

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

## BUDGETARY INFORMATION

# PERMIT

Permit Number: 091275

Permit Number: 091275  
**PERMIT ISSUED**

This is to certify that SARGENT COLIN W & NANCY D SARGENT

has permission to Change of use from Office to Change Shop

DEC -7 2009

AT ~~722 CONGRESS ST~~

~~CE 055 D006001~~

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.

Notation of inspection must be given and written permission procured before this building or part thereof is lathed or otherwise dressed-in. 2. **HOW MUCH 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. B. Hall. (66)

Health Dept. 7 1 0

**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: 09-1275	Issue Date:	CBL: 055 D006001
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Location of Construction: 722 CONGRESS ST	Owner Name: SARGENT COLIN W & NANCY	Owner Address: 722 CONGRESS ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2b

Past Use: Commercial Office	Proposed Use: Commercial - Coffee Shop- Change of use from Office to Coffee Shop <i>(restaurant)</i>	Permit Fee: \$245.00	Cost of Work: \$15,000.00	CEO District: 2
Proposed Project Description: Change of use from Office to Coffee Shop		FIRE DEPT: <i>w/ conditions</i> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>11/15/2009</i> Signature: <i>[Signature]</i>	INSPECTION: Use Group: <i>A-2</i> Type: <i>3</i> <i>IBC 2003</i> Signature: <i>[Signature]</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: Ldobson	Date Applied For: 11/12/2009	<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..

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>11/16/09</i>	Date: _____	Date: <i>work requires</i>

**PERMIT ISSUED**

DEC - 7 2009

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 09-1275		<b>Date Applied For:</b> 11/12/2009	<b>CBL:</b> 055 D006001
<b>Location of Construction:</b> 722 CONGRESS ST	<b>Owner Name:</b> SARGENT COLIN W & NANCY	<b>Owner Address:</b> 722 CONGRESS ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial - Coffee Shop- Change of use from Office to Coffee Shop	<b>Proposed Project Description:</b> Change of use from Office to Coffee Shop
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 11/16/2009**Note:**      **Ok to Issue:** ☒

- 1) This property shall remain a restaurant/coffee shop. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for any new signage.
- 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:** Tammy Munson      **Approval Date:** 12/07/2009**Note:**      **Ok to Issue:** ☒

- 1) 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
- 2) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Ben Wallace Jr.      **Approval Date:** 11/18/2009**Note:** Class C mercantile. Plans indicate 22 seats.      **Ok to Issue:** ☒

- 1) All construction shall comply with NFPA 101

**Comments:**

11/13/2009-mes: I called Thomas and requested a plan showing parking - There has to be at least 8 parking spaces. He said he would bring one in - permit on hold till then.

11/16/2009-mes: Thomas brought in a parking plan showing 12 existing parking spaces.

## 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.

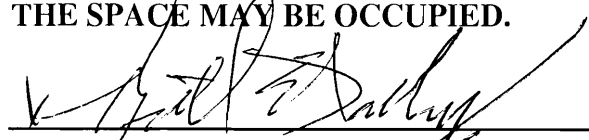
  X   Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

  X   Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.  
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

  12.7.09    
Date

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

  12.7.09    
Date

PERMIT ISSUED

DEC - 7 2009

City of Portland



# 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>722 Congress Street Portland, Me 04102</u>			
Total Square Footage of Proposed Structure/Area <u>1134 SF</u>		Square Footage of Lot <u>7,056 72 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>35</u> Block# <u>D</u> Lot# <u>6</u>		Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Thomas Yoniprem</u> Address <u>16 Walnut Street #8</u> City, State & Zip <u>Portland Me 04101</u>	
Telephone: <u>450-5448</u>			
Lessee/DBA (If Applicable)		Owner (if different from Applicant) Name <u>Colin &amp; Nancy Sargent</u> Address <u>155 Western Ave</u> City, State & Zip <u>Portland Me 04102</u>	
		Cost Of Work: \$ <u>125,000</u> + <u>CV</u> - C of O Fee: \$ <u>25</u> Total Fee \$ <u>2950</u> <u>\$245</u>	
Current legal use (i.e. single family) <u>Office Space</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Coffee Shop</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Change of Use From office to Coffee Shop</u> <b>RECEIVED</b>			
Contractor's name: _____			
Address: _____ NOV 12 2009			
City, State & Zip _____ Telephone: _____			
Who should we contact when the permit is ready: <u>Dept. of Building Inspections</u> Telephone: <u>450-5448</u> <u>City of Portland Maine</u>			
Mailing address: <u>16 Walnut St #8 Portland, Me 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: Thomas Yoniprem

