

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

## BUILDING INSPECTION

### PERMIT

Permit Number: 081058

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED  
SEP 4 2008  
CITY OF PORTLAND

This is to certify that KOUTSIVITIS DOROTHY TRUSTEE /Benchmark

has permission to Commercial - Retail - "Gorham Bike & Sport" - 1st Floor Fit-up

AT 691 CONGRESS ST

PL 047 C033001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 procedure is complete this building or part thereof shall be closed or otherwise closed-in. YOUR 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. Craig Cross  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

9/3/08 Chap. NA  
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

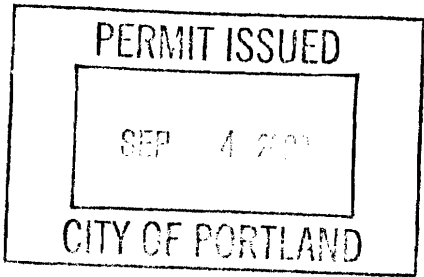
Permit No: 08-1058	Issue Date: 9/3/08	CBL: 047 C033001
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Location of Construction: 691 CONGRESS ST	Owner Name: KOUTSIVITIS DOROTHY B TRU	Owner Address: 148 SUMMIT PARK AVE	Phone:
Business Name:	Contractor Name: Benchmark	Contractor Address: 34 Thomas Dr. Westbrook	Phone: 2075917600
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2b

Past Use: Commercial - Retail - "Gorham Bike & Ski"	Proposed Use: Commercial - Retail - "Gorham Bike & Ski" - Tenant Fit-up	Permit Fee: \$620.00	Cost of Work: \$60,000.00	CEO District: 2
Proposed Project Description: Commercial - Retail - "Gorham Bike & Ski" - Tenant Fit-up		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group <i>M</i> Type <i>5B</i> <i>IBC-2003</i>	
		Signature: <i>Wesley Cozz</i>	Signature: <i>[Signature]</i> 9/3/08	
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: ldobson	Date Applied For: 08/22/2008	<b>Zoning Approval</b>
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.  2. Building permits do not include plumbing, septic or electrical work.  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..	<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"/>	<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	<b>Historic Preservation</b> <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>OK with conditions</i> <i>[Signature]</i> 8/26/08	Date: _____	Date: <i>[Signature]</i>



**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

<b>Permit No:</b> 08-1058	<b>Date Applied For:</b> 08/22/2008	<b>CBL:</b> 047 C033001
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<b>Location of Construction:</b> 691 CONGRESS ST	<b>Owner Name:</b> KOUTSIVITIS DOROTHY B TRU	<b>Owner Address:</b> 148 SUMMIT PARK AVE	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Benchmark	<b>Contractor Address:</b> 34 Thomas Dr. Westbrook	<b>Phone</b> (207) 591-7600
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial - Retail - "Gorham Bike & Ski" - Tenant Fit-up	<b>Proposed Project Description:</b> Commercial - Retail - "Gorham Bike & Ski" - Tenant Fit-up
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 08/26/2008  
**Note:** **Ok to Issue:**

- 1) Separate permits shall be required for any new signage.
- 2) 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:** Chris Hanson      **Approval Date:** 09/03/2008  
**Note:** **Ok to Issue:**

- 1) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.
- 2) 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.
- 3) 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:** Capt Greg Cass      **Approval Date:** 09/02/2008  
**Note:** **Ok to Issue:**

- 1) Emergency lights and exit signs are required
- 2) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 3) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance

**Comments:**

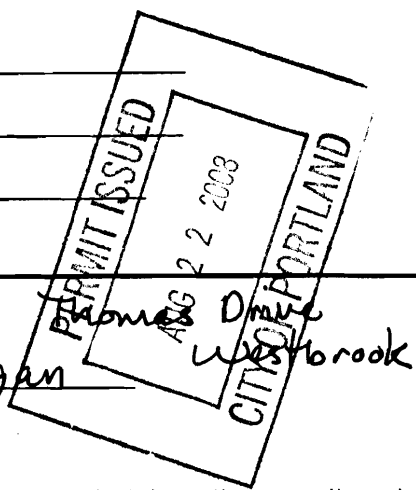
8/26/2008-mes: called Richard Egan and asked about off-street parking - how many spaces - the plan shows a portion of the lot with no parking spaces delineated.

