

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMITPlease Read
Application And
Notes, If Any,
Attached

Permit Number: 090031

FEB 6 2009

CITY OF PORTLAND

This is to certify that DRONAMRAJU RAMESH & MA DR MAILITShas permission to retail establishment - "Pisono"- cup coffee house (3 seats)AT 3 DEERING AVE

CE 047-A004001

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 red-in. 24 HOURS 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. CAPT. Keith Spaulding

Health Dept. _____

Appeal Board _____

Other _____

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

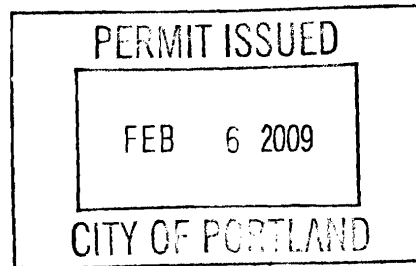
Permit No: 09-0031	Issue Date:	CBL: 047 A004001
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Location of Construction: 3 DEERING AVE	Owner Name: DRONAMRAJU RAMESH & RA	Owner Address: 39 RIDGE RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: <i>Change of use</i> Alterations - Commercial	Zone: B-26

Past Use: Bicycle Shop - retail	Proposed Use: Retail establishment - Coffee House "Pisono" fit up for coffee house (9 seats)	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 2
Proposed Project Description: retail establishment - "Pisono"- fit up coffee house (9 seats)		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>BLS0066</i> Type: <i>SB</i> <i>IBC-2003</i>	
		Signature: <i>(KG)</i>	Signature: <i>AMB 2/6/09</i>	
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: 01/12/2009	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..



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: <i>1/16/09</i> <i>AFM</i>	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 Date: _____	Historic Preservation <input checked="" 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: <i>AFM</i>
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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: 09-0031	Date Applied For: 01/12/2009	CBL: 047 A004001
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Location of Construction: 3 DEERING AVE	Owner Name: DRONAMRAJU RAMESH & RA	Owner Address: 39 RIDGE RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Retail establishment - Coffee House "Pisono" fit up for coffee house (9 seats)	Proposed Project Description: retail establishment - "Pisono"- fit up coffee house (9 seats)
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Dept: Zoning **Status:** Approved **Reviewer:** Ann Machado **Approval Date:** 01/16/2009

Note: Original application on 1/12/09 was for a restaurant (20- 24 seats) which would be a change of use. Al Fishman brought in a revised application (1/16/09) for the space to be a retail establishment. **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) This permit is being issued with the understanding that the use for the first floor will be retail establishment (coffee house) with a maximum of nine (9) seats. Any increase in seats will require a change of use permit to restaurant.
- 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:** 02/06/2009

Note: **Ok to Issue:**

- 1) This approval is limited to the menu items submitted. There are no cooking appliances allowed other than a microwave and coffee/tea maker. Future approvals are required if any changes in this are proposed.
- 2) Employees must be able to demonstrate proper batch cleaning procedures when approved to use a 2 bay sink for washing and sanitizing.
- 3) Approval of license is subject to health inspections per the Food Code.
- 4) New restaurant, lounge or bar must meet the requirements of the City and State Food Codes
- 5) 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.
- 6) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 7) Application approval based upon information provided by applicant and additional information submitted and noted on plans. 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:** 02/06/2009

Note: **Ok to Issue:**

- 1) Compliance letter from Downeast Energy for the boiler recovery air is sufficient
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) A single source supplier should be used for all through penetrations.
- 4) All construction shall comply with NFPA 101

Comments:

Location of Construction: 3 DEERING AVE	Owner Name: DRONAMRAJU RAMESH & RA	Owner Address: 39 RIDGE RD	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

1/13/2009-amachado: Spoke to Al Fishman. I asked him what was meant by "social club" for a use. He said that he wasn't sure, that it was basically a coffee shop. I asked him how many seats it was. He said 20-24 seats. I told him that was a restaurant and that the variance to waive the off street parking for the previous applicant had expired. I faxed him a hardship variance application. I also told him that we needed a more detailed floor plan that showed exactly how the space is to be used.

1/16/2009-amachado: Al Fishman came in with a revised application. At this point, the space will be a retail establishment (coffee house) with nine seats.

1/30/2009-jmb: Al Fishman came into the office and we discussed the related work, which was not indicated or paid for at application. menu items and preparation and the kitchen layout. I gave him the FSE info packet and code/equipment list. He will submit kitchen plan and confirmed the menu items are baked cake/pastry and wraps are veggie only, no cooking. He will get the specs on the proposed oven.

