

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that DANIEL R DAVIS

Located At 276 WOODFORD ST

Job ID: 2012-09-4873-CH OF USE

CBL: 123- F-020-001

has permission to COU, 1st fl left to Sandwich shop, dwellings above  
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 the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

**Fire Prevention Officer**

  
**Code Enforcement Officer / Plan Reviewer**

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY  
PENALTY FOR REMOVING THIS CARD**

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspections 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.**

Plumbing Rough

Electrical - Commercial

Certificate of Occupancy Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF 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.



# PORTLAND MAINE

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Director of Planning and Urban Development  
Jeff Levine

Job ID: 2012-09-4873-CH OF USE

Located At: 276 WOODFORD ST

CBL: 123- F-020-001

## Conditions of Approval:

### Zoning

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.
3. This property shall remain retail on the first floor with three dwelling units above. Any change of use shall require a separate permit application for review and approval.
4. This proposed use is considered "retail" under zoning based on the number of seats shown on your submission. Please note that if you increase the number of available seats, your use will be considered a "restaurant" use under zoning. A restaurant use in the B-1 zone requires a conditional use approval from the Zoning Board of Appeals prior to undertaking such a use.

### Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. This is a Change of Use ONLY permit. It does NOT authorize any construction activities. Plumbing and electrical installations are allowed with permits.
3. Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.
4. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
5. Approval of City license is subject to health inspections per the Food Code.
6. 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.
7. The proposed range/oven requires a separate permit for a commercial hood exhaust/suppression system per NFPA 96. As discussed, if an alternate appliance is installed the specifications shall be submitted to determine if a hood is required.
8. 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.

### Fire

1. The building shall comply with City Code Chapter 10 upon inspection.
2. The floor plans do not indicate adjacent spaces, separations, or egress arrangement. This building is a multiple occupancy building with 3 dwelling units above the nonresidential occupancy. Per NFPA 101:31.1.2.3 **the dwelling units and exits therefrom must be**

**separated from the nonresidential occupancy(s) by 1-hour construction and fire doors or the nonresidential occupancy(s) must be protected throughout by an approved, supervised automatic sprinkler system.**

3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
4. Any Fire alarm or Sprinkler systems shall be reviewed by a licensed contractor(s) for code compliance. Compliance letters are required.
5. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model. This review does not include approval of fire alarm system design or installation.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. This review does not include approval of sprinkler system design or installation.
7. City Code requires a Knox Box for buildings with fire alarm or suppression systems.
8. Fire extinguishers are required per NFPA 1.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.
10. Commercial cooking shall comply with NFPA 96, *Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations*, 2008 edition.
11. Separate permits are required for kitchen hood systems and hood suppression systems.

**City of Portland, Maine - Building or Use Permit Application**

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

Job No: 2012-09-4873-CH OF USE	Date Applied: 9/4/2012	CBL: 123- F-020-001	
Location of Construction: 276 WOODFORD ST	Owner Name: DANIEL R DAVIS & SUSAN LINDSAY	Owner Address: 69 GLENWOOD AVE PORTLAND, ME 04102	Phone:
Business Name: <i>The Local Press LLC</i>	Contractor Name: Lessee	Contractor Address: 101 Beacon Street, Portland, ME 04103	Phone:
Lessee/Buyer's Name: Casey Sheehan -	Phone: 409-7651	Permit Type: BLDG Cof U	Zone: B-1
Past Use: First floor retail with three dwelling units above	Proposed Use: Same: retail on 1 <sup>st</sup> floor with three dwelling units above ~ to fit-up a small sandwich shop	Cost of Work: \$1,000.00	CEO District:
		Fire Dept: 10/15/12 ↓ Approved w/ conditions ___ Denied ___ N/A Signature: <i>[Signature]</i> (58)	Inspection: Use Group: M/R Type: SB MUBEL'09 Signature: <i>[Signature]</i> 10/4/12
Proposed Project Description: Commercial/Residential COU to Sandwich shop		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		<b>Zoning Approval</b>	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p><b>Special Zone or Reviews</b></p> <p>___ Shoreland</p> <p>___ Wetlands</p> <p>___ Flood Zone</p> <p>___ Subdivision</p> <p>___ Site Plan</p> <p>___ Maj ___ Min ___ MM</p> <p>Date: <i>off with conditions</i></p>	<p><b>Zoning Appeal</b></p> <p>___ Variance</p> <p>___ Miscellaneous</p> <p>___ Conditional Use</p> <p>___ Interpretation</p> <p>___ Approved</p> <p>___ Denied</p> <p>Date:</p>	<p><b>Historic Preservation</b></p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p>___ Does not Require Review</p> <p>___ Requires Review</p> <p>___ Approved</p> <p>___ Approved w/Conditions</p> <p>___ Denied</p> <p>Date: <i>[Signature]</i></p>
	<p><b>CERTIFICATION</b></p> <p><i>9/17/12</i></p>		

