

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached.

Permit Number: 090596
JUL 29 2009

This is to certify that Martha-Blackburn/Devetail Group
has permission to Single Family to Commercial-Retail, take out specialty dinners
AT 494 Stevens Ave CBI 135-E010001

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 latched or otherwise closed-in. 24 HOUR 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. Kerth Gaudreau
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

James Ponte 7/29/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 494 Stevens Ave CBL 135 E010001

Issued to Blackburn Martha P /Dovetail Group Date of Issue 10/20/2009

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 09-0596 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

Retail - The Picnic Basket
Use Group M
Type 5B
IBC 2003

Limiting Conditions:

Second Floor is limited to accessory storage, No storage in the basement

This certificate supersedes
certificate issued

Approved:

10/20/09

(Date)

Inspector

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0596	Issue Date: 07/29/2009	CBI: 135 E010001
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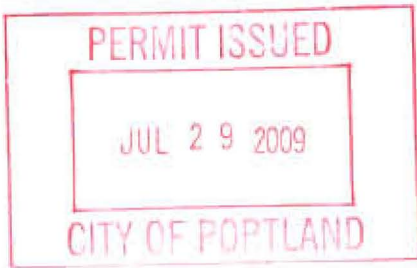
Location of Construction: 494 Stevens Ave	Owner Name: Martha Blackburn	Owner Address: 494 Stevens Ave	Phone: 207-671-8520
Business Name:	Contractor Name: Dovetail Group	Contractor Address: 824 Roosevelt Trail # 106 Windham	Phone: 2074158604
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-1b

Past Use: Single Family	Proposed Use: Change of Use / Single Family to Commercial-Retail, take out specialty dinners	Permit Fee: \$195.00	Cost of Work: \$10,000.00	CEO District: 5
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied # see conditions	INSPECTION: Use Group M Type SB IFC-2003	

Proposed Project Description: Single Family to Commercial-Retail, take out specialty dinners	Signature: (KG) JMB	Signature: JMB 7/29/09
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: gg	Date Applied For: 06/10/2009	Zoning Approval
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<ol style="list-style-type: none"> 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: JMB 7/29/09	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: JMB
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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

10/15/09 - w/ Martha & contractors

- Sprinkler head over bales
- test kit of Auto sanitizer
- Spring hinge bathroom
- ⊖ Front step rail system loose

Note - kitchen lights are tuffcoat spotlights
must be replaced w/ same

JMB

10/19/09 Reinspected - all ok except bathroom
door has no latch - Noted on FSE Form.
OK to issue CO JMB

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0596	Date Applied For: 06/10/2009	CBL: 135 E010001
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Location of Construction: 494 Stevens Ave	Owner Name: Haddadi Elizabeth	Owner Address: 534 Stevens Ave	Phone: 207-671-8520
Business Name:	Contractor Name: Dovetail Group	Contractor Address: 824 Roosevelt Trail # 106 Windham	Phone: (207) 415-8604
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Change of Use / Single Family to Commercial-Retail, take out specialty dinners	Proposed Project Description: Single Family to Commercial-Retail, take out specialty dinners
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/12/2009

Note: First floor area is 1009 sf which is the 2000 sf minimum so no off street parking is required. Upstairs is storage only. **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:** Jeanine Bourke **Approval Date:** 07/29/2009

Note: **Ok to Issue:**

- 1) Basement to be utility space, 2nd floor for storage and accessory office.
- 2) Per the menu items submitted, a grease trap will not be required. Future changes in cooking or menu items may require installation of a grease trap which requires a permit.
- 3) New cafe, restaurant, lounge, bar or retail establishment where food or drink is prepared shall meet the requirements of the City and State Food Codes
- 4) Employees must be able to demonstrate proper batch cleaning procedures when approved to use a 2 bay sink for washing and sanitizing.
- 5) Approval of City license is subject to health inspections per the Food Code.
- 6) Equipment must be installed in compliance per the manufacturer's specifications. No range, griddle or fryers are being installed. If this should change, a separate permit is required for code compliance. Specifications for the oven shall be submitted prior to installation.
- 7) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 8) 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.
- 9) 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 Keith Gautreau **Approval Date:** 06/16/2009

