

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that MARION S CHRISTY/BERNIE'S

Located At 64 AUBURN ST

Job ID: 2012-02-3260-ALTCOMM

CBL: 375- A-003-001

has permission to Renovate the kitchen for new tenant, remove walls to expand, repair flooring, fire rate ceiling in 1 story provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

[Signature] 3/5/12
Code Enforcement Officer / Plan Reviewer

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

SCANNED

Closed - 7/12/12

Bernie's / Mr. Bagel is no longer tenant.

New tenant - ~~beate~~ Beauty Salon - 2012-07-4402

ABM

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that MARION S CHRISTY/BERNIE'S

Located At 64 AUBURN ST

Job ID: 2012-02-3260-ALTCOMM

CBL: 375- A-003-001

has permission to Renovate the kitchen for new tenant, remove walls to expand, repair flooring, fire rate ceiling in 1 story provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

[Signature] *3/5/12*

Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-02-3260-ALTCOMM	Date Applied: 2/10/2012	CBL: 375- A-003-001	
Location of Construction: 64 AUBURN ST (36)	Owner Name: MARION S CHRISTY	Owner Address: 42 BROOK RD FALMOUTH, ME 04105	Phone:
Business Name: Bernie's Northgate/Mr. Bagel	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name: Otis, LLC (Adam Shapiro)	Phone: 207-415-6800	Permit Type: BLDG - Building	Zone: B-1
Past Use: Mr. Bagel – approved as retail with 25 seats in 1995	Proposed Use: Same – retail with 25 seats – Bernie's Northgate/Mr. Bagel – renovate kitchen	Cost of Work: 10000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: SB
		Signature: <i>Bjaurdalf</i> (SB)	Signature: <i>AMB</i>
Proposed Project Description: Kitchen renovations		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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 informatin may invalidate a building permit and stop all work.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<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	<input checked="" type="checkbox"/> Not in Dist 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: <i>OK w/ conditions</i> <i>2/13/12 ABU</i>	Date:	Date: <i>ASU</i>

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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection including health inspection for new business license

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

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Greg Mitchell

Job ID: 2012-02-3260-ALTCOMM

Located At: 64 AUBURN ST

CBL: 375- A-003-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This space was approved as retail sales with 25 seats. If the number of seats increases in the future, a change of use permit will have to be applied for to change the use to restaurant. Presently, a restaurant is a conditional use in the B-1 Zone.

Fire

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. A separate Fire Alarm Permit is required for new systems (AFA not required).
4. A separate Permit is required for the hood and hood suppression systems.
5. Hood suppression system shall comply with NFPA 17A, 96, and UL 300. Activation of the suppression system shall activate the fire alarm system if available. A letter of compliance will be required at the time of final inspection stating: the date the system was tested for operation, fuel gas shut off, and fire alarm connection if applicable. The Class K fire extinguisher and proper signage should be located at the suppression system pull station.
6. Fire extinguishers are required per NFPA 10.
7. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
8. A single source supplier should be used for all through penetrations.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This approves renovations for a new tenant in an existing occupancy with 25 seats. Approvals for future change of use with an increase in seating will require additional bathroom fixtures, per the municipal food code.
3. 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.
4. Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.
5. 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.
6. Approval of City license is subject to health inspections per the Food Code.
7. 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.

B-1

Entered 2/10/12

(B)



General Building Permit Application

201240746

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.