2/4/2009-jmb: Al Fishman submitted the kitchen layout plan at the end of the day

2/5/2009-jmb: Called Al F. To discuss details, he was interrupted by clients and will call back. Issues are designating a handwash sink, is there a cooking oven for the cake or roll, how is tea/coffee heated, where is the stairway, need a response to items on Penny's letter dated 1/26/09.

2/6/2009-jmb: Al Fishman and Abdi M. Met in this office to review details of building plans, Penny's letter and food code requirements. Ok to issue with conditions.

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/Certificate of Occupancy: Prior to any occupancy of the structure or use including health inspection. NOTE: There is a \$75.00 fee per inspection at this point.

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

Date



Signature of Inspections Official

Date



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>3 Dearing Ave.</u>		
Total Square Footage of Proposed Structure/Area <u>1440 SF</u>	Square Footage of Lot <u>1440 sq</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>revised.</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Abdi Naim Mohamed</u> Address <u>638 Congress St #305</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-317-7429</u>
Lessee/DBA (If Applicable) <u>JAN 16 2009</u>	Owner (if different from Applicant) Name <u>Ramash Ironaraju</u> Address <u>c/o Fishman Realty Group 470 Forest Ave #203</u> City, State & Zip <u>Portland, ME 04101</u>	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Retail B2B</u> Number of Residential Units _____ If vacant, what was the previous use? <u>Cycle Shop</u> Proposed Specific use: <u>Coffee Shop & Limited Food Service</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Fit up for Neighborhood Coffee house 9 seats</u>		
Contractor's name: <u>N/A</u>		
Address: _____		
City, State & Zip _____		Telephone: <u>cell 671-6561</u>
Who should we contact when the permit is ready: <u>Alan Fishman</u>		Telephone: <u>756-6561</u> X+208
Mailing address: <u>Will Pick Up</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: [Signature]

Date: 12/5/08

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



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>3 Peering Ave.</u>		
Total Square Footage of Proposed Structure/Area <u>1440 sq ft</u>	Square Footage of Lot <u>1440 sq ft</u>	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart# <u>47</u> Block# <u>A</u> Lot# <u>4</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Abdi Naim Mohamed</u> Address <u>638 Congress St #305</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-317-7429</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Ramash Dranantaju</u> Address <u>450 Forest Ave #203</u> City, State & Zip <u>Portland, ME 04101</u>	Cost Of Work: \$ _____ C of O Fee: \$ <u>75-</u> Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>Retail B2B</u> Number of Residential Units _____ If vacant, what was the previous use? <u>Cycle shop</u> Proposed Specific use: <u>Social club & lounge food service</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Fit up for social club, coffee house</u> <u>See revised application 11/6/09.</u>		
Contractor's name: <u>N/A</u>		
Address: _____		
City, State & Zip _____ Telephone: _____		
Who should we contact when the permit is ready: <u>Alan Fishman</u> Telephone: <u>207-5561 XT 208</u>		
Mailing address: <u>Will Pick up</u> <u>6561</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.

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Signature: [Signature]

Date: 12/5/08

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



470 Forest Avenue, Suite 203 Portland, Maine 04101

Phone: 207.775.6561

Fax: 207.871.0914

January 13, 2009

To: Abdi Aziz Mohamed Mohamud

JAN 16 2009

From: Alan Fishman

Subject: 3 Deering Avenue, Portland

Abdi,

As managing agent for 3-5 Deering Avenue, Portland, we have agreed to a lease of the ground floor premises for use as a coffee shop.

This letter may be used to apply for any licenses or permits from the City of Portland.

Alan Fishman

**City of Portland
Department of Planning and Development
Planning Division**

389 Congress Street, 4th Floor
Portland ME 04101
(207)874-8721 or (207)874-8719
Fax: (207)756-8258



FAX

To: Alan Fishman

Company: _____

Fax #: (207) 871-0914

Date: 1/26/09

From: Penny Littell

You should receive 5 page(s) including this cover sheet.

