

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 080103

Please Read Application And Notes, If Any, Attached

This is to certify that ROCK PROPERTIES LLC Lawler & Greaves Construction

has permission to Remodling and renaming ice cream stand

AT 476 STEVENS AVE 135 E012001

provided that the person or persons who perform or supervise the construction accepting 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 is procured for this building or part thereof to be occupied or otherwise closed-in, it shall be in accordance with the requirements of the Building Code. NOT REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

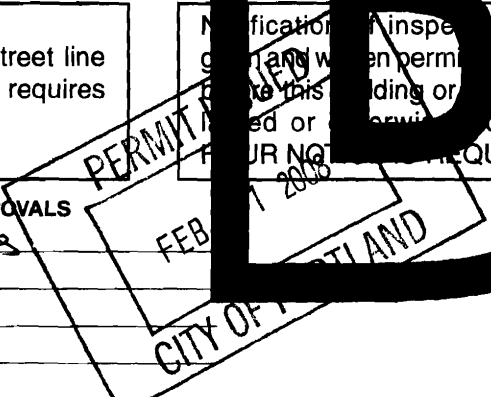
OTHER REQUIRED APPROVALS

Fire Dept. Craig Clark

Health Dept.

Appeal Board

Other _____
Department Name



Thomas M. Mabley 2/11/08
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

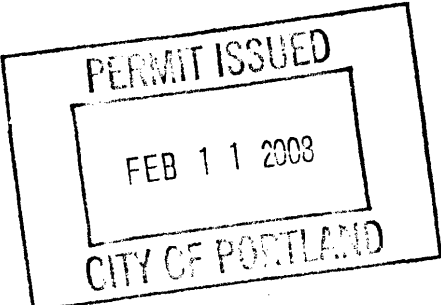
Permit No: 08-0103	Issue Date:	CBL: 135 E012001
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Location of Construction: 476 STEVENS AVE	Owner Name: ROCK PROPERTIES LLC	Owner Address: 45 WORDSWORTH ST	Phone:
Business Name:	Contractor Name: Fowler & Greaves Construction	Contractor Address: 113 Deepwoods Dr Portland	Phone: 2073146469
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-1

Past Use: Commercial - Ice Cream Parlor <i>(retail)</i>	Proposed Use: <i>(retail)</i> Commercial - Ice Cream Parlor - Remodling and renaming ice cream stand	Permit Fee: \$295.00	Cost of Work: \$20,000.00	CEO District: 5
Proposed Project Description: Remodling and renaming ice cream stand		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>A2</i> Type: <i>SB</i> <i>IBC 2003</i>	
		Signature: <i>Greg Case</i>	Signature: <i>Jim 2/4/08</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: Idobson	Date Applied For: 02/04/2008	Zoning Approval	
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<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 information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>2/4/08</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
	<p><i>Separate permits for any new signs are required</i></p>		



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

Permit No: 08-0103	Date Applied For: 02/04/2008	CBL: 135 E012001
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Location of Construction: 476 STEVENS AVE	Owner Name: ROCK PROPERTIES LLC	Owner Address: 45 WORDSWORTH ST	Phone:
Business Name:	Contractor Name: Fowler & Greaves Construction	Contractor Address: 113 Deepwoods Dr Portland	Phone (207) 314-6469
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Ice Cream Parlor (retail)- Remodling and renaming ice cream stand	Proposed Project Description: Remodling and renaming ice cream stand
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/04/2008

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:** Tom Markley **Approval Date:** 02/11/2008

Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 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.