JOJO 2012-02-30-64

Location/Address of Construction: <u>350 AUBURN ST</u>		
Total Square Footage of Proposed Structure/Area <u>1800 SF Approx</u>	Square Footage of Lot <u>35 x 65 SF</u>	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>375 A 3</u>	Applicant <u>must be owner, Lessee or Buyer</u> Name <u>Adam Shapiro</u> Address <u>Knight Hill Road</u> City, State & Zip <u>Farmington ME</u>	Telephone: <u>(207) 415-6800</u>
Lessee/DBA (If Applicable) <u>OTIS, LLC</u> <u>David Berube's Northgate</u>	Owner (if different from Applicant) Name <u>Marion Roberts Chelsty</u> Address <u>1479 Wash. St. Portland ME</u> City, State & Zip <u>Portland ME 04103</u>	Cost Of Work: \$ <u>10,000</u> Cost Of Fee: \$ <u>N/A</u> Total Fee: \$ <u>180</u>
Current legal use (i.e. single family) <u>Merchandise</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Store</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Kitchen Renovation, Removal of 1 wall, New Equipment with New Counter and Subfloor System</u>	RECEIVED FEB 10 2012 Dept. of Building Inspections Portland, Maine	
Contractor's name: <u>TP20</u>	Address: _____ City, State & Zip: _____ Telephone: _____	
Who should we contact when the permit is ready: <u>Adam Shapiro</u>	Telephone: <u>415 6800</u>	
Mailing address: <u>Knight Hill Road Farmington, ME</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: [Signature] Date: 02/10/2012

This is not a permit; you may not commence ANY work until the permit is 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>310 AUBURN ST</u>		
Total Square Footage of Proposed Structure/Area <u>1800 SF Approx</u>		Square Footage of Lot <u>35,865 SF</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>375 A 3</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>ADAM SHAPIRO</u> Address <u>7 KNIGHT HILL ROAD</u> City, State & Zip <u>PORTSMOUTH, ME</u>	Telephone: <u>(207) 415 - 6800</u>
Lessee/DBA (If Applicable) <u>OTIS, LLC</u> <u>DRYD BERTHE'S NORTHGATE</u>	Owner (if different from Applicant) Name <u>MARION & ROBERT CHRISTY</u> Address <u>1479 WASHINGTON SQ</u> City, State & Zip <u>PORTSMOUTH ME 04103</u>	Cost Of Work: \$ <u>10,000</u> C of O Fee: \$ <u>N/A</u> Total Fee: \$ <u>120</u>
Current legal use (i.e. single family) <u>MERCHANDISE</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SOLE</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>KITCHEN RENOVATIONS, REMOVAL OF 1 WALL, NEW EQUIPMENT AND NEW CEILING AND SUBFLOOR SYSTEM</u>		
Contractor's name: <u>TPSD</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>ADAM SHAPIRO</u> Telephone: <u>415-6800</u> Mailing address: <u>7 KNIGHT HILL ROAD PORTSMOUTH, ME</u>		

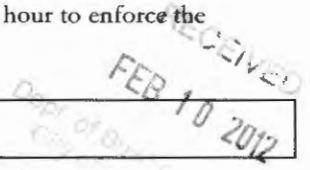
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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:	Date: <u>02/10/2012</u>
------------	-------------------------

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



January 20, 2012

Portland City Hall
389 Congress Street
Portland, ME 04101

To Whom it May Concern:

I, Marion S. Christy, the owner of 64 Auburn Street, Portland hereby grant my tenant Adam J. Shapiro of Otis LLC (d/b/a Bernie's Northgate / Mister Bagel), permission to apply for a Building / Commercial Fit Up Permit for 64 Auburn Street in Portland.