Date: 11-11-09

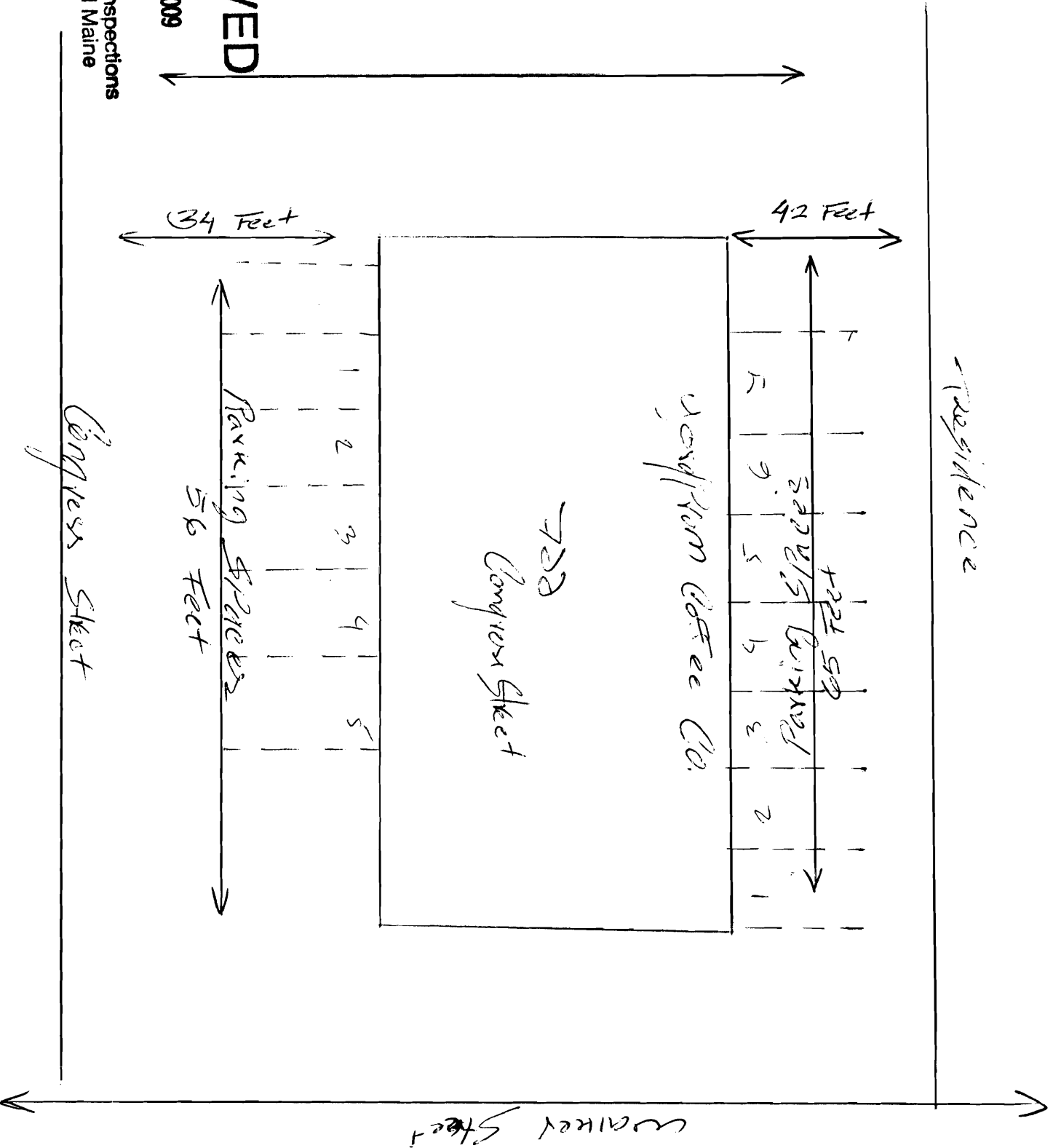
**This is not a permit; you may not commence ANY work until the permit is issue**

