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Reviewed for Code Compliance
Inspections Division
Approved with Conditions

Application for Building Permit

Date: 06/27/14

Location: 767 Congress Street
Portland, ME 04101
CBL 047 A017001

Applicant: Michael Fraser, Tenant
240 Valley Street
Portland, ME 04102
(207) 807-4062

Tyler Brinkmann, Contractor
PO Box 4777
Portland, ME 04112
(207) 653-1798

Property Owner: Quimby Colony INC
PO Box 445
Portland, ME 04112

Project Summary:

It is our intent to open a bar and restaurant in the basement of 767 Congress Street. This is the location of what was formerly The Bramhall Pub. Our plans are in compliance with the City of Portland Zoning as this property is in the B2B Community Business Zone.

We have a signed and executed lease in place with the owners of the building which is good for 10 years. We are in constant communication with the owners of the building about plans and intentions for this space. The owners are compliant with our plans, and we are in good standing with them.

The existing integrity of the basement is intact from its previous use as The Bramhall Pub. The occupancy of the space is 75 persons. If permitted by the City, our building plans include the pouring of a new concrete floor and the construction of a new bar. Additionally, we intend to use fully-licenced and insured Phil Terison for our plumbing services.

We are using existing walls and our plans do not call for the construction of new walls. Similarly, we will be using existing electrical lines already in place. For the final connection of electrical

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fittings, we intend to use Seth Nielsen of Nielsen Electric Service LLC. For ger
needs, we are consulting with Dan Bell of Bell Port Property Management, 536
Portland, ME.

Our budget for this project should not exceed $25,000. A breakdown of this bu

- $10,000 construction of new bar
- $5,000 new concrete floor
- $5,000 plumbing services
- $2,000 electrical services
- $3,000 miscellaneous

We intend to comply with the historical nature of the building, and will leave all existing stain glass windows in place. In re-purposing the existing space, we hope to contribute to the neighborhood by eliminating a vacant and neglected space.

Our timeline for this project is as follows:

- March '14 - Permit Application granted
- April, May '14 - Complete necessary upgrades as indicated
- June '14 - Open for business

Notes on the attached PDF documents:

- "G2 Scope of Work Plan" is a dimensional sketch of the existing floor plan.
- "G3 Scope of Work Plan" is a dimensional sketch of the intended finished product.

Michael Fraser, Tenant, has been active in the local restaurant scene for the past 12 years, and is currently employed at Fore Street Restaurant.

Tyler Brinkmann, Contractor, is the owner / operator of Marathon Recycling LLC, and is a fully-insured contractor.

Please let us know if there is anything else we can do / provide for you to help expedite this process.

thank you.

tyler brinkmann
michael fraser