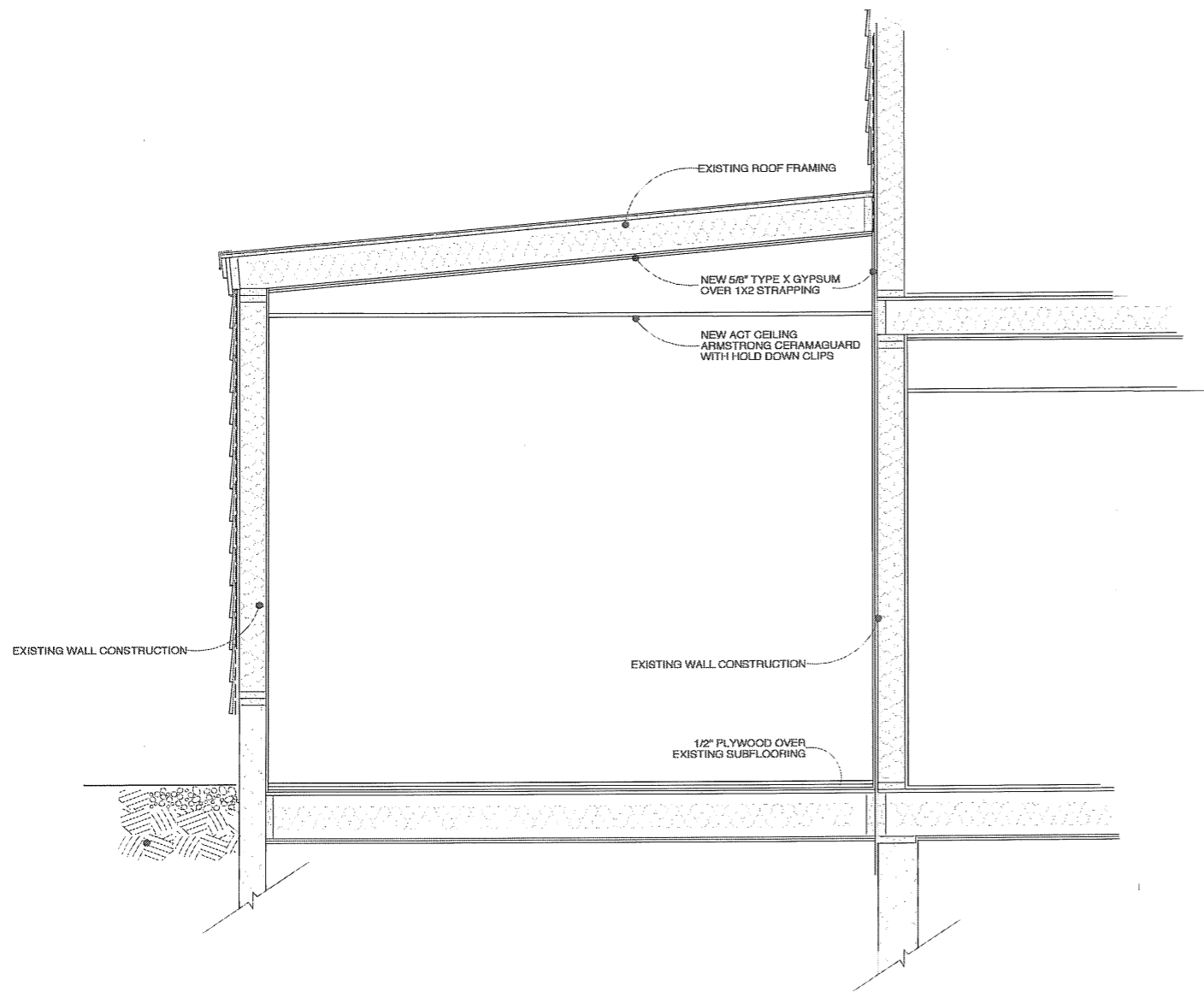
Sincerely,

A handwritten signature in black ink, appearing to read "MARION S. CHRISTY POA".