Dept: Fire **Status:** Approved **Reviewer:** Capt Greg Cass **Approval Date:** 02/05/2008

Note: **Ok to Issue:**



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>476 Stevens Avenue Portland, Maine 04103</u>		
Total Square Footage of Proposed Structure/Area <u>675 square feet</u>		Square Footage of Lot <u>7204 square feet</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>135 - E - 12</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Roch Properties LLC</u> Address <u>45 Wordsworth Street</u> City, State & Zip <u>Portland, Maine 04103</u>	Telephone: <u>771-7878</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>20,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>295</u>
Current legal use (i.e. single family) <u>Ice Cream parlor with take-out window</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>Take-out only - walk up service window</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Remodelling and renaming of Ice Cream stand.</u>		
Contractor's name: <u>Fowler-Greaves Construction</u> Address: <u>661 Allen Avenue</u> City, State & Zip <u>Portland, Maine 04103</u> Telephone: <u>314-6469</u> Who should we contact when the permit is ready: <u>Steve</u> Telephone: <u>314-6469</u> Mailing address: <u>661 Allen Avenue Portland, Maine 04103</u>		

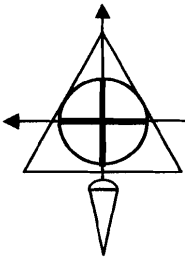
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: [Handwritten Signature] Date: 02-4-2008

This is not a permit; you may not commence ANY work until the permit is issued FEB - 4 2008



ROBERT T. GREENLAW, PLS
LAND SURVEYING

February 4, 2008

The Inspections Department
City of Portland Maine
389 Congress Street
Portland, Maine 04101

Subject: Remodeling and renaming of "Super Scoops" 426 Stevens Ave.

Please find the attached plans for our remodeling of the Super Scoops Ice Cream Store on Brentwood Street and Stevens Avenue. Siano's Pizza is interested in expanding their offerings to their customers by reopening the former Super Scoops Ice Cream as Siano's Scoops.

The plans show that the majority of the work is simply cosmetic in nature. No supporting walls are being taken down. The bathroom has been removed and will be refitted with a utility sink for employees to wash their hands and clean equipment.

New drywall will be hung on the walls and one soft serve ice cream machine will be installed. Moveable freezers for ice cream will be installed.

As stated on the plans, the bathrooms in the existing Siano's will be utilized for the employees and patrons.

A new sign will be installed on the corner of building as depicted on the plans. We have not finalized the design of the sign yet. We will have a design when we apply for the sign permit.

It has been decided that this will be a walk up window - take out only store. No patrons will be allowed in the store. As such, no changes to the existing parking are anticipated or planned.

Please contact me at the number below should you have any questions or comments.