Note: **Ok to Issue:**

- 1) No means of egress shall be affected by this renovation
- 2) All construction shall comply with NFPA 101

Location of Construction: 494 Stevens Ave	Owner Name: Haddadi Elizabeth	Owner Address: 534 Stevens Ave	Phone: 207-671-8520
Business Name:	Contractor Name: Dovetail Group	Contractor Address: 824 Roosevelt Trail # 106 Windham	Phone: (207) 415-8604
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Comments:

6/25/2009-jmb: Left vcmmsg with Martha B. For details from review, is the deck being removed, previous wall in kitchen/mudroom loadbearing, handwash sink, sanitizing, hood, mopsink, grease trap, basement and 2nd floor use, any seats.

6/26/2009-jmb: Martha B. Called and I reviewed some of the details, added undercounter DW, HW, she is confused about having a 2 bay, prep and utility sink. Also she is not sure about the menu and how she will be cooking items. I sounds like at the very least a hood is required, she's not sure of the oven specs, but it will have burners. She was busy so will call me back on Monday.

7/29/2009-jmb: Martha B. Came in for an appointment to discuss her plans and code requirements. Notes added to plans per her information. Ok to issue with conditions



General Building Permit Application

#090593
596

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>494 Stevens Avenue, Portland, ME</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>.101 Acres</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>135 E 10</u>	Applicant * <u>must</u> be owner, Lessee or Buyer <input checked="" type="checkbox"/> Name <u>Martha Blackburn</u> Address <u>494 Stevens Avenue</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-671-8500</u> <u>Call xx</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>Same as above</u> Address City, State & Zip	Cost Of Work: \$ <u>10,000.00 ±</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Single family</u> If vacant, what was the previous use? <u>NA</u> Proposed Specific use: <u>Commercial - Retail Specialty Cheeses, Meats, Wines, Pastry</u> Is property part of a subdivision? <u>No</u> If yes, please name Project description: <u>Redoing kitchen for business it to be compliant c</u> <u>City of Portland's Code</u> <u>only 5000 floor retail</u> <u>Dinner to go, deli salads</u> <u>only to go.</u>		
Contractor's name: <u>Diretail Group Chris Greenlaw</u> Address: <u>108 Raymond Cape Rd</u> City, State & Zip: <u>Casco, ME 04015</u> Telephone: <u>207-415-8604</u> Who should we contact when the permit is ready: <u>Martha Blackburn</u> Telephone: <u>207-671-8500</u> Mailing address: <u>494 Stevens Ave, Portland, ME 04103</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.

31g. Fee
130.00
195.00
1060

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: Martha Blackburn Date: 6/2/09 JUN 10 2009

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

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.

- Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling
- Final/Certificate of Occupancy including health inspection prior to any occupancy of the structure or use. NOTE: here is a \$75.00 fee per inspection at this point.

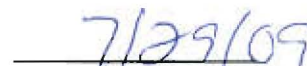
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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.