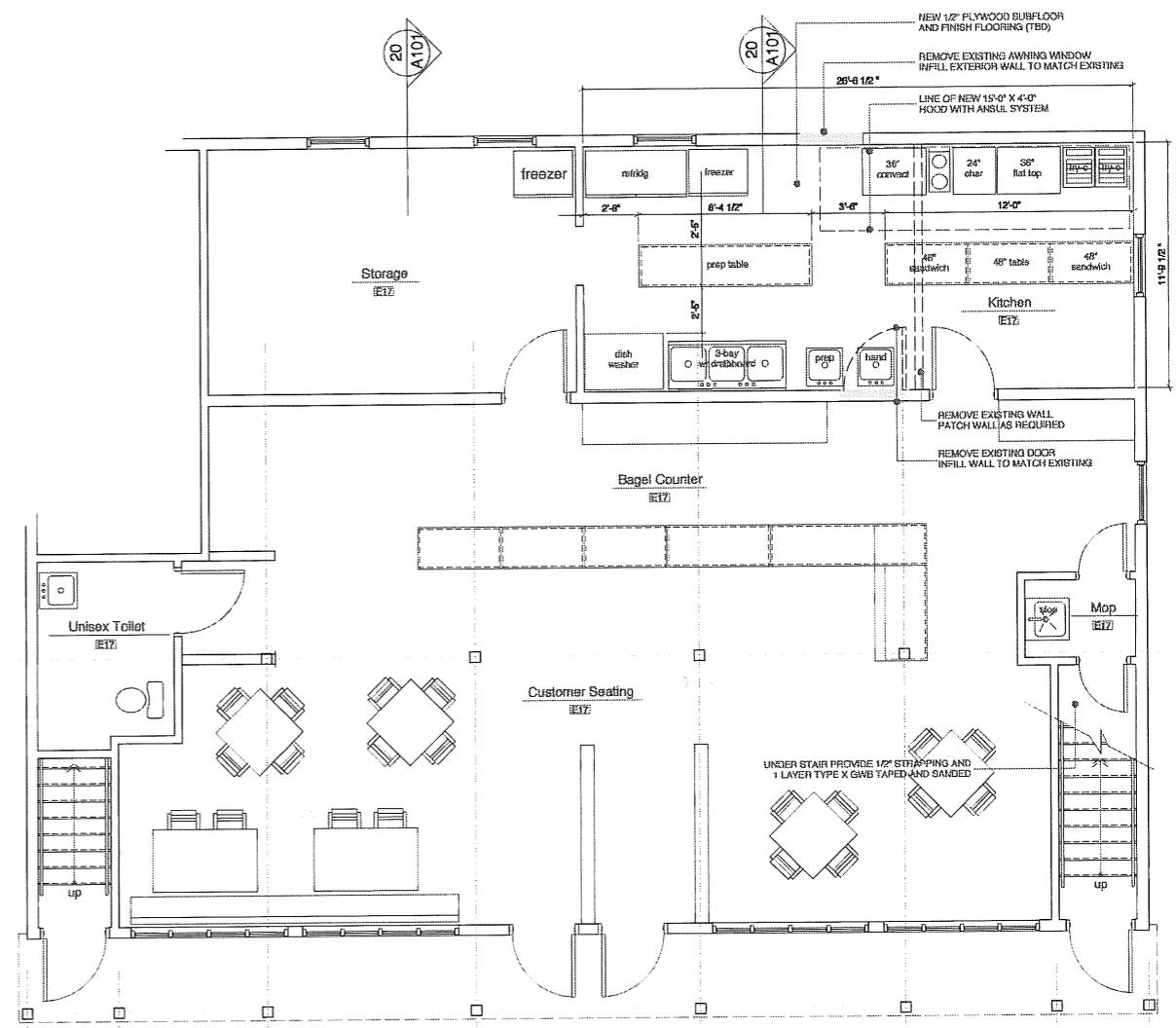
Marion S. Christy
1479 Washington Ave
Portland, ME 04103