Sincerely,

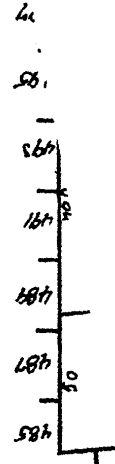
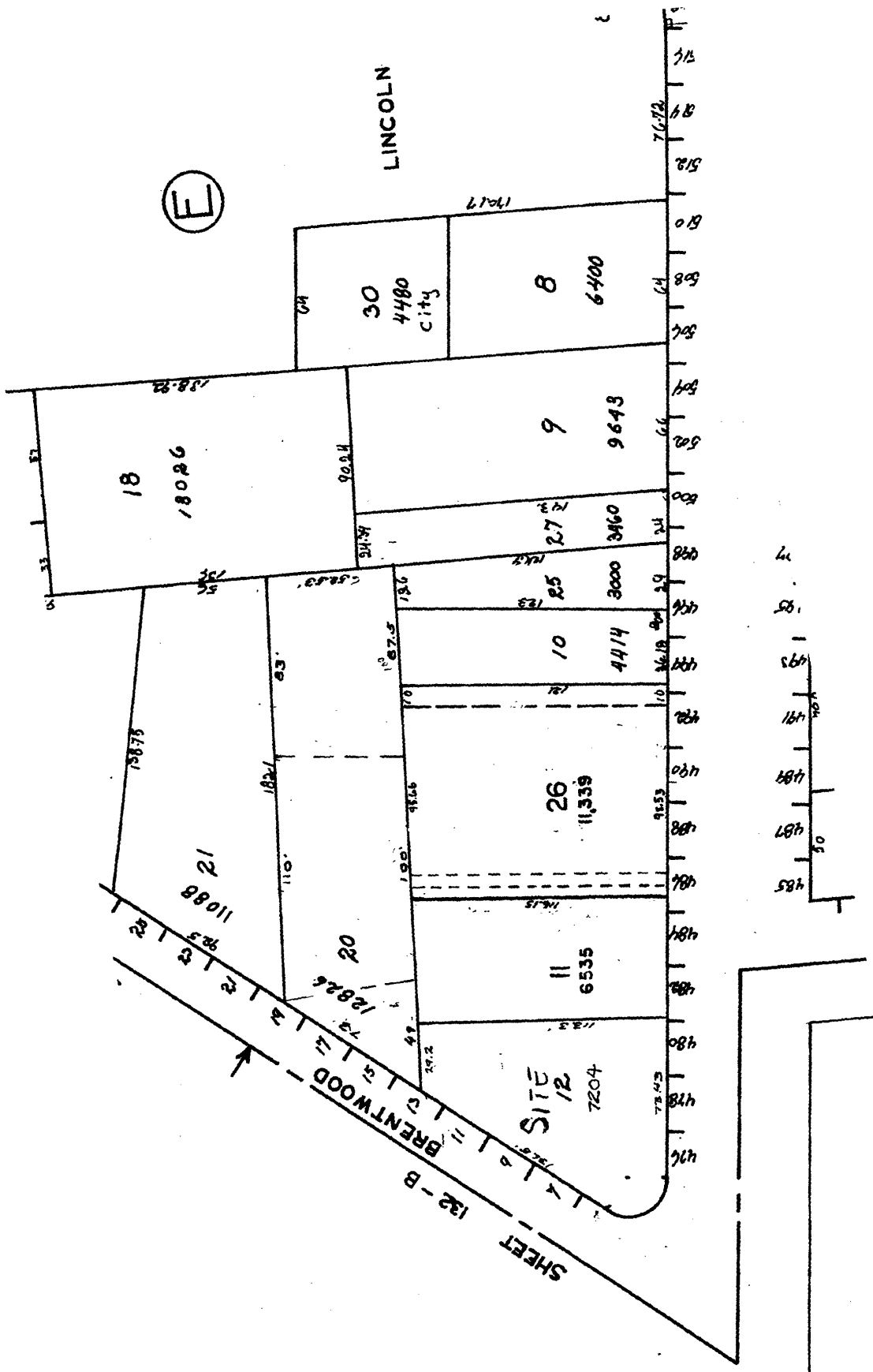
Robert T. Greenlaw, PLS

P.O. Box 265
Ocean Park, Maine 04063
Oceanparkllc@qwi.net
207-749-9471

*Separate
Permit
Required*

retail

MAP 135



This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1

Parcel ID 135 E012001

Location 476 STEVENS AVE

Land Use RETAIL & PERSONAL SERVICE

Owner Address ROCK PROPERTIES LLC
45 WORDSWORTH ST
PORTLAND ME 04103

Book/Page 22795/205

Legal 135-E-12
STEVENS AVE 476-480
BRENTWOOD ST 5-13
7204 SF

Current Assessed Valuation

Land	Building	Total
\$150,500	\$335,400	\$485,900

Building Information

Bldg # 1	Year Built 1973	# Units 1	Bldg Sq. Ft. 4091	Identical Units 1
Total Acres 0.165	Total Buildings Sq. Ft. 4091	Structure Type RETAIL - MULTI OCCUPANCY	Building Name SIANO'S PIZZERIA	

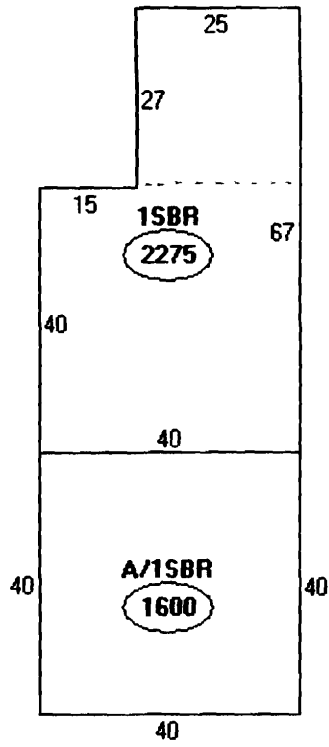
Exterior/Interior Information

Section	Levels	Size Use
1	01/01	3200 RESTAURANT
1	02/02	216 MULTI-USE STORAGE
1	01/01	675 RETAIL STORE