\$30 + \$10, for each additional \$1000

# All Purpose 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>693 Congress St. (691-695)</u>		
Total Square Footage of Proposed Structure <u>4,800 # Existing</u>	Square Footage of Lot <u>1,247</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>47</u> Block# <u>C</u> Lot# <u>33</u>	Owner: <del>George</del> <u>Koutsivitis</u> <u>Trustee Dorothy B</u>	Telephone: <u>939-4109</u>
Lessee/Buyer's Name (if Applicable) <u>Jamie Wright - Gorham Bike Ski</u>	Applicant name, address & telephone: <u>Benchmark 34 Thomas Drive Westbrook 591-7600</u>	Cost Of Work: \$ <u>60,000</u> Fee: \$ <u>620.00</u>
Current use: <u>Retail/Vacant.</u>		
If the location is currently vacant, what was prior use: <u>Retail</u>		
Approximately how long has it been vacant: <u>Unknown</u>		
Proposed use: <u>Retail</u>		
Project description: <u>Bicycle Sales / Ski Sales</u>		
Contractor's name, address & telephone: <u>Benchmark 34 Thomas Drive Westbrook 591-7600</u>		
Who should we contact when the permit is ready: <u>Richard Egan</u>		
Mailing address: <u>591-7600</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE:		

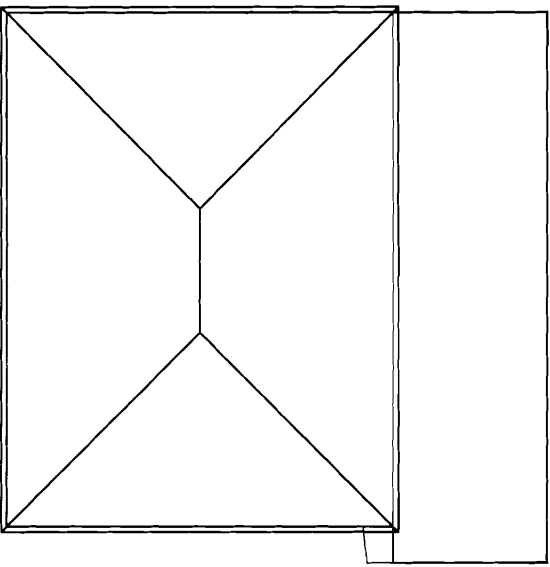


IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

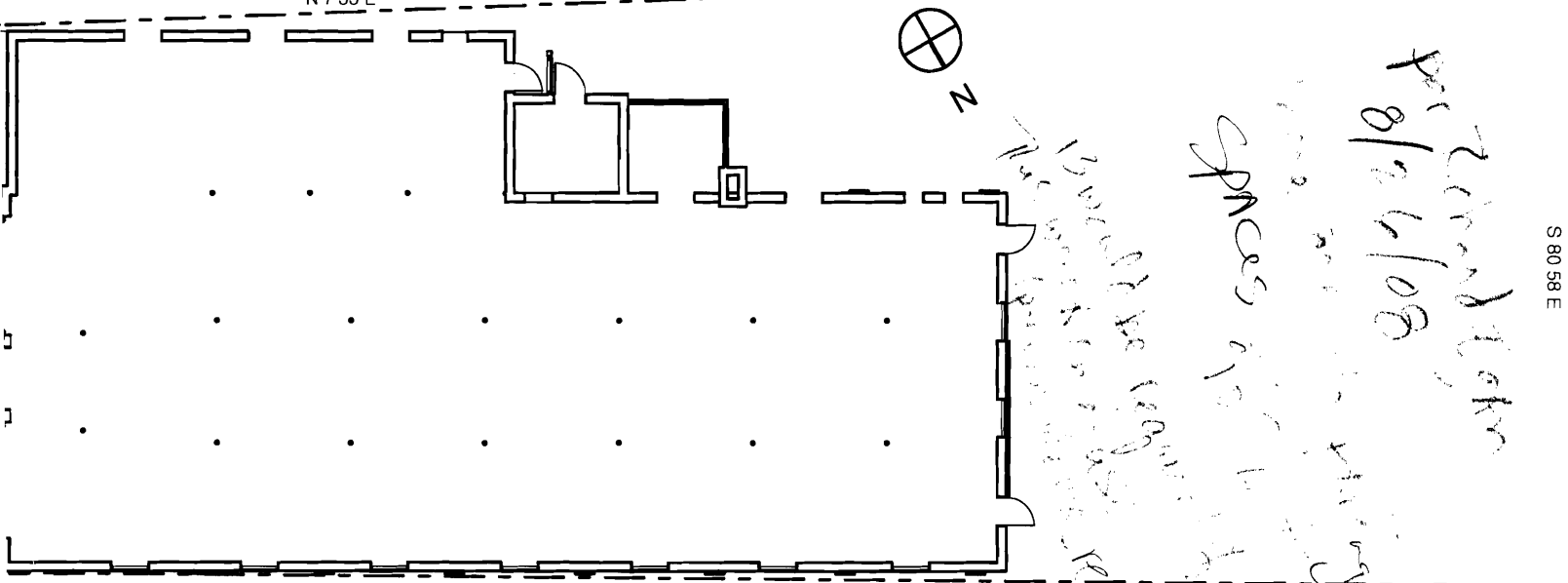
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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 of applicant: <u>Richard Egan</u>	Date: <u>8-23-08</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4<sup>th</sup> floor of City Hall