RECEIVED
FEB 10 2012
Dept of Building Inspections
City of Portland Maine

RECEIVED
 MAR 05 2012
 Dept. of Building Inspections
 City of Portland Maine



20 Section at Kitchen & Storage
 3/4" = 1'-0"



20 Proposed Floor Plan
 1/4" = 1'-0"

project name **Bernie's Auburn Street**

project location **36 Auburn Street Portland, Maine**

date **February 10, 2012**

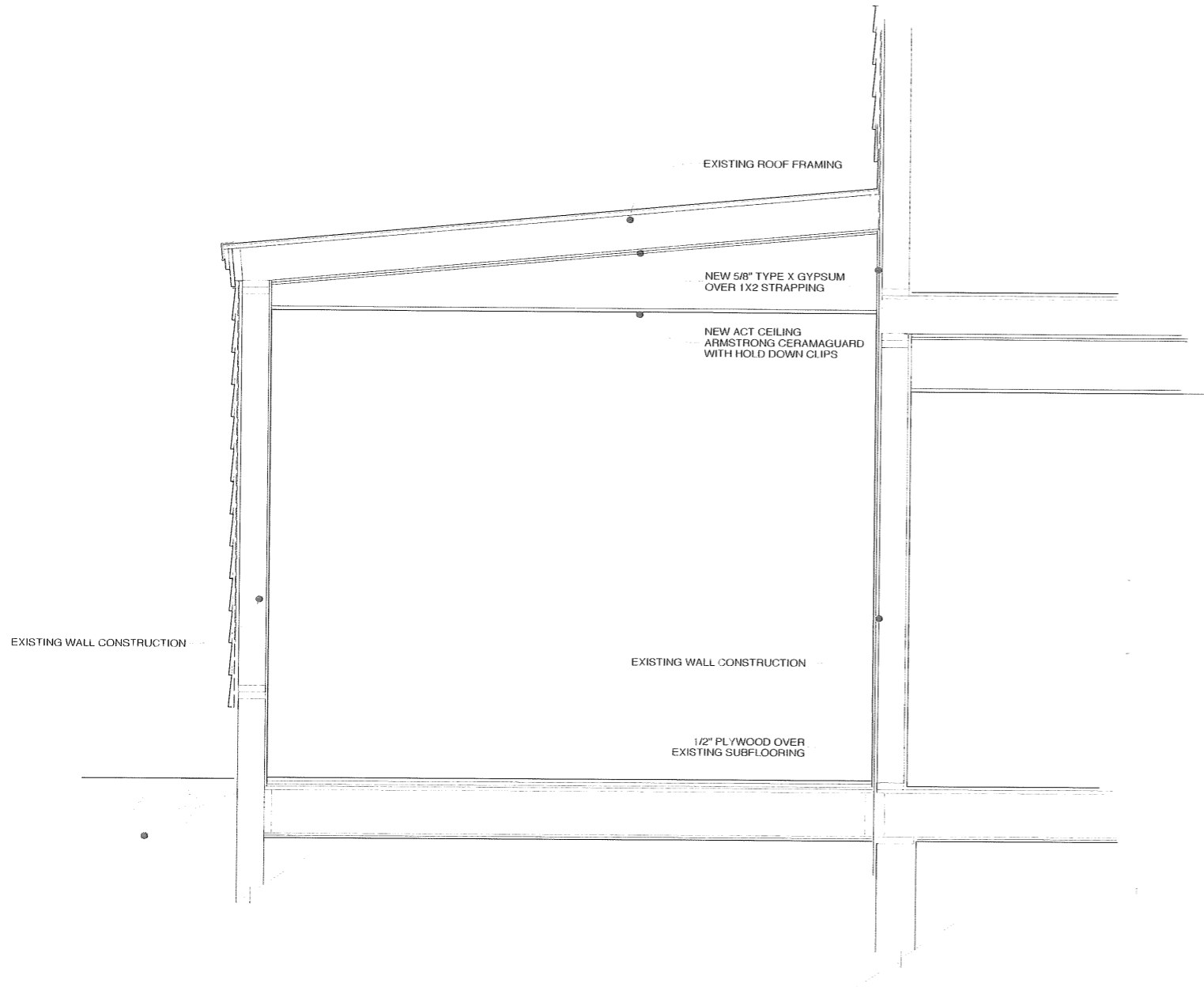
scale **as noted**

project # **2012-001**

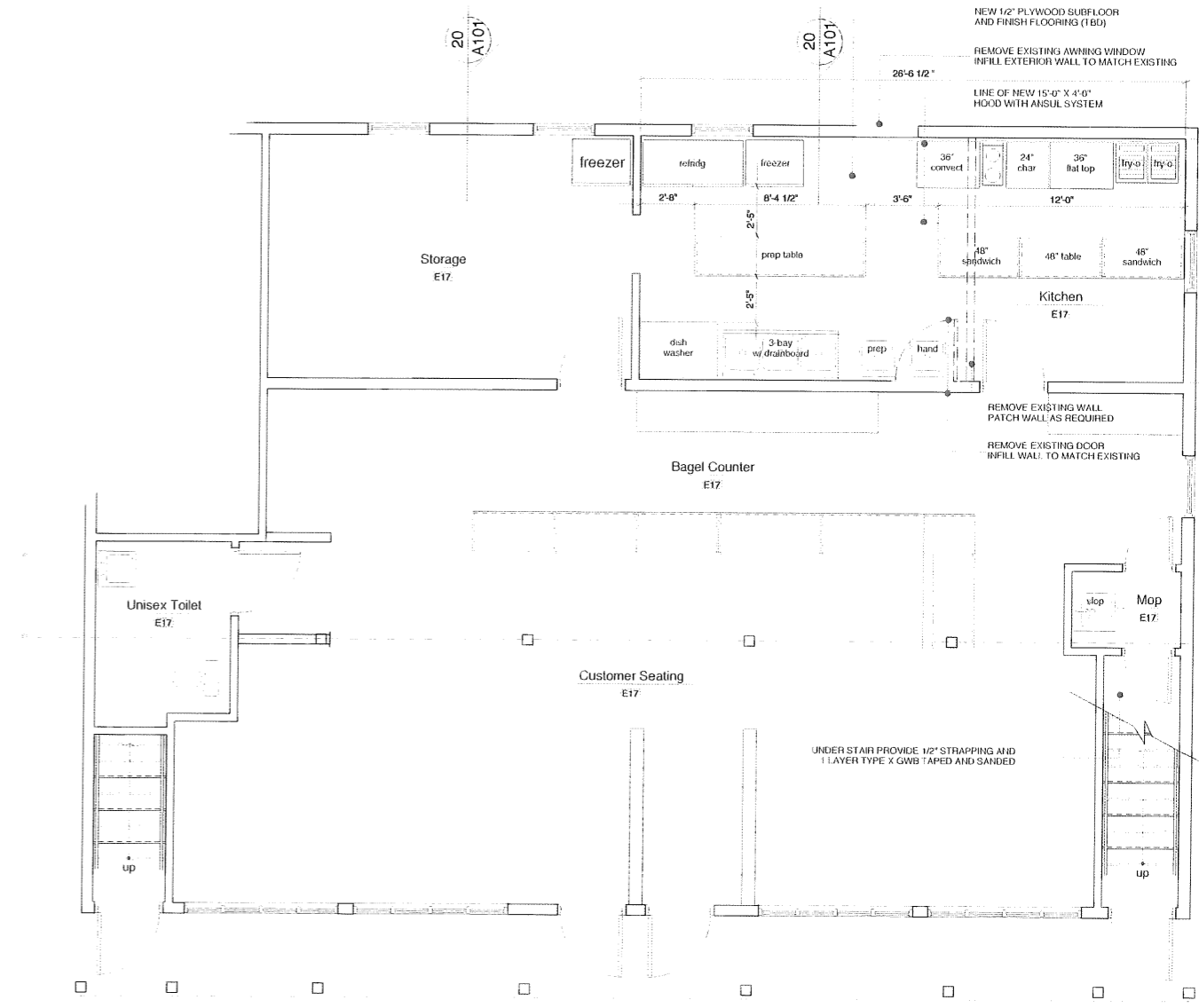
drawing title **Proposed Floor Plan & Wall Section**