8 pkg spaces required  
12 pkg spaces shown

RECEIVED

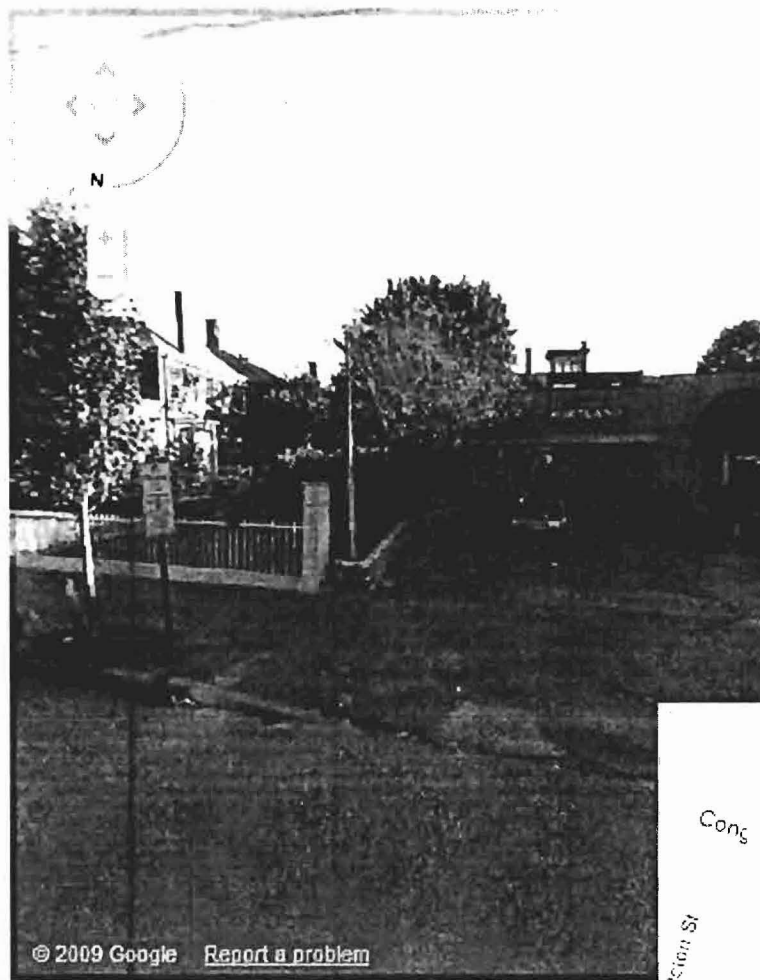
NOV 16 2009

Dept. of Building Inspections  
City of Portland Maine



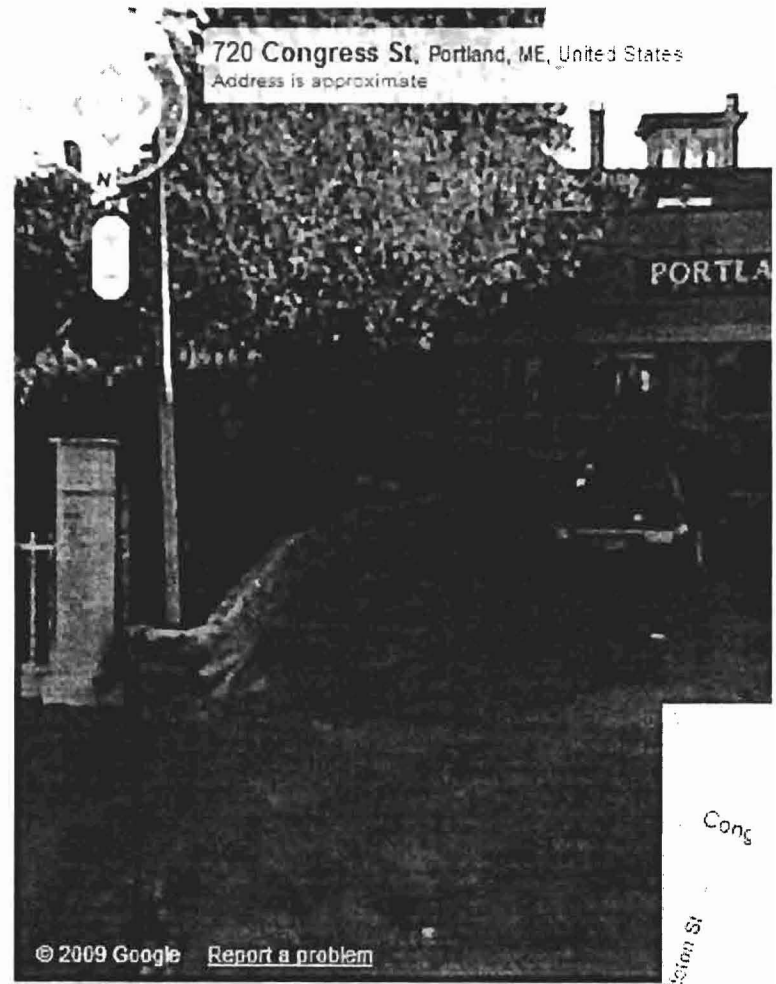
<b><u>Hot Coffee</u></b>	<b>Small</b>	<b>Large</b>
Coffee Reg or Def	1.85	2.25
Cafe Latte	2.75	3.25
Americano	1.75	2.15
Cappuccino	3.25	3.95
Caramel Macchiato	2.90	3.75
Espresso	1.95	
Extra shot	0.45	
<b><u>Alternatives Drinks</u></b>	<b>Small</b>	<b>Large</b>
Hot Chocolate	2.45	2.95
Hot Tea	1.85	1.95
Chai Latte	2.75	2.95
<b><u>Iced Drinks</u></b>	<b>Small</b>	<b>Large</b>
Iced Coffee	2.65	3.10
Ice Coffee Latte	2.85	3.30
Thai Iced Coffee Latte	2.85	3.30
Thai Iced Tea Latte	2.85	3.30
Chai Iced latte	2.65	3.10
Iced Green Tea	2.55	2.95

Google maps Address





Google maps Address



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## Hotmail

New Delete Junk Mark as ▼ Move to ▼

Options ▼ ? ▼

siamportland@hotmail.com Reply Reply all Forward

Inbox

Junk

Drafts

Sent

Deleted (2)

bob (23)

Domain

Joel Shaw

mike

Manage folders

Add an e-mail  
account

Related places

Today

Contact list

Calendar

Add photo

Add video



## RE: Building permission

From: **Colin Sargent** (portlandmagazine@hotmail.com)  
 Sent: Tue 11/10/09 12:09 PM  
 To: siamportland@hotmail.com

Dear Tom,  
 Everything looks fine.  
 This e-mail is to confirm that we are giving you permission to go right  
 ahead with your plans.  
 Warmly, Nancy

From: siamportland@hotmail.com  
 To: portlandmagazine@hotmail.com  
 Subject: RE: Building permission  
 Date: Tue, 10 Nov 2009 09:03:24 -0500

Good morning,  
 Could I stop by your office today sometime to give you all the plans  
 of construction?  
 Can't wait until on Friday, because City of Portland back up on  
 permit, sorry for any convenience and where is your new office  
 located?  
 Best Regard,  
 Tom

From: portlandmagazine@hotmail.com  
 To: siamportland@hotmail.com  
 Subject: RE: Building permission  
 Date: Tue, 10 Nov 2009 12:45:47 +0000

Hi, Tom,  
 Can you list the alterations you have in mind in an email to us?  
 Maybe we can stop by on Friday.  
 Best wishes,  
 Colin

From: siamportland@hotmail.com  
 To: portlandmagazine@hotmail.com  
 Subject: Building permission  
 Date: Mon, 9 Nov 2009 20:20:54 -0500

Good Morning Colin,  
 I am writing you regarding permission to make alterations to the  
 building located at 722 Congress St.  
 Please reply at your earliest convenience.

Sincerely,  
 Tom

Windows 7: Unclutter your desktop. [Learn more.](#)

Bing brings you maps, menus, and reviews organized in one place.  
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## BUILD MUSCLE FAST.