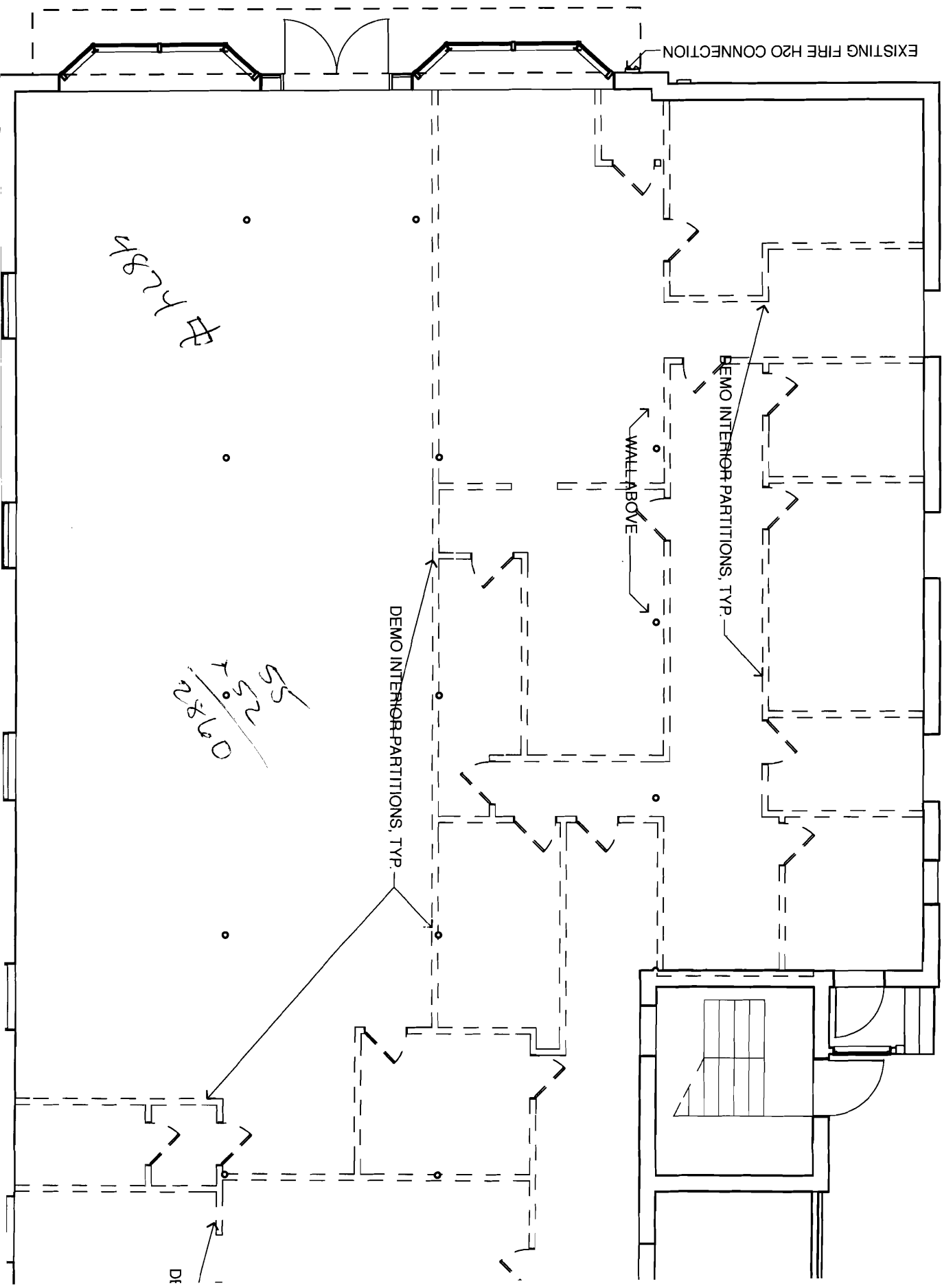
DOUGLAS LANE  
N 733 E



*Handwritten notes:*  
8/26/08  
spaces are 12' x 12'  
for 2' x 2' x 10' columns  
and 2' x 2' x 10' beams

S 80 58 E

*Large handwritten signature:* PDF



EXISTING FIRE H2O CONNECTION

DEMO INTERIOR PARTITIONS, TYP.