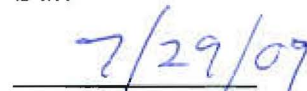
Signature of Applicant/Designee



Date

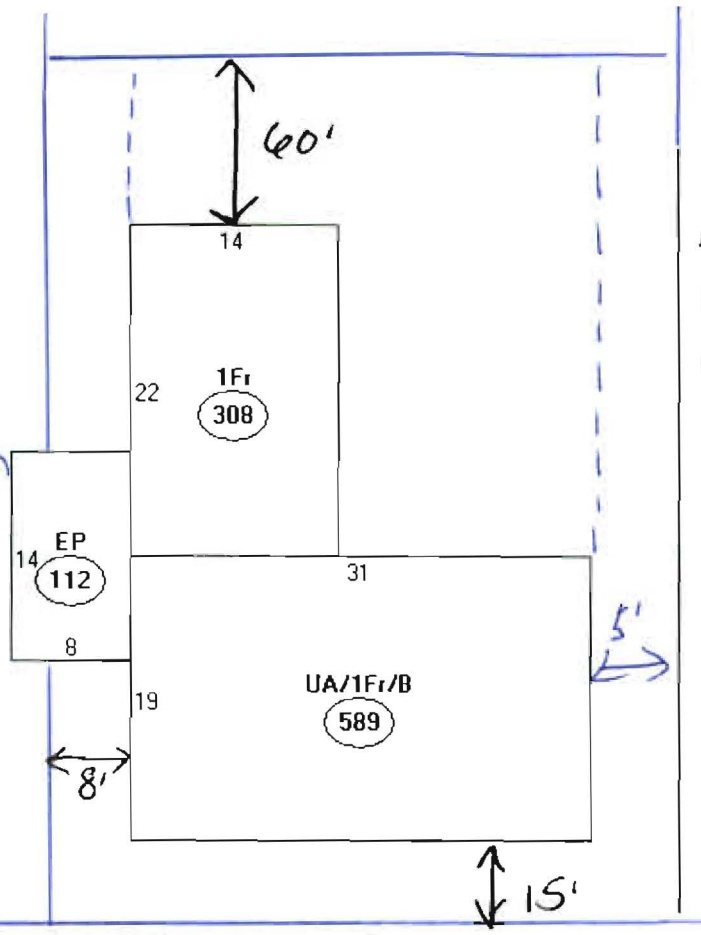


Signature of Inspections Official



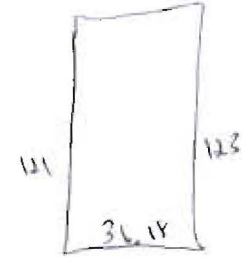
Date

Pais Meat Market
Parking lot



Descriptor/Area

- A: UA/1Fr/B
589 sqft
- B: EP
112 sqft
- C: 1Fr
308 sqft



lot 36.14x

* building ~~is~~ w/ entry porch is wider than lot - ~~exists~~ footprint existed in 1957.

Sidewalk

← PARKING →

Street

← PARKING →

Menu

Specialty Cheeses

Specialty Meats (Salamis, Prosciutto,
Pepperoni)