Comments:

FAKED 1/26/2009



Strengthening a Remarkable City, Building a Community for Life

www.portlandmaine.gov

Planning & Urban Development Department
Penny St. Louis Littell, Director

January 26, 2009

BY FAX: 871-0914

Dear Mr. Fishman:

Enclosed please find the General Building Permit Application we discussed on the telephone today. Please note page 3 for the Fire Department submission requirements. As I stated to you the following items should also be addressed:

How the boiler room has been enclosed and what fire rated material has been used;
How the oil pipes in the rear hallway/near the stairs have been addressed – removed or enclosed? If the latter, with what fire rated material?
Has the plastic cardboard on the walls been removed and if so, what has taken its place?
Have the fire emergency and exit lights been made operable? And if so, where they are located.

The other issue we discussed was the menu submitted in connection with the use of the property for the sale of food. Will all the food be individually prepackaged? If not, where has the food been made?

Thank you for your attention to this and I hope that the information you provide will allow the building inspections/fire department to issue a permit soon.

Sincerely,



Penny St. Louis Littell

Cc: Tammy Munson, Building Inspections
Keith Gautreau, Fire

FAKED 01 26 2009

Armstrong

BP **823** 08

Armstrong World Inc. in. Lancaster, PA 17602

R4177-1vpr

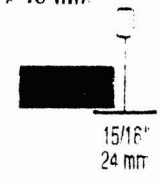
CLASSIFIED **ACOUSTICAL MATERIAL** **CLASSIFIED**
UL Contents Not Over 64 Sq. Ft. **UL**
(Form B Issue No. AG-5669) **C**

Cortega Fire Guard™ Square Lay - in

SURFACE BURNING CHARACTERISTICS
FLAME SPREAD 15
SMOKE DEVELOPEL 8
FIRE RESISTANCE CLASSIFICATION
DESIGN NUMBER A210
SEE U.L. FIRE RESISTANCE DIRECTORY
AND U.L. DIRECTORY OF PRODUCTS
CERTIFIED FOR CANADA
ACOUSTICAL PROPERTIES
NRC 0.55 in accordance with ASTM C423-07
CAC min. 35 in accordance with ASTM E1414-06

WHITE
BLANCO
BLANC

24 in x 48 in x 5/8 in (nominal)
610 mm x 1219 mm x 16 mm
64 sq ft (5.95 m²)