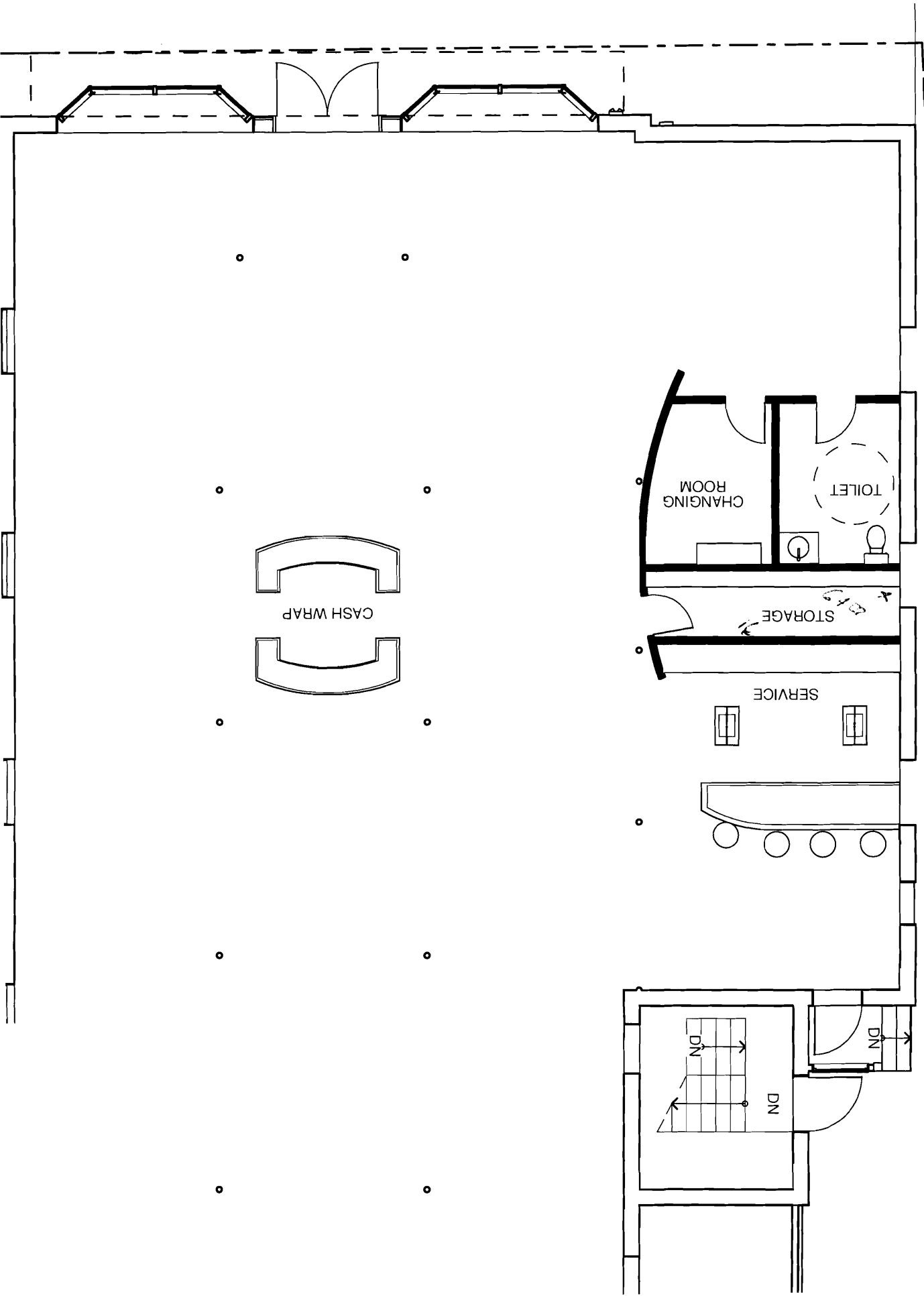
WALL ABOVE

DEMO INTERIOR PARTITIONS, TYP.