Deli Salads

Antipastas

Black Bean Salad

Rice Grain Salad

Broccoli Salad

Oriental Salad

Sushi plates

Humus Spreads, Cheese Spreads

Breads

Specialty Crackers

Olives

Wines

Small Dinners To Go

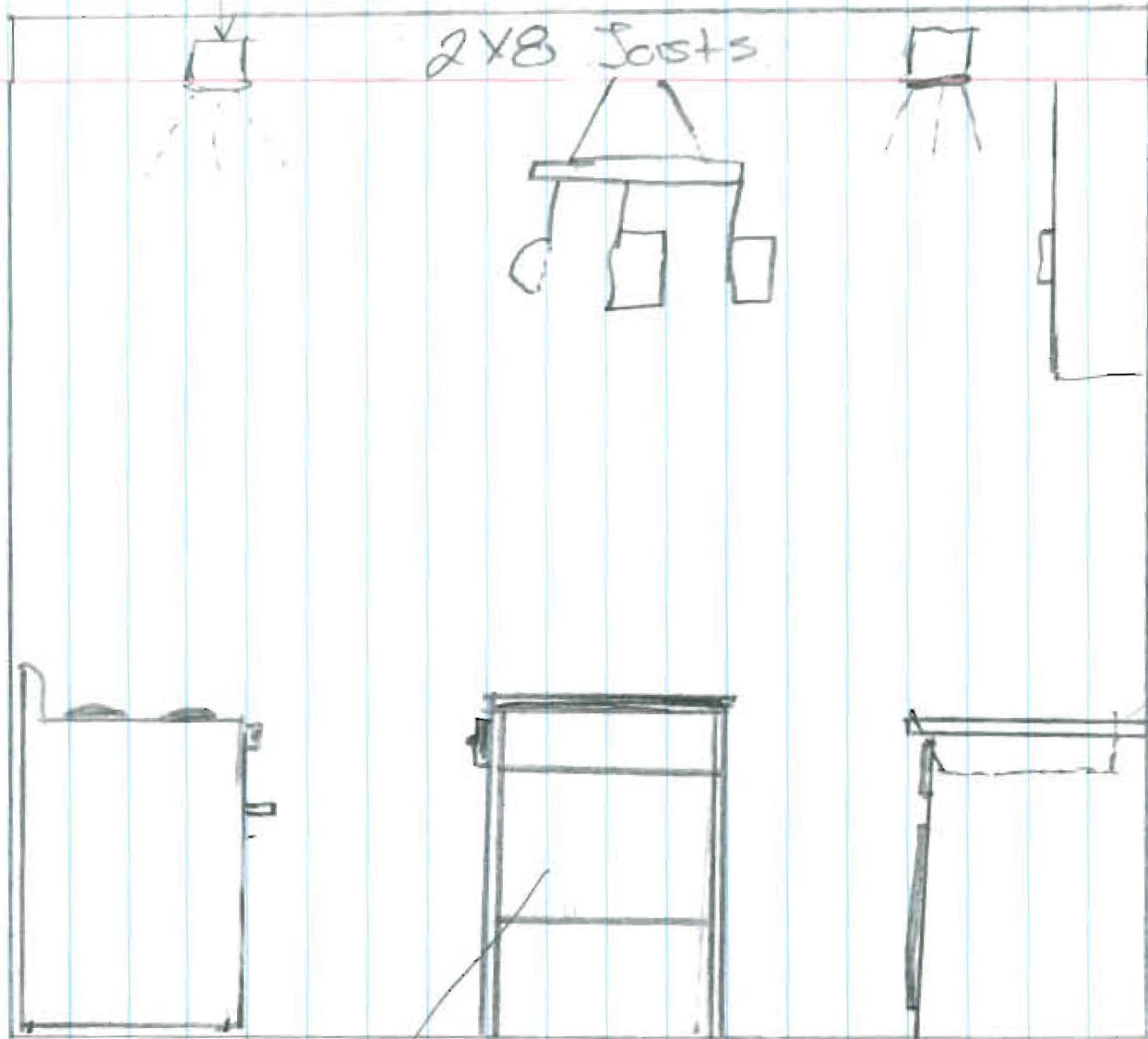
- Lasagne (Vege & Turkey)