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



# General Building Permit Application

B-14 Entered 9/4/12 (85)

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.

\$ 2012-09-4873 - COF USE

Location/Address of Construction: <u>276 WOODFORD STREET PORTLAND, ME</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot <u>1100 SQ FT.</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#  <u>123      F020</u>	Applicant: (must be owner, lessee or buyer) Name <u>CASEY STEEHAN</u> Address <u>101 BEACON STREET</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>(207)</u> <u>409-7651</u>
Lessee/DBA <u>THE LOCAL PRESS LLC.</u>  <b>RECEIVED</b> <b>SEP 04 2012</b>	Owner: (if different from applicant) Name <u>SUSAN LINDSAY</u> Address <u>69 GLENWOOD AVE</u> City, State & Zip <u>Portland, ME 04103</u>	Cost of Work: \$ <u>30-</u> C of O Fee: \$ <u>75-</u> Historic Review: \$ _____ Planning Amin.: \$ _____  Total Fee: \$ <u>105.00</u>
Current legal use of property (i.e. single family) <u>COMMERCIAL/RESIDENTIAL</u> Number of Residential Units <u>3</u> If vacant, what was the previous use? Proposed Specific use: <u>SMALL SANDWICH SHOP - retail - showing more than 9 seats</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>SMALL SANDWICH SHOP OFFERING SOUPS AND SANDWICHES MOVE IN APPLIANCES Change of Use - NO Building</u>		
Contractor's name: _____ Email: _____		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: _____		Telephone: _____
Mailing address: _____		

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.

and 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: 9-4-12

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



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Receipts Details:

**Tender Information:** Check , Check Number: 175206

**Tender Amount:** 105.00

Receipt Header:

**Cashier Id:** bsaucier

**Receipt Date:** 9/4/2012

**Receipt Number:** 47806

Receipt Details:

Referance ID:	7889	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-09-4873-CH OF USE - Commercial/Residential COU to Sandwich shop			
Additional Comments: 276 Woodford St.			

Referance ID:	7890	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-09-4873-CH OF USE - Commercial/Residential COU to Sandwich shop			

The Local Press Sandwich Shop

Details Proposed Move-in of retail unit

There will be no construction, framing or build out only moving in of equipment

Both the Bistro bar and the counter are to be pre built of site

The building is equipped with a hard wired fire detection system

- 2 fire detectors 1 in the front room of the space and 1 in the prep area
- 2 Industrial fire extinguishers 1 for the front room and 1 for the prep area
- 2 Illuminated Exit signs 1 over main entrance and 1 for emergency rear exit

EQUIPMENT / APPLIANCES

- 1 refrigerator
- 1 panini press
- 1 dishwasher
- 1 residential electric stove for the purpose of making soup and roasting vegetables
- 1 soup warmer
- 1 beverage cooler
- 1 sandwich unit refrigerator
- 2 prep tables

COOKING AND FOOD PREP

**THERE WILL BE NO FRYOLATORS ,NO GAS STOVES,NO FRY GREASE OR OILS NO OPEN FLAMES IN THE COOKING OF OUR FOOD!**

The drafts of the floor, polt and site plan were drawn be myself and while they may not be perfectly to scale

