress / STATE THEATRE

Cost of Construction \$ 7,500<sup>00</sup>

Permit Fee \$ 100<sup>00</sup>

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

Other \_\_\_\_\_

CBL: 46-D 031-001

Check #: cc (visa)

Total Collected \$ 100<sup>00</sup>

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

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



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

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

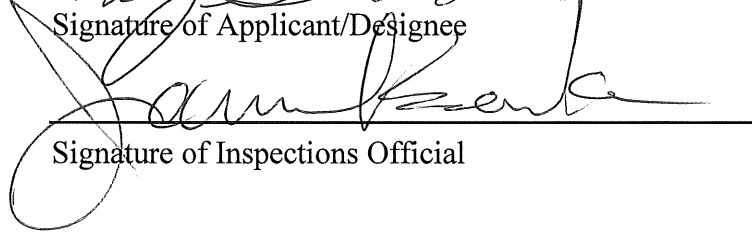
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

**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

  9/9/08    
Date

  
\_\_\_\_\_  
Signature of Inspections Official

  9/5/08    
Date