R 42874

55  
2/28/00

DF

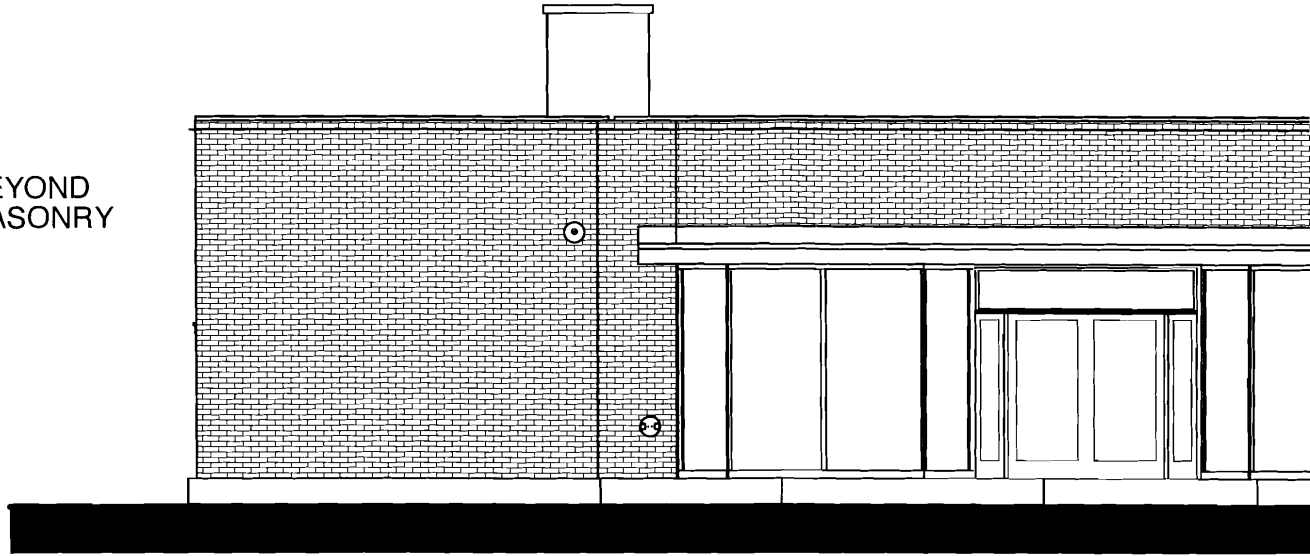


EXISTING WALLS



NEW CONSTRUCTION

NO EXTERIOR WORK BEYOND  
PARGE AND PATCH OF MASONRY  
WALLS

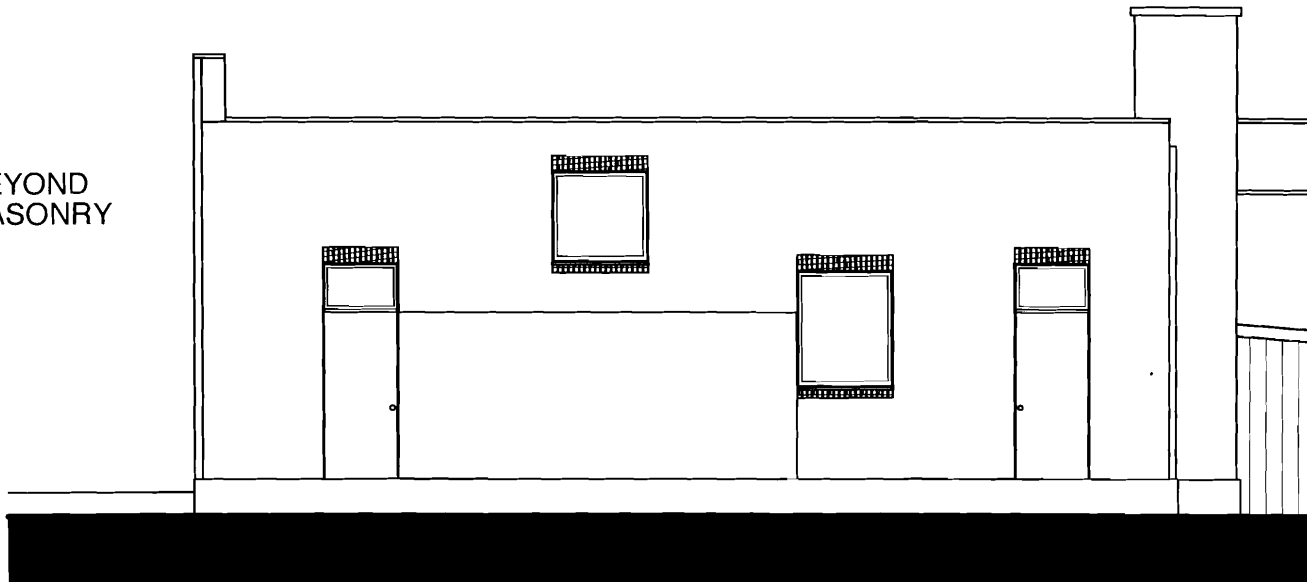


1

## Congress St. Elevation

SCALE: 1/8" = 1'-0"

NO EXTERIOR WORK BEYOND  