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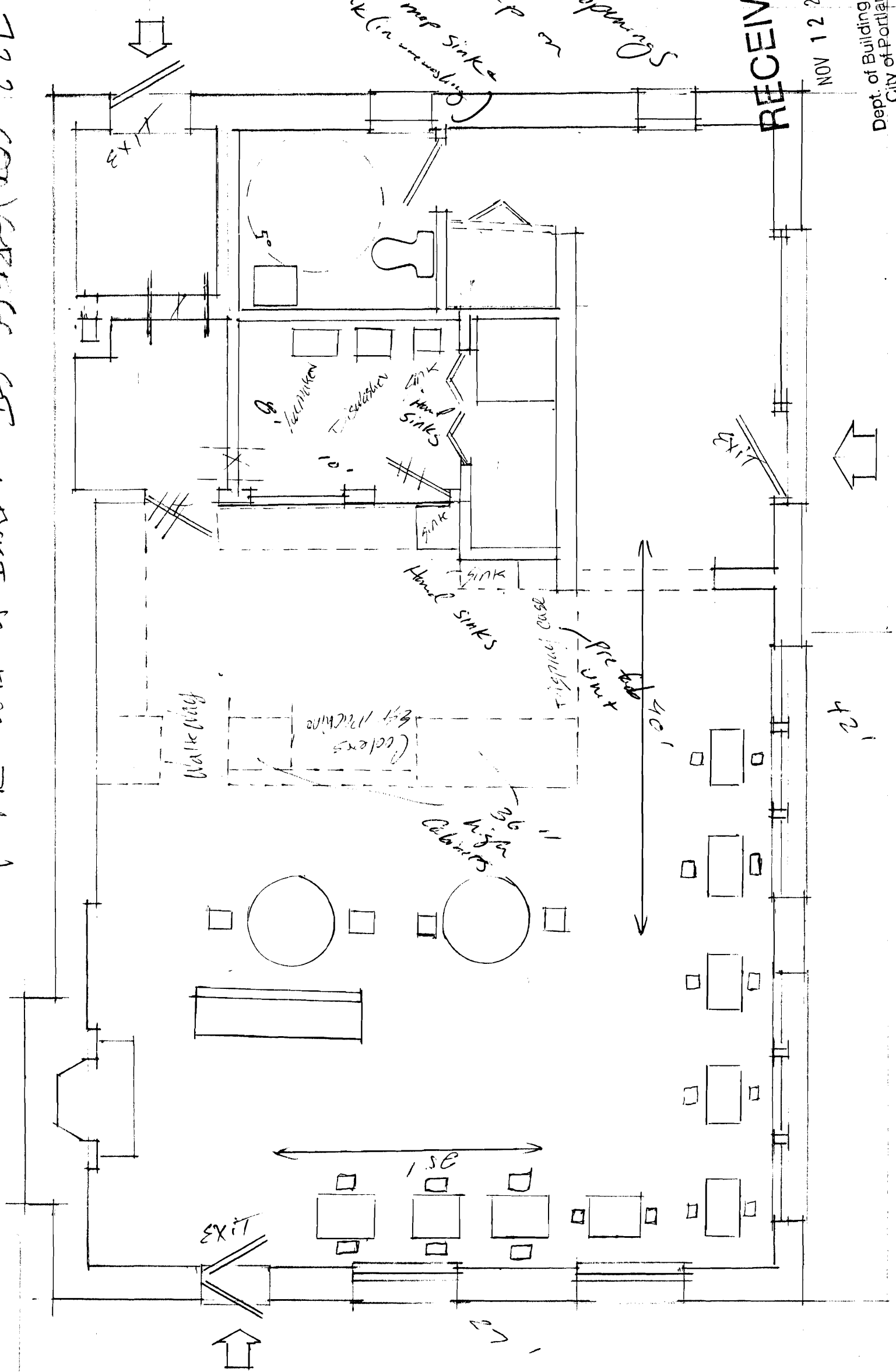
Results may vary.



