

City of Portland, Maine - Building or Use Permit Application

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

PERMIT ISSUED

Permit No: 04-0248	Issue Date: MAR 19 2004	CBL: 238 A018001
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Location of Construction: 2 Blueberry Rd	Owner Name: Sturbridge Yankee Workshop Inc	Owner Address: 90 Blueberry Rd CITY OF PORTLAND	Phone:
Business Name:	Contractor Name: Pine Brook Corporation	Contractor Address: 37 Route 236 - Suite 105 Kittery	Phone: 2074397547
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: IM

Past Use: Warehouse w/office space	Proposed Use: Warehouse w/office space: make offices from one section of the warehouse	Permit Fee: \$426.00	Cost of Work: \$44,751.00	CEO District: 3
Proposed Project Description: Make offices out of one section of the warehouse		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: F-1 Type: 2C 3/18/03 <i>[Signature]</i>	
		Signature: <i>[Signature]</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: kwd	Date Applied For: 03/15/2004	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>3/16/04</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: <i>[Signature]</i></p>
	<p><i>separate permits are required for any new signage</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: 04-0248	Date Applied For: 03/15/2004	CBL: 238 A018001
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Location of Construction: 2 Blueberry Rd	Owner Name: Sturbridge Yankee Workshop Inc	Owner Address: 90 Blueberry Rd	Phone:
Business Name:	Contractor Name: Pine Brook Corporation	Contractor Address: 37 Route 236 - Suite 105 Kittery	Phone (207) 439-7547
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Warehouse w/office space:Interior renovations to existing office	Proposed Project Description: Interior renovations to existing office
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/16/2004

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:** Mike Nugent **Approval Date:** 03/18/2004

Note: **Ok to Issue:**

- 1) The portion of in fill wall between Office and warehouse must be 1 Hr. Rated Construction, Left a message w/ Builder.

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 03/17/2004

Note: **Ok to Issue:**

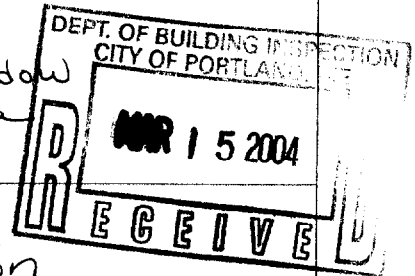


04-0248

Commercial 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>Blueberry Road 65.99</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot <u>178,470</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>238 A-18</u>	Owner: <u>Sturbridge Yankee Workshop Inc.</u>	Telephone: <u>(207) 774-9045</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>Dick Johnson Pine Brook Corporation 37 Route 236 - Suite 105 Kittery, ME 03904</u>	Cost Of Work: \$ <u>44,751</u> Fee: \$ <u>426</u>
Current Specific use: <u>office warehouse</u>		
Proposed Specific use: <u>office warehouse</u>		
Project description: <u>Office Renovation: add (1) H/c Bathroom enclose (1) wall remove (1) wall add exterior window Paint office area</u>		
Contractor's name, address & telephone: <u>Pine Brook Corporation 37 Route 236 - Suite 105 Kittery, ME 03904</u>		
Who should we contact when the permit is ready: <u>Dick Johnson</u>		
Mailing address: <u>37 Route 236 - Suite 105 Kittery, ME 03904</u>		
		Phone: <u>(207) 439-7547</u>



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

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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 of applicant: <u>[Signature]</u>	Date: <u>2 MAR 04</u>
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Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

Pine Brook Corporation

37 Route 236 - Suite 105

Kittery, Maine 03904

1 Mar 04

Steve Binnie
Carlisle Capital
Old City Hall, Suite 200
Portsmouth, NH 03801

Fax: 603-431-1130

Ref: Sturbridge Yankee Workshop – Blueberry Road, Portland, ME

Subj: Proposal for Warehouse Modifications

Fit Up (CC1):

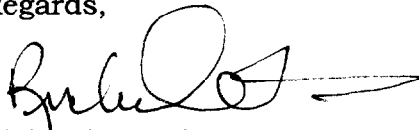
We propose to construct fit up described in SK1, SK2 & SK3 within 30 days of permit. Permit and approval process separate from above Fit Up.