PARGE AND PATCH OF MASONRY  
WALLS

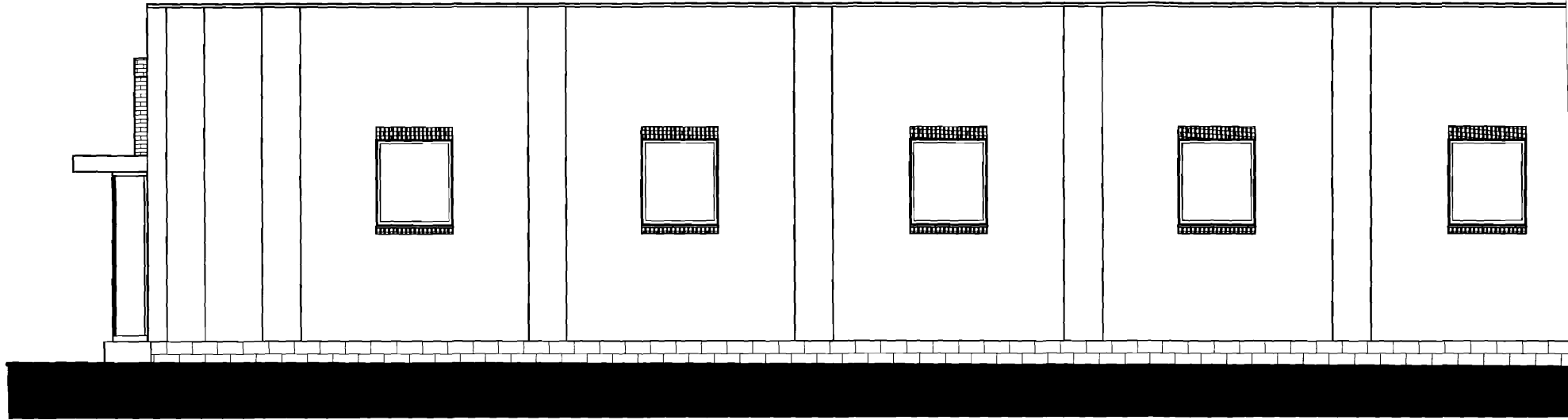


2

## Rear Elevation



NO EXTERIOR WORK BEYOND  
PARGE AND PATCH OF MASONRY  
WALLS



1

# North Alley Elevation

SCALE: 1/8" = 1'-0"

NO EXTERIOR WORK BEYOND  
PARGE AND PATCH OF MASONRY  
WALLS