CONGRESS STREET

RECEIVED  
NOV 12 2009  
Dept. of Building Inspections  
City of Portland Maine

- ① All non-bearing openings
- ② No food prep on site
- ③ Will add mop sink & hand sink (in new building)



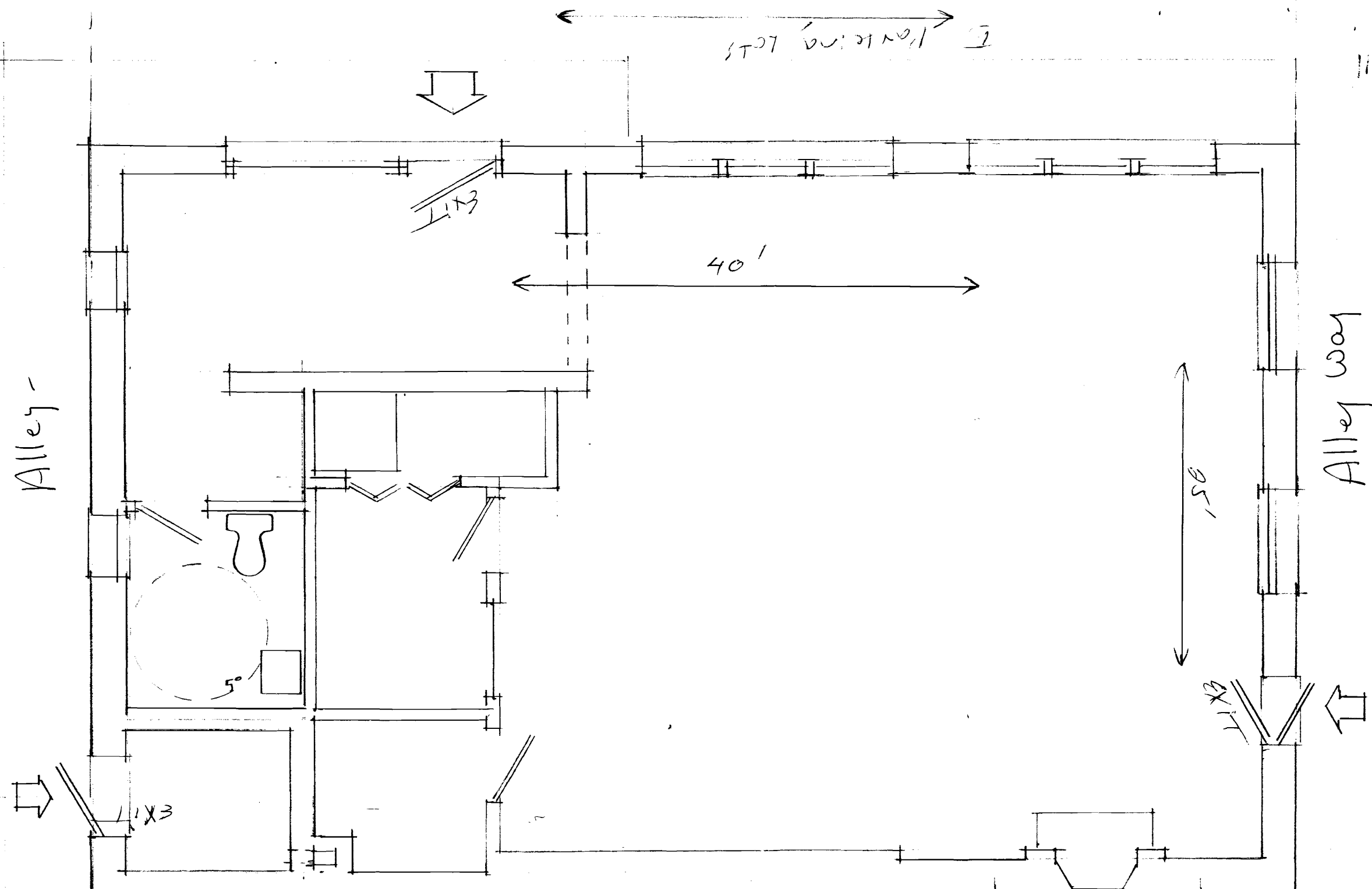
722 CONGRESS ST. : EXISTING FLOOR PLAN

1/4" = 1'-0"

10/29/09

CONGRESS STREET ★

$1134 \div 150 = 7.56$   
80K sq. ft.



722 CONGRESS ST. : EXISTING FLOOR PLAN

1/4" = 1'-0"

10 | 29 | 09

RECEIVED  
NOV 12 2009  
Dept. of Building Inspections  
City of Portland Maine

LELAND HULST  
ARCHITECTURAL SERVICES  
278 Spring Street / Portland, Maine 04102 / (207) 773-2843