Turkey loaf

Wine Accessories

Recessed Lighting

Cross Section



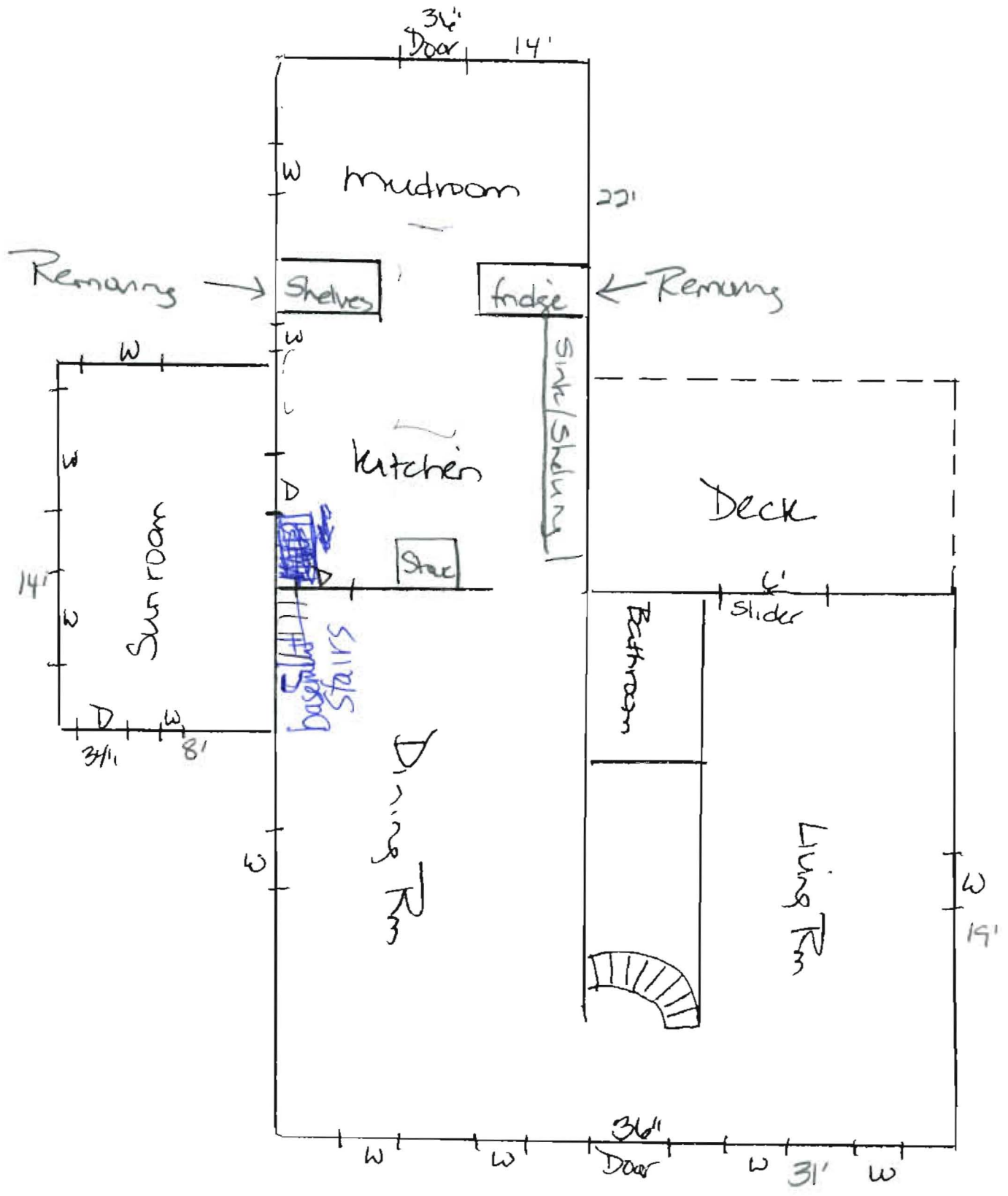
494
Stevens Ave.