Accuratley represent the equipment and where it will be placed in the proposed retail unit



(Panini press in use)





M O N I M

EXIT

32 FT

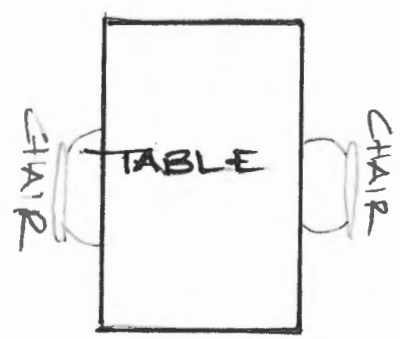


TRASH  
RECYCLE



SODA

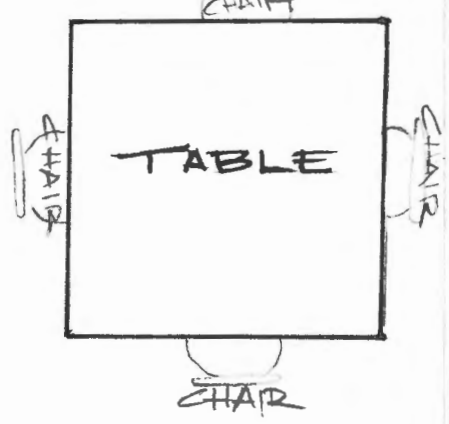
9 SEATS



TABLE

CHAIR

CHAIR



TABLE

CHAIR

CHAIR

CHAIR



STOOL



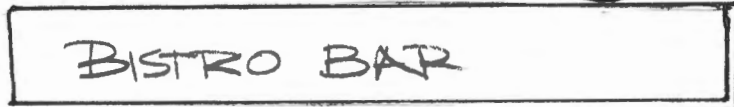
STOOL



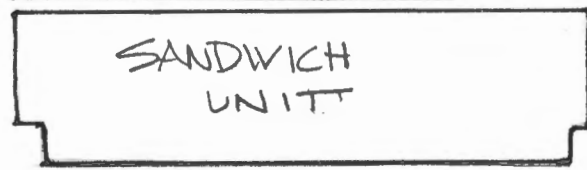
STOOL



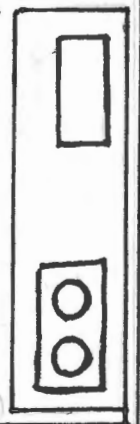
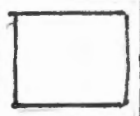
COUNTER



BISTRO BAR



SANDWICH  
UNIT



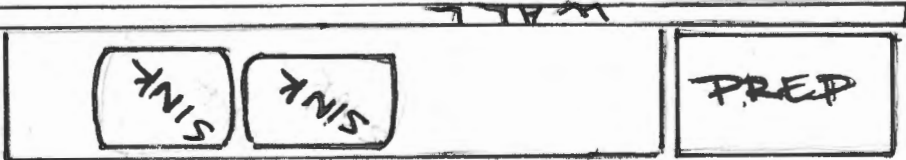
STORAGE

WINDOW WINDOW

WINDOW

REST ROOM

OFF



SINK

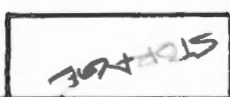
SINK

PREP

PREP KITCHEN



ELECTRIC  
RANGE



STORAGE

OFF



REAR  
EXIT

15 FT

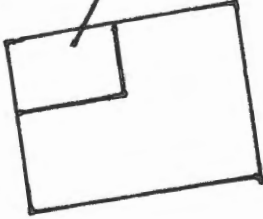
SITE PLAN

HIGHLAND AVE.

