

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 090511

Please Read Application And Notes, If Any, Attached

This is to certify that ROCKPROP LLC / Philip Giuse
has permission to Change of use of left side of 1st floor from bar/salon to restaurant Interior renovations to restaurant area (all of 1st floor)
AT 14 VERANDA ST C006001

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 lath or other work is used-in. 2 HOURLY 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. CAPT. K. [Signature]

Health Dept. _____

Appeal Board _____

Other _____
Department Name

WITHDRAWN

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: 09-0511	Issue Date:	CBL: 429 C006001
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Location of Construction: 14 VERANDA ST	Owner Name: ROCKPROP LLC	Owner Address: 33 LEIGHTON RD	Phone:
Business Name:	Contractor Name: Philip Giusti	Contractor Address: 14 Cassidy Road New Gloucester	Phone 2076152031
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2

Past Use: Commercial - restaurant & hair salon	Proposed Use: Commercial - Restaurant (whole 1st floor) - Interior renovations to restaurant area	Permit Fee: \$285.00	Cost of Work: \$19,000.00	CEO District: 4
Proposed Project Description: Change of use of left side of 1st floor from hair salon to restaurant - Interior renovations to restaurant area (all of 1st floor)		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i> 6/4/09	INSPECTION: Use Group: Type:	
		Signature: <i>(Signature)</i>		Signature:
		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: Ldobson	Date Applied For: 05/27/2009	Zoning Approval		
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 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: <i>6/1/09 ABU</i>	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: <i>ABU</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

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Permit No: 09-0511	Date Applied For: 05/27/2009	CBL: 429 C006001
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Location of Construction: 14 VERANDA ST	Owner Name: ROCKPROP LLC	Owner Address: 33 LEIGHTON RD	Phone:
Business Name:	Contractor Name: Philip Giusti	Contractor Address: 14 Cassidy Road New Gloucester	Phone: (207) 615-2031
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Restaurant (whole 1st floor) - Interior renovations to restaurant area	Proposed Project Description: Change of use of left side of 1st floor from hair salon to restaurant - Interior renovations to restaurant area (all of 1st floor)
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/01/2009
Note: Change of use permit to restaurant for right half of first floor was #08-0464. **Ok to Issue:**
 Floor area not including food prep & storage is 986.25, so 7 spaces are required for the restaurant & one for the dwelling unit for a total of 8 spaces. The owner of 14 Veranda also owns the lot next door (429-C-7) which has plenty of parking. A letter from the owner states that the lease include parking for up to 10 vehicles.

- 1) This property shall remain a restaurant on the first floor & one dwelling unit on the second floor. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for any new signage.
- 3) 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:** Open **Reviewer:** Chris Hanson **Approval Date:**
Note: **Ok to Issue:**

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 06/04/2009
Note: **Ok to Issue:**

- 1) Emergency lights and exit signs are required
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) A separate Fire Alarm System Permit is required per the Fire Department.
- 4) Residential occupancy and its egress shall be seperated from restaraunt by 2-hour fire rated construction, or be one-hour and have a complete fire alarm system. Document.
- 5) All construction shall comply with NFPA 101

Comments:
 5/28/2009-amachado: Spoke to Sonka at Veranda Thai. Told her that we needed right, title & interest. Told her that the permit needed to be a change of use also because the left half of the first floor was a hair salon. Need plot plan that shows the parking spaces.
 6/10/2009-csh: Called dennis {carpenter} requested more details on framming of handicap ramp w/ guards/handrails ect.,framming details where walls are removed,ceiling/floor assembly ,

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Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

6/12/2009-jmb: Philip Giusti, the contractor who applied for this permit on behalf of the owner came in today to officially withdraw the application, he did not want a refund. I stamped the application and permit docs WITHDRAWN and made copies for him. Chris spoke with the owner today and this contractor apparently was paid for the work and left the job, at the cost of 16K. The paperwork is still in Chris' basket.

5/29/2009-amachado: Hai Pham came in. Brought copy of lease and partial plot plan showing parking area abutting the building. Total area was dimensioned, but most of it is located on the property next door. Hai brought in a letter later on from the owner stating that he had the use of up to ten spaces in the lot that abuts the building. Hai also revised the permit to make it a change of use and paid for the certificate of occupancy.



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>12-16 Veranda st. Portland, ME 04103</u>		
Total Square Footage of Proposed Structure/Area <u>1,600</u>	Square Footage of Lot <u>12,000</u>	Number of Stories <u>Two</u>
Tax Assessor's Chart, Block & Lot Chart# <u>429</u> Block# <u>C</u> Lot# <u>6</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Hai Xuan Pham</u> Address <u>15 Brookside lane</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>874-0044</u>
Lessee/DBA (If Applicable) <u>N/A</u>	Owner (if different from Applicant) Name <u>John Gore</u> <u>Shochproy LLC</u> Address <u>33 Leighton Ave.</u> City, State & Zip <u>York, Me. 04096</u>	Cost Of Work: \$ <u>19,000⁰⁰</u> C of O Fee: \$ _____ Total Fee: \$ <u>210</u>
Current legal use (i.e. single family) <u>Commercial</u> Number of Residential Units <u>1</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Interior renovations -</u> <small>slab on record revised disc. ph. it is not a permit for bill of material see letter</small>		
Contractor's name: <u>Philip Giusti</u> Address: <u>14 Cassidy Rd</u> City, State & Zip <u>New Gloucester, ME 04260</u> Telephone: <u>615-2031</u> Who should we contact when the permit is ready: <u>Phil Cell Phone</u> Telephone: <u>926-5736</u> Mailing address: <u>Sam C</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: 5/27/09

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