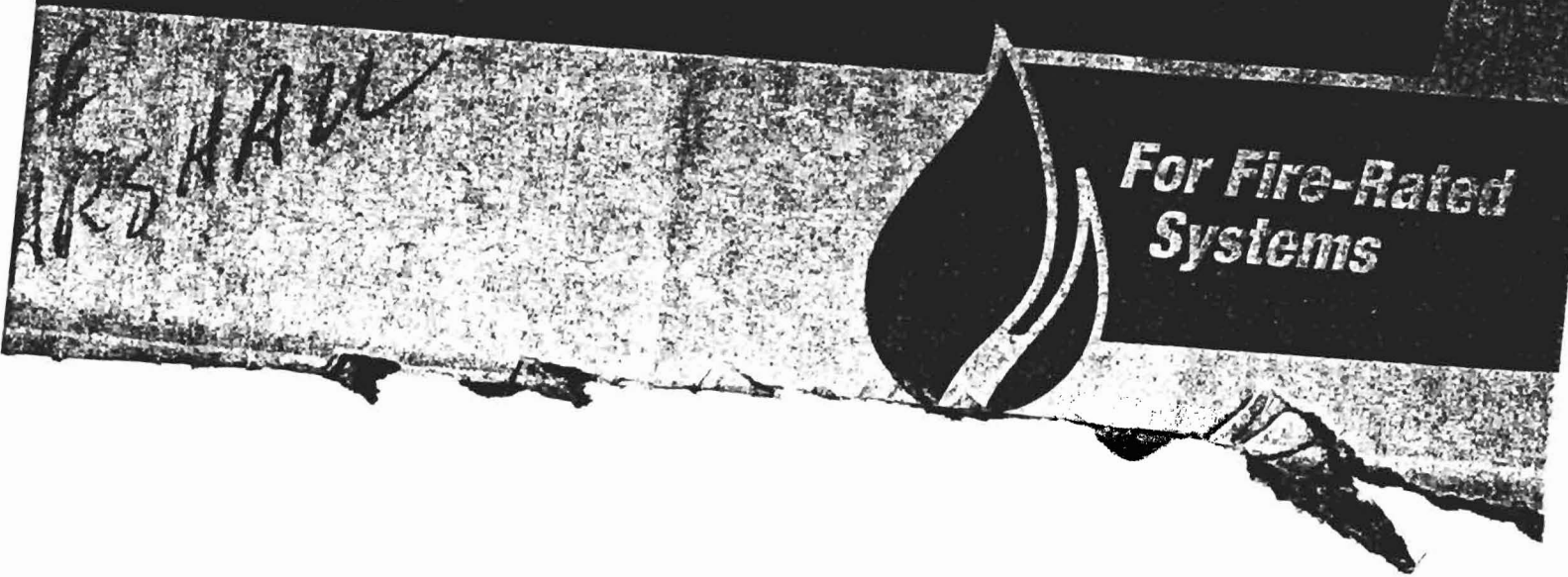


8 pieces
8 piezas
8 pièces

SHIPPING CODE (CODE D'EMBALLAGE)
0 00 2360 02938 7
PRICE CODE (CODE DE PRIX)
21 OCT 95

LA4101 IL Rev. 020

Approved by the Board of Standards and Appeals
For use in New York City under Cal. No. 4-73-SM



**For Fire-Rated
Systems**

PRODUCT 118

Proposal

Page No. _____ of _____ Pages

Call
776-5365

ACETO ACOUSTICS, INC.
28 Woodmoor Rd.
SOUTH PORTLAND, MAINE 04106
(207) 799-4543 Fax (207) 799-4543

12/23 3:55

PROPOSAL SUBMITTED TO <i>FISHMAN PROPERTY MGMT.</i>	PHONE	DATE <i>6/5/08</i>
STREET <i>ATTN: JEREMY McLEOD</i>	JOB NAME <i>OLD BIKE SHOP</i>	
CITY, STATE and ZIP CODE	JOB LOCATION <i>2 DEERING AVE. PORT</i>	
ARCHITECT	DATE OF PLANS	JOB PHONE

We hereby submit specifications and estimates for:

ACOUSTICAL CEILING

*SUPPLY AND INSTALL 2x4x5/8" ARMSTRONG
CORTEGA FIRE GUARD #823 IN WHITE 15/16"
FIRE RATED SUSPENSION.*

*Estimate per spec
2690.00*

JAN 30 2009

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Two THOUSAND Six HUNDRED NINETY dollars (\$ *2690.00*).

Payment to be made as follows:

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature

Note: This proposal may be withdrawn by us if not accepted within *30* days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance:

12/23/08

Signature

PISONO CAFÉ

3 DEERING AVENUE

MENU

Sambusa An African style roll - wrap - tortilla
African style cake squares - } cooked in microwave
pre made only to be microwave

Bagels

Veggie wraps - no meats - flat bread

Coffee & Teas - machine to make

JAN 10 2009

Canned Juices & soft drinks

Capuccino - machine

All drinks and pastries served on disposable plates, cups and utensils. All customer service will be on disposable ware.

There is no cooking planned in the café. Only coffees and teas will be brewed there.

2/5/09 - per Alan Fishman most veggies that
The Applicant uses will ~~be~~ come in prepared packages

3 Deering Avenue

Portland, Maine 04101

Fire Department Requirements

January 26, 2009

Reviewed with ALF.
on 2/6/09
JMB

Applicant: Alan Fishman, Agent for:
Ramesh Dronamraju, Owner
207-775-6561 EXT 208

Small Coffee Shop

Total size: 2880 sf existing structure with 1440 sf first floor shop - 2 story

Existing building with new 2 hour ceiling on first floor, fire extinguishers and exit lighting. (dropped)

Travel distances previously approved by Capt. Cass.

- ✓ Boiler Room has been enclosed with a 2 hour rated door from the leased premises. Existing lath & plaster walls - Ceiling plaster & dropped ceiling
- ✓ Oil tank in rear hall has been totally enclosed in sheetrock on a non combustible floor as recommended by Capt. Cass. used concrete pad blocks 5/8x?
- ✓ All plastic on walls has been replaced with sheetrock as required.
- ✓ Exit lights with floods are placed above the two exit doors as required.
- ✓ Exit door has only one lock active on the inside as required. The second lock has been replaced with a blank cover.

I believe this responds to the issues raised by the inspectors on the visit. Please let me know if there are any outstanding issues to be answered.