276 WOODFORD ST.

PROPOSED  
SHOP  
SITE

PROPOSED  
SHOP UNIT



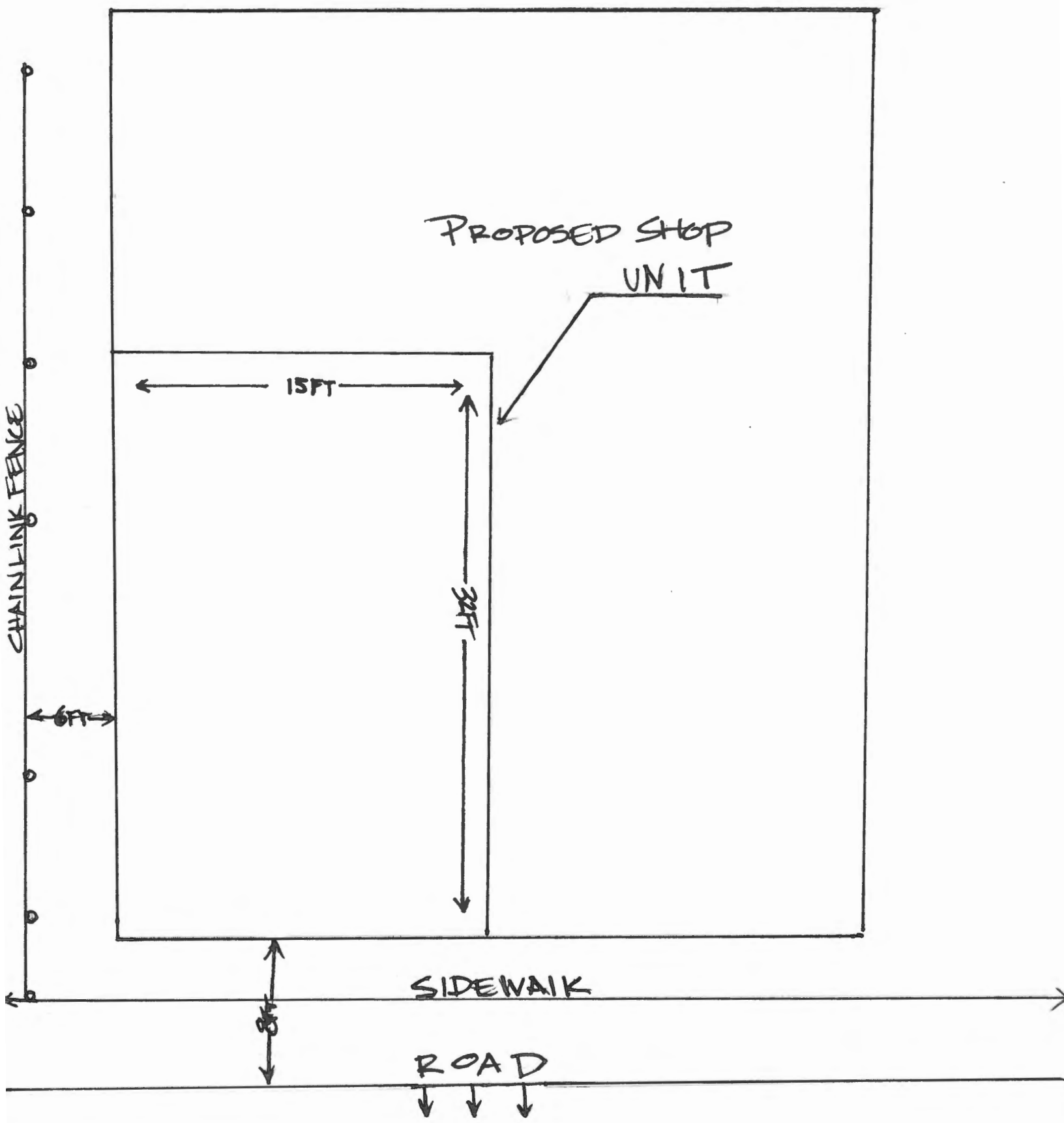
WOODFORD ST.

GLENWOOD AVE.

BERKLEY ST.