Existing Sink

open shelving

* no structural framing being done

Before



PARKING LOT

PARKING ON STREET

After

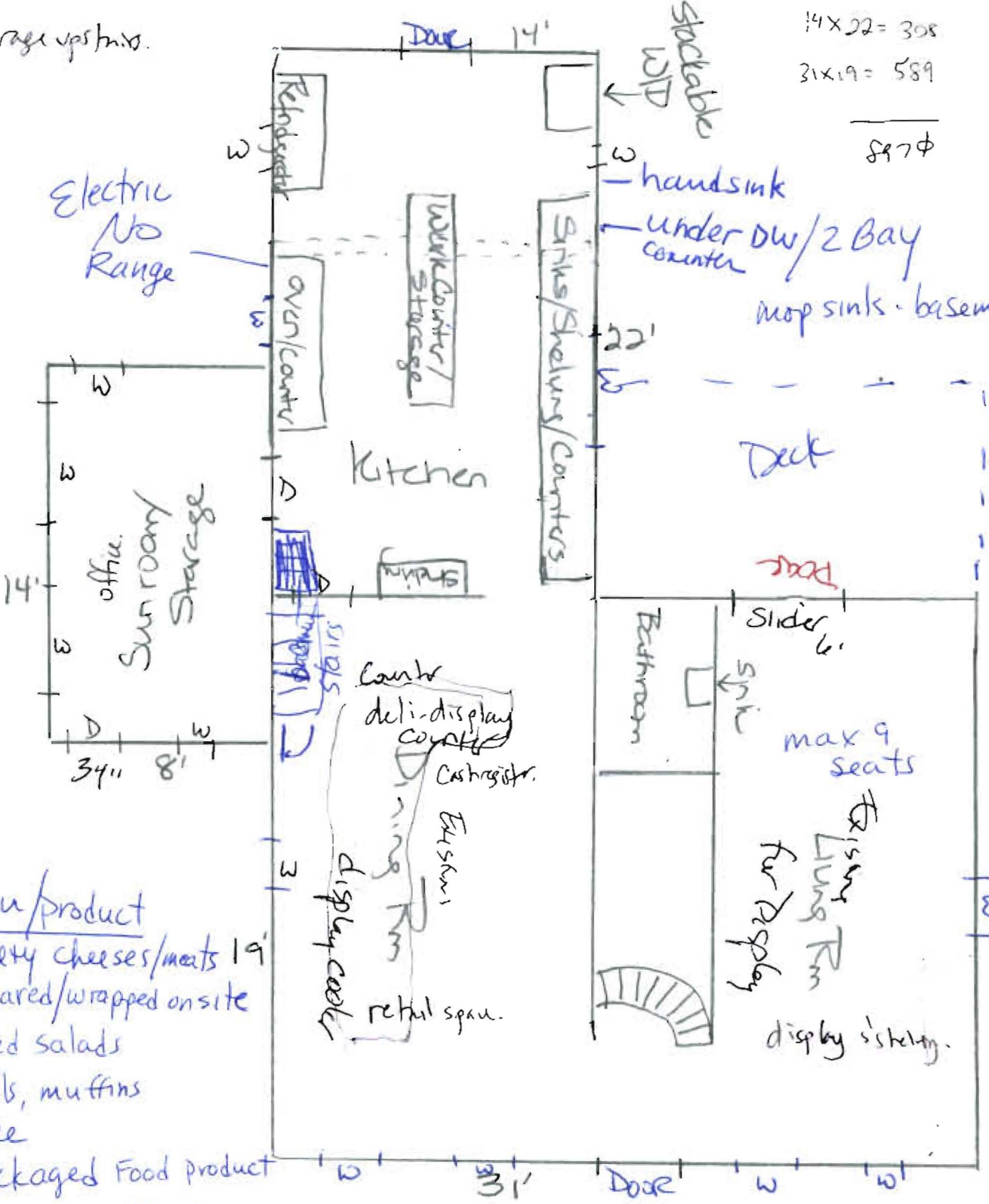
to MW / window 100%

Storage upstairs.

$14 \times 22 = 308$
 $31 \times 19 = 589$

 897ϕ

PARKING LOT



menu/product

- Specialty cheeses/meats prepared/wrapped onsite
- prepared salads
- bagels, muffins
- coffee
- pre packaged Food product
- NO Grease Trap for This menu *gmB*

PARKING ON STREET



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

June 10 2009

Received from Martha Blackburn

Location of Work 494 Stevens Ave

Cost of Construction \$ _____ Building Fee: 120.00

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: 75.00

Total: 195.00

Building (IL) Plumbing (15) _____ Electrical (12) _____ Site Plan (U2) _____

Other _____

CBL: 135 E 010

Check #: 442 **Total Collected \$** 195.00

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy