

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BU...TION

PERMIT

Permit Number: 101037

PERMIT ISSUED

This is to certify that STONE COAST PROPERTIES, LLC / Gar... rises, Inc.

has permission to New bars in theater 1st 2nd & 3 floor 2 x framing w oak floor & tops

AT 603 CONGRESS ST CE 046 D031001

SEP 20 2010

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 finished-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. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 9/20/10
Director of 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: 10-1037 | Issue Date: | CBL: 046 D031001 |
|-----------------------|-------------|---------------------|

| | | | |
|--|---|---|----------------------|
| 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: Commercial - "State Theater" | Proposed Use: Commercial - "State Theater" - New bars in theater 1st 2nd & 3rd floor 2 x 6 framing w/ oak fronts & tops | Permit Fee: \$260.00 | Cost of Work: \$24,000.00 | CEO District: 2 |
|---|---|-------------------------|------------------------------|--------------------|

| | |
|--|---|
| FIRE DEPT: - <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied 9/1/10 Signature: <i>[Signature]</i> | INSPECTION: Use Group: A-1 Type: 2B IBL 2003 Signature: <i>[Signature]</i> |
|--|---|

Proposed Project Description:
New bars in theater 1st 2nd & 3rd floor 2 x 6 framing w/ oak fronts & tops

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

| | | |
|-----------------------------|---------------------------------|------------------------|
| Permit Taken By: Idobson | Date Applied For: 08/24/2010 | Zoning Approval |
|-----------------------------|---------------------------------|------------------------|

- 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 <i>in Entertainment District</i> <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: <i>[Signature]</i> 9/24/10 | Zoning Appeal <input type="checkbox"/> Variance <input checked="" type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date: _____ | 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: _____ |
|---|--|--|

PERMIT ISSUED

SEP 20 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 |

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, including health inspection for license approval.**

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 - Building or Use Permit

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

| | | |
|-----------------------|---------------------------------|---------------------|
| Permit No: 10-1037 | Date Applied For: 08/24/2010 | CBL: 046 D031001 |
|-----------------------|---------------------------------|---------------------|

| | | | |
|--|---|---|-------------------------|
| 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 (207) 839-2266 |
| Lessee/Buyer's Name | Phone: | Permit Type: Alterations - Commercial | |

| | |
|--|---|
| Proposed Use: Commercial - "State Theater" - New bars in theater 1st 2nd & 3rd floor 2 x 6 framing w/ oak fronts & tops | Proposed Project Description: New bars in theater 1st 2nd & 3rd floor 2 x 6 framing w/ oak fronts & tops |
|--|---|

| | | | |
|---|--|---------------------------|---------------------------|
| Dept: Zoning | Status: Approved with Conditions | Reviewer: Marge Schmuckal | Approval Date: 08/24/2010 |
| Note: | Ok to Issue: <input checked="" type="checkbox"/> | | |
| <ol style="list-style-type: none"> 1) The property is located in the Downtown Entertainment Overlay Zone and shall comply with the licensing requirements of the City Clerks Office. 2) 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: Jeanine Bourke | Approval Date: |
| Note: | Ok to Issue: <input type="checkbox"/> | | |
| <ol style="list-style-type: none"> 1) Approval of City license is subject to health inspections per the Food Code. 2) New cafe, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes 3) Equipment must be installed in compliance per the manufacturer's specifications 4) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process. 5) 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: Ben Wallace Jr. | Approval Date: 09/01/2010 |
| Note: | Ok to Issue: <input checked="" type="checkbox"/> | | |
| <ol style="list-style-type: none"> 1) Cooking shall comply with NFPA 96. Seperate permits are required for hood and suppression systems. 2) All construction shall comply with City Code Chapter 10. | | | |

| |
|--|
| <p>Comments:</p> <p>9/17/2010-jmb: Left vmsg on both contact #, Dave G. For details on the wood frame construction and a bar fixture/equipment legend. Perry left vmsg to call</p> <p>9/20/2010-jmb: Spoke to Perry, he will submit the spec legend for the bar fixtures and the wood framing for the bar is accepted per Sec. 603 (5 & 11). Perry submitted bar fixture legend and verified all soy based disposables to be used and food is catered. Reviewed plans, ok to issue.</p> |
|--|



CITY OF PORTLAND, MAINE
 Department of Building Inspections

Original Receipt

8.24 2010

Received from Garand Ent.

Location of Work 603 Congress St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 260

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

Other _____

CEL: 46-D-31

Check #: 122090 Total Collected \$ 260

**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



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>603 CONGRESS ST. (STATE THEATER)</u> | | |
| Total Square Footage of Proposed Structure/Area | | Square Footage of Lot |
| Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>046 D031001</u> | Applicant * <u>must</u> be owner, Lessee or Buyer* Name Address City, State & Zip | Telephone: |
| Lessee/DBA (If Applicable) | Owner (if different from Applicant) Name Address City, State & Zip | Cost Of Work: \$ <u>24,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>260</u> |
| Current legal use (i.e. single family) <u>THEATER</u> | | |
| If vacant, what was the previous use? _____ | | |
| Proposed Specific use: _____ | | |
| Is property part of a subdivision? _____ If yes, please name _____ | | |
| Project description: <u>NEW BARS IN THEATER 1ST 2ND AND 3RD. FLOOR 2ND FLOOR WITH OAK FRONTS AND TOPS</u> | | |
| Contractor's name: <u>GARAND ENTERPRISES</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>DAVE GARAND</u> | | Telephone: <u>831-1310</u> |
| Mailing address: <u>114 COUNTY ROAD GORHAM ME 04038</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.

RECEIVED

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.ci.portland.maine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

I, the undersigned, being duly sworn, certify that I am the duly authorized representative of the applicant 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: _____

Date: _____

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