Height	Walls	Heating	A/C
10	BRK/CONC BLK	HOT AIR	CENTRAL
7	FRAME	HOT AIR	NONE
10	BRK/CONC BLK	HOT AIR	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
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Descriptor/Area

A: A/1SBR
1600 sqft
B: 1SBR
2275 sqft

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.

- Footing/Building Location Inspection:** Prior to pouring concrete
- Re-Bar Schedule Inspection:** Prior to pouring concrete
- Foundation Inspection:** Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling
- 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

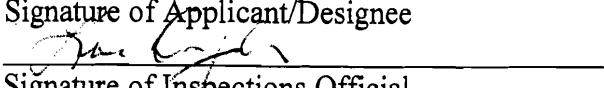
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED



Signature of Applicant/Designee

Date

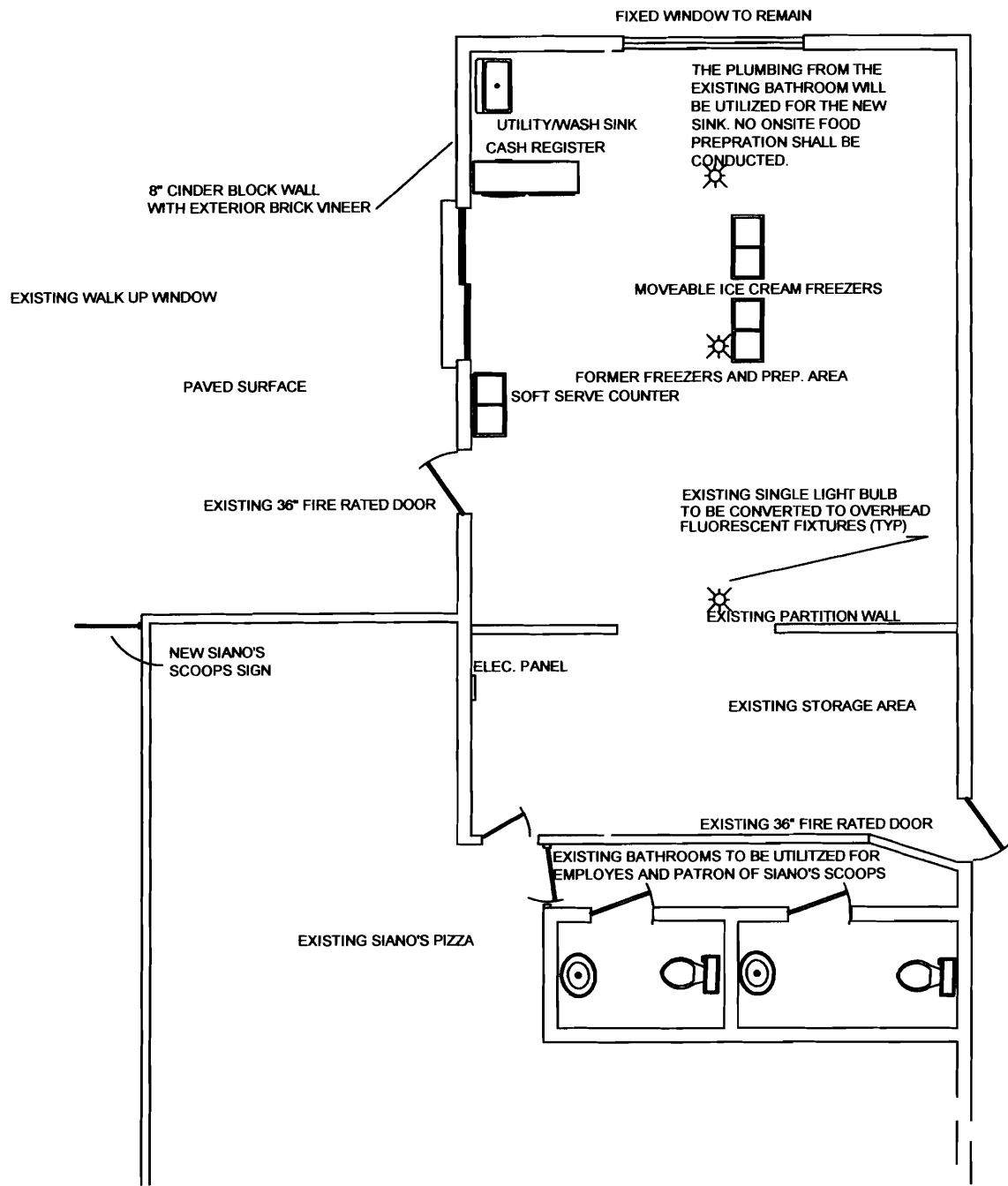


Signature of Inspections Official

Date

CBL: _____ Building Permit #: _____

BRENTWOOD STREET



GENERAL NOTES:
ZONE: B-1 BUSINESS ZONE
NO PATRONS ARE TO BE ALLOWED IN THE ICE CREAM STAND.
WALK CUSTOMERS ONLY.

FLOOR PLAN OF PROPOSED SIANO'S SCOOPS
426 STEVENS AVENUE PORTLAND MAINE 04103

PREPARED FOR FOWLER GREAVES CONSTRUCTION

BY: ROBERT T. GREENLAW PLS
P.O. BOX 265
OCEAN PARK, MAINE 04063

SCALE: 1/8" = 1'

DATE: 01/30/2008
SHEET 2 OF 2

BRENTWOOD STREET

