

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION PERMIT

Permit Number: 100129

Please Read Application And Notes, If Any, Attached

This is to certify that BOOTHBY SQUARE PROPERTIES LLC / Decoreau, Jeffery
has permission to Change of use from hair salon to Restaurant - expanding "Shima" into hair salon making 1 large space
AT 341 FORE ST CBL 029 B004010

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 lathed 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. CAPT. R. [Signature]
Health Dept. _____
Appeal Board _____
Other _____

Department Name

PERMIT ISSUED
MAR - 2 2010
CITY OF PORTLAND

[Signature] 3/2/10
Director of 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: 10-0129	Issue Date:	CBL: 029 B004010
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Location of Construction: 341 FORE ST (345)	Owner Name: BOOTHBY SQUARE PROPRTIE	Owner Address: 12 A PORTLAND FISH PIER	Phone:