Cost: \$44,751 (see attached recap)

NOTES:

1. Builders Risk by Owner
2. PBC Standard Terms & Conditions apply
3. Payment due within 14 days of receipt of invoices

Regards,



Richard D. Johnson
Sen Proj Mgr

General Contractors ✦ Construction Managers ✦ Design Builders

Phone (207) 439-7547 or (603) 430-9880

Fax (207) 439-8556

**Sturbridge Yankee Workshop
Portland, ME
Recapitulation Sheet**

Fit Up (CC1)

Permit (allowance)
Job labor
Dumpster
Backfill (kitchen/half bath)
Concrete - repair slab (kitchen/half bath)
Metals - frame window/remove siding & trim/ remove siding and
trim/close louver
Fence & Gate
Roof Penetrations
Studs & Drywall
Windows
Paint - walls & ceiling office
Doors
Electrical - Hazmat disposal (by Owner)
Security (allowance)
Fire Alarm (allowance)
Bathroom access
Plumbing

44751	
	1900
	1610
	1035
	1265
	2012
	1470
	3080
	2300
	3450
	1040
	3766
	560
	5048
	1380
	1380
	460
	12995

SCOPE

Exhibit A Landlord's Work

① Remove the ventilating fan from over the entry door and seal the hole USING SIDING FROM OH DOOR LOCATION (SEE ②)

② Install a 9' X 9' overhead door, completely at grade, built to accommodate forklift traffic, on the front side of the building and add additional parking near that door. Work (SITE) to be completed no later than June 1, 2004. (SAVE SIDING FOR ①)

③ Remove the wall in the office area from the end of the kitchenette to the electrical room

④ Add one bathroom in the office area, (could be built in the kitchenette area), OPEN SLAB, INSTALL SEWAGE LIFT PUMP, PIPE TO EXIST BATHROOM

⑤ Add an exterior window in the area between the electrical room and the kitchenette (approximately ~~4' X 5'~~ 5' X 4')

⑥ Close up opening from the office to the warehouse (near the SYW space)

⑦ Paint front office area, including walls and ceiling tiles, (or replace ceiling tiles)

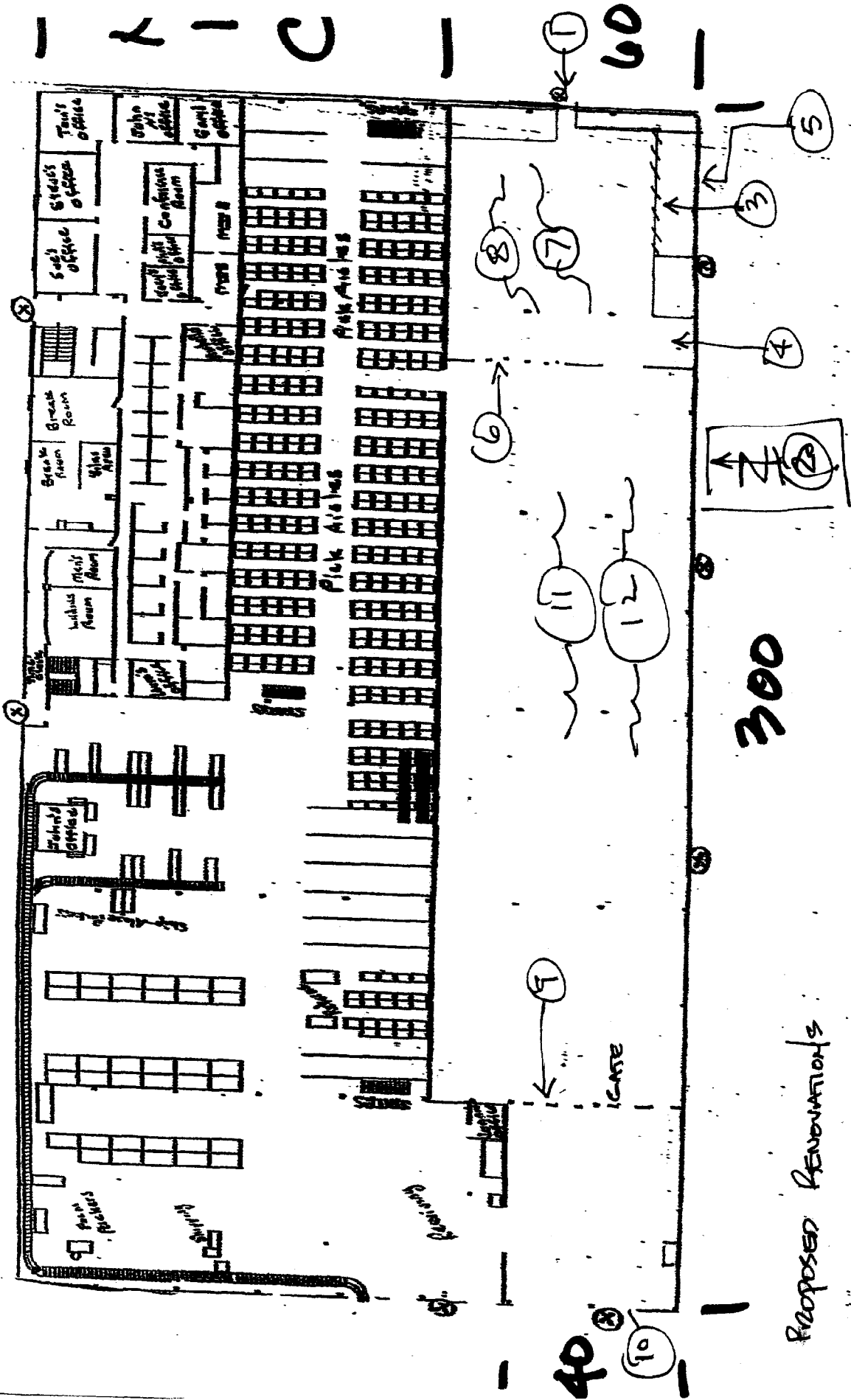
⑧ Replace broken or missing ceiling tiles (MELT AWAY 2X4)

⑨ Install chain link fence, 10' high to segregate the common loading area, specifics to be discussed. Fence to have a nine-foot high opening door that can be swung open for loading and closed and locked

⑩ Install a buzzer at the loading dock area that rings in the office area for deliveries

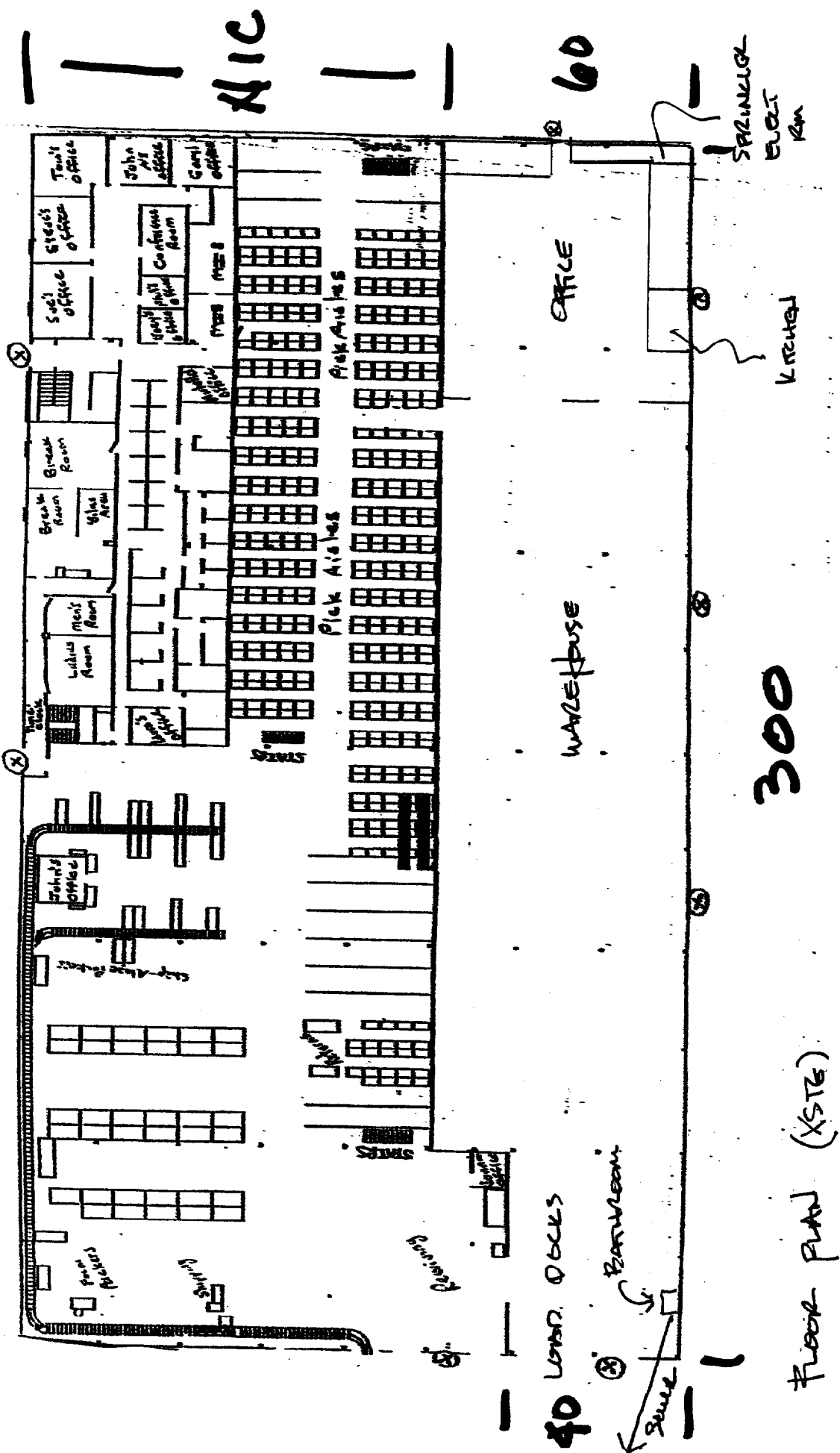
⑪ Zone the security system so that Tenant's space has a separate keypad

⑫ LIFE SAFETY



PINE BROOK CORP
 KITTERY, ME
 207-439-7547 FX 8556

PROPOSED RENOVATIONS
 STURBRIDGE YANKEE WORKSHOP
 90 BLUEBERRY RD
 PORTLAND ME



STURBRIDGE YANKEE WORKSHOP
 90 BLUEBERRY RD
 PORTLAND ME

PINE BROOK CORP
 KITTERY ME
 207-439-7547 FX 8556

Floor Plan (XSTG)

300

40 Lower Deck

Barroom

Sewer

Warehouse

Office

Kitchen

Spring Water Room

60

11

X

X

20

20

20

40

STURBRIDGE YANKEE WORKSHOP

SCOPE OF WORK

Landlord's Work

Remove the ventilating fan from over the entry door and seal the hole

Install a 9'x9' overhead door, completely at grade, built to accommodate forklift traffic, on the front side of the building and add additional parking near the door. Work to be done no later than June 1, 2004

-N.I.C

Remove the wall in the office area from the end of the kitchenette to the electrical room

Add one bathroom in the office area (could be built in the kitchenette area)

Add an exterior window in the area between the electrical room and the kitchenette (approx 4x5)

Close up opening from the office to the warehouse (near SYW space)

Paint front office area, including walls and ceiling tiles (or replace tiles)

Replace broken or missing ceiling tiles

Install chain link fence, 10' high to segregate the common loading area. Fence to have a nine-foot high opening door that can be swung open for loading and closed and locked

Install a buzzer at the loading dock area that rings in the office area for deliveries

Separate the security system so that Tenant space is not tied to Landlord