FIXED WINDOW TO REMAIN

RAFTERS 24" ON CENTER (TYP)

8" CINDER BLOCK WALL WITH EXTERIOR BRICK VENEER

EXISTING WALK UP WINDOW

PAVED SURFACE

EXISTING 36" FIRE RATED DOOR

FORMER BATHROOM

FORMER FREEZERS AND PREP. AREA

EXISTING SINGLE LIGHT BULB TO BE CONVERTED TO OVERHEAD FLUORESCENT FIXTURES (TYP)

EXISTING PARTITION WALL

ELEC. PANEL

EXISTING STORAGE AREA

EXISTING 36" FIRE RATED DOOR

EXISTING BATHROOMS TO BE UTILIZED FOR EMPLOYEES AND PATRON OF SIANO'S SCOOPS

EXISTING SIANO'S PIZZA

24x36 = 864
36 retail use

GENERAL NOTES:

ZONE: B-1 BUSINESS ZONE

PATRONS OF SUPER SCOOPS WERE BOTH SIT DOWN AND WALK UP TO THE WINDOW.

SEATING WAS MOVEABLE AS WERE THE FREEZERS.

FLOOR PLAN OF EXISTING SUPER SCOOPS ICE CREAM
426 STEVENS AVENUE PORTLAND MAINE 04103

PREPARED FOR FOWLER GREAVES CONSTRUCTION

BY: ROBERT T. GREENLAW PLS
P.O. BOX 265
OCEAN PARK, MAINE 04063

SCALE: 1/8" = 1'

DATE: 01/30/2008
SHEET 1 OF 2

B-1 ZONE
 EXISTING STRUCTURE
 & USE
 TOTAL PARKING
 SPOTS 12 SPACES

ICE CREAM

EXISTING STRUCTURE
 1200 S. 1ST ST.
 1200 S. 1ST ST.
 1200 S. 1ST ST.

DANIEL & STEVENSON
 JAMES M. STEVENSON
 1200 S. 1ST ST.
 1200-1210

M.F. VACCINARO
 JAMES M. VACCINARO
 1200 S. 1ST ST.
 1200-1210

STEVENS AVENUE

CLINTON STREET

BRENTWOOD STREET