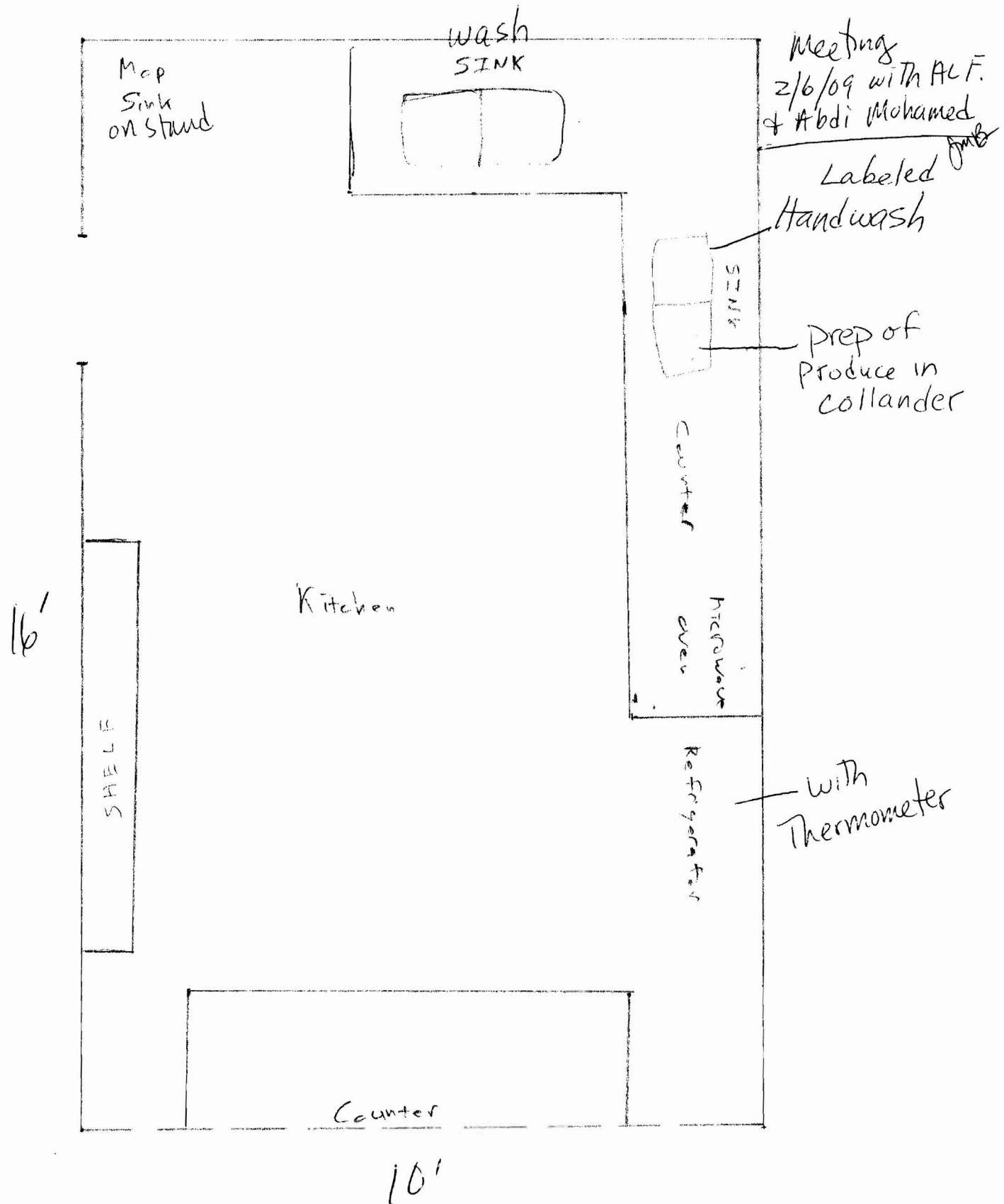
Thank You,

Alan Fishman
775-6561 ext 208

FEB - 6 2009

3 Deering Ave.

FEB 2009

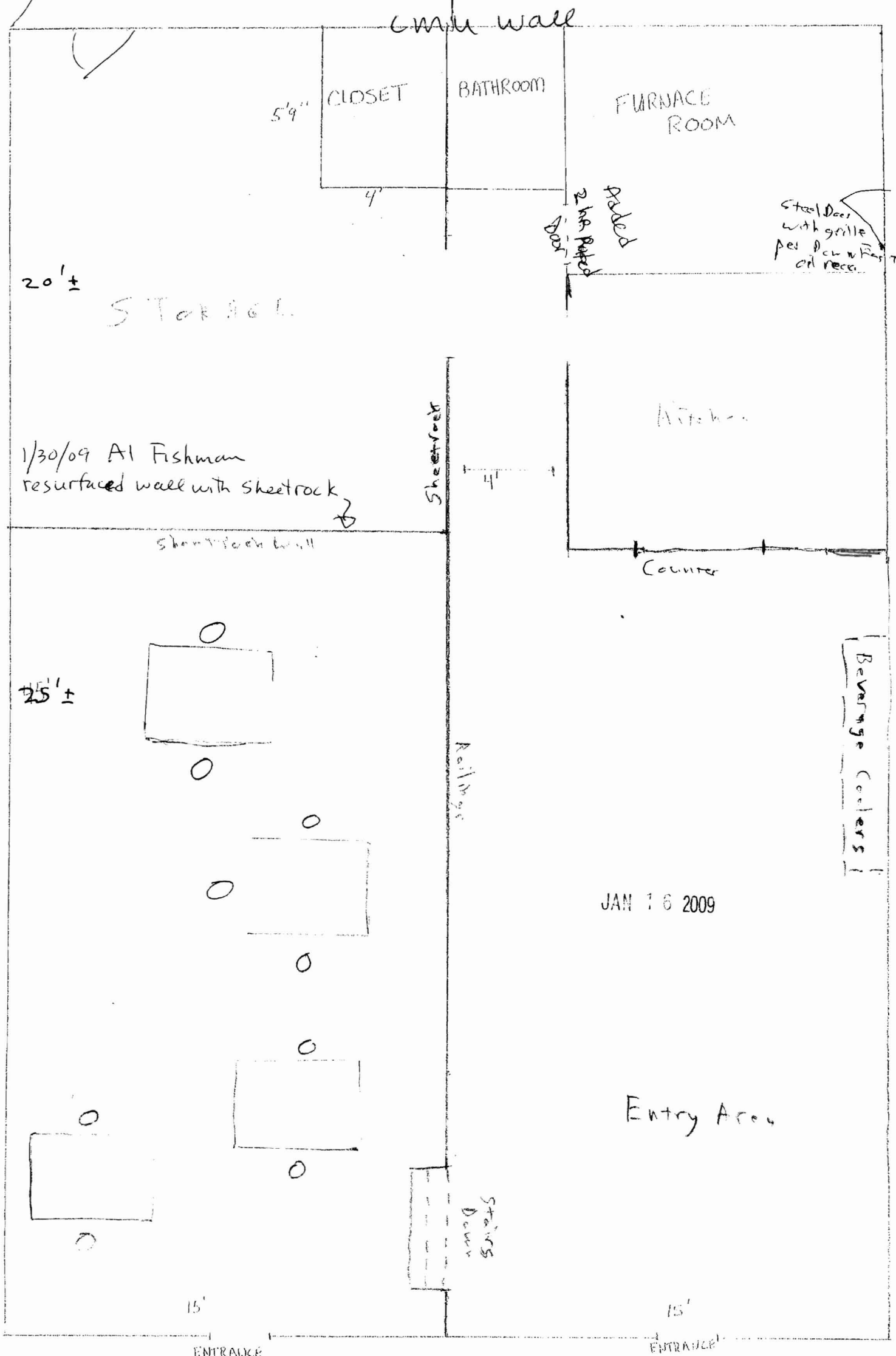


Scale: $\frac{1}{2}'' = 1'$

Enclosed
Oil Tank

3 Deering Ave
Portland, ME

Floor Plan



JAN 16 2009

Entry Area

Beverage Coolers

Stairs
Down

15'

15'

ENTRANCE

ENTRANCE

1/4" = 1'

Alan Fishman
3 Downing Ave

671-6561

Somali gentleman -

Open small coffee shop
Inspection

anna -

Anne Machack

temfic = variance

retail over 9 seats

x B2-D x



ZBA
2151

Jon Rioux -

Mass

Nike Collins -

On 1/26/19 I spoke
with Alan Fishman &
told him these "fire
issues needed to be
submitted.

653-7619

PL 1/27/18

list
check list
"

- fire

① ~~analysis~~

boiler room enclosed w/ 1 hour fire protection.

② oil pipes back hallway stair
stair

→ need to be encased

moved
stairway needs to be separated w/
hour fire rated

③ Plastic Cardboard on wall - come down

sheet rock storage room + elsewhere

④ emergency lights + exit signs

Congress Street

Congress Street

~~5701~~ ~~5000~~
BINGA'S WINGA'S

~~Alphapop A~~
~~Market~~

PAPER
CIGARETTES
PRISON

TOP VIEW

JAN