drawing number **A101**

RECEIVED
 FEB 10 2012
 Dept. of Building Inspections
 City of Portland Maine



20 Section at Kitchen & Storage
 3/4" = 1'-0"

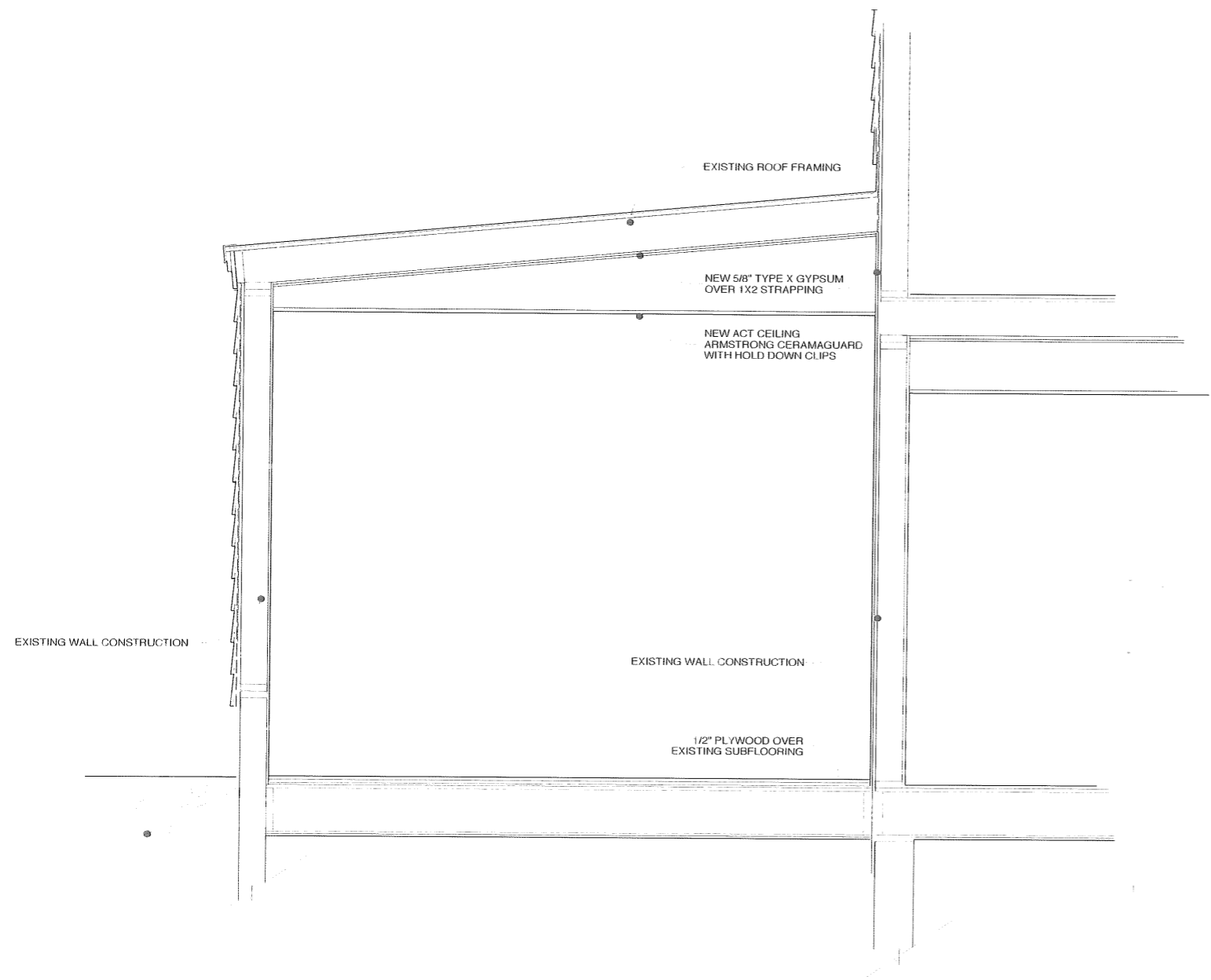


20 Proposed Floor Plan
 1/4" = 1'-0"

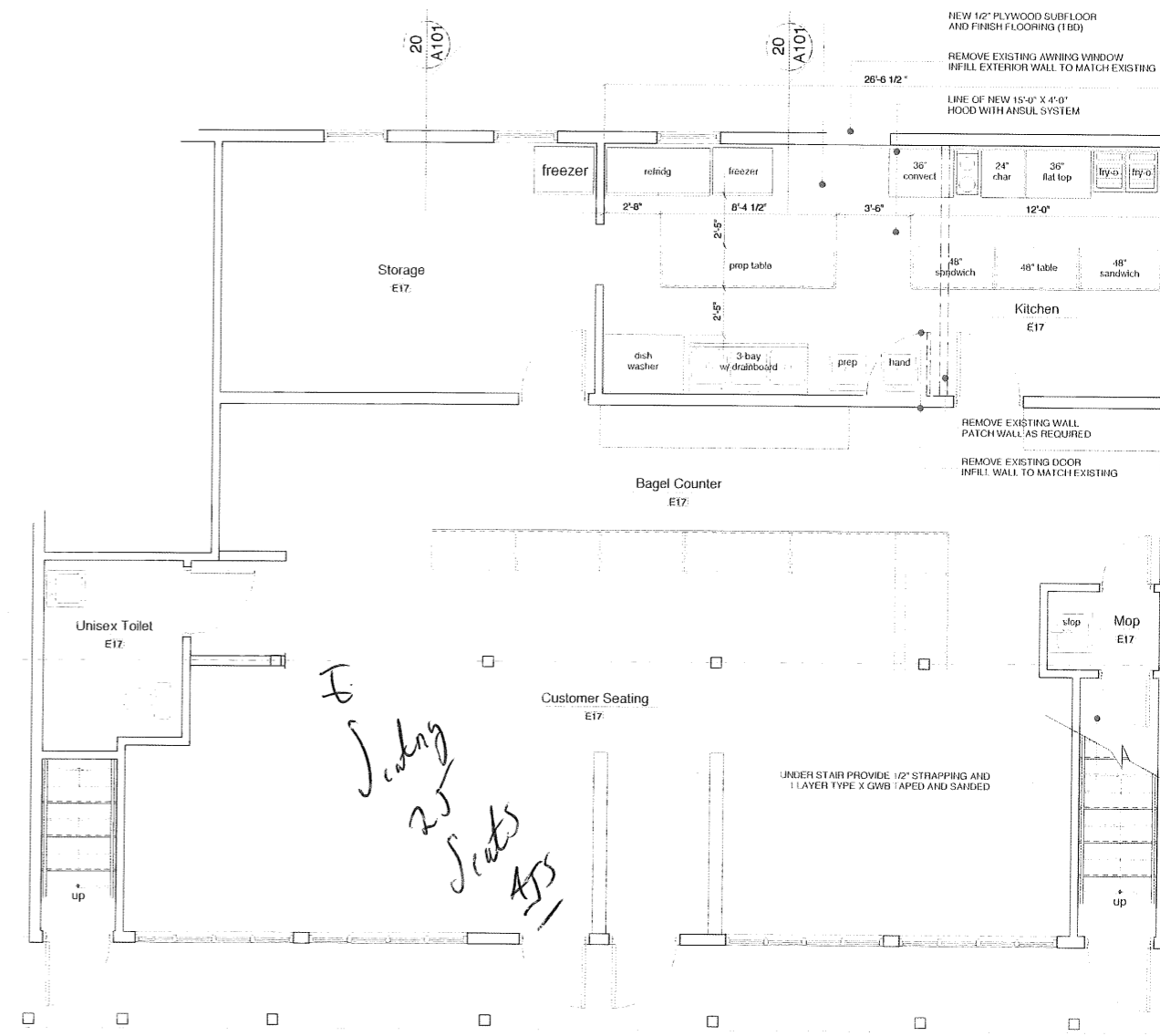
project name **Bernie's
 Auburn Street**
 project location **36 Auburn Street
 Portland,
 Maine**

date
 scale
 project #
 drawing title **Proposed Floor
 & Wall**
 drawing number

RECEIVED
 FEB 10 2012
 Dept. of Building Inspections
 City of Portland Maine



20 Section at Kitchen & Storage
 3/4" = 1'-0"



20 Proposed Floor Plan
 1/4" = 1'-0"

project name **Bernie's
Auburn Street**
 project location **36 Auburn Street
Portland,
Maine**

date
 scale
 project #
 drawing title
**Proposed Floor
& Wall**
 drawing number