276 WOODFORD ST.

FOOTPRINT = 1100 SQFT



PLOT PLAN

THE LOCAL PRESS

32' FT L

15' FT W

8' FT H

SHOP  
DIMENSIONS

RESTROOM

6' FT L

6' FT W

8' FT H

PREP KITCHEN

15' FT L

9' FT W

8' FT H

123-F-20

Permit # 62 City of Portland BUILDING PERMIT APPLICATION Fee \$745.00 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# 9  
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: Kathleen McCarthy Phone # \_\_\_\_\_  
 Address: 60 Berkley St., Portland, ME  
 LOCATION OF CONSTRUCTION 276 Woodford Street  
 Contractor: Lorenzen Design Co. Sub: 04062  
 Address: 52 Park Rd., Windham, ME Phone # 892-4992  
 Est. Construction Cost: \$145,000.00 Proposed Use: 3 apts. & retail  
 Past Use: same  
 # of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
 Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
 # Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
 Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
 Explain Conversion: Constructing outside open fire escape, pressure treated wood and interior renovations to 3 apts. on 2nd. & 3rd. floor.

**For Official Use Only**  
 Date Dec. 29, 1989 Subdivision: \_\_\_\_\_  
 Inside Fire Limits \_\_\_\_\_ Name \_\_\_\_\_  
 Blg Code \_\_\_\_\_ **PERMIT ISSUED** Public \_\_\_\_\_  
 Time Limit \_\_\_\_\_ Private \_\_\_\_\_  
 Estimated Cost: \$145,000.00 **JAN 29 1990**  
 Zoning: B-1 Residential  
 Street Frontage Provided: \_\_\_\_\_  
 Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
 Review Required:  
 Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
 Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
 Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
 Special Exception \_\_\_\_\_  
 Other (Explain): OK W.D.H. 1-25-90

Foundation: as per 2 ~~sets~~ of plans, 4 sheets each. Ceiling sets. Also 2 site plans.

1. Type of Soil: \_\_\_\_\_  
 2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
 3. Footings Size: \_\_\_\_\_  
 4. Foundation Size: \_\_\_\_\_  
 5. Other: \_\_\_\_\_

Floor:  
 1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
 2. Girder Size: \_\_\_\_\_  
 3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
 4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
 5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
 7. Other Material: \_\_\_\_\_

Exterior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. No. windows \_\_\_\_\_  
 3. No. Doors \_\_\_\_\_  
 4. Header Sizes \_\_\_\_\_  
 5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
 6. Corner Posts Size \_\_\_\_\_  
 7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
 10. Masonry Materials \_\_\_\_\_  
 11. Metal Materials \_\_\_\_\_

Interior Walls:  
 1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
 3. Wall Covering Type \_\_\_\_\_  
 4. Fire Wall if required \_\_\_\_\_  
 5. Other Materials \_\_\_\_\_

1. Ceiling Joists Size: \_\_\_\_\_  
 2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
 3. Type Ceilings: \_\_\_\_\_  
 4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
 5. Ceiling Height: \_\_\_\_\_

Roof:  
 1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
 2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
 3. Roof Covering Type \_\_\_\_\_

Chimneys:  
 Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_

Heating:  
 Type of Heat: \_\_\_\_\_

Electrical:  
 Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:  
 1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
 2. No. of Tubs or Showers \_\_\_\_\_  
 3. No. of Flushes \_\_\_\_\_  
 4. No. of Lavatories \_\_\_\_\_  
 5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:  
 1. Type: \_\_\_\_\_  
 2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
 3. Must conform to National Electrical Code and State Law.

Permit Received By Joyce M. Rinaldi

Signature of Applicant [Signature] Date 12/29/89

Signature of CEO [Signature] Date 1-22-90

Inspection Dates \_\_\_\_\_

9 Arthur Fowe

White-Tax Assesor

Yellow-GPCOG

White Tag -CEO

© Copyright GPCOG 1988

PROPOSED SHOP  
PRIOR TO MOVE-IN

EXIT

32 FT

RESTROOM  
6 FT  
6 FT

SINK SINK

windown  
windown  
windown

15 FT

9 FT

15 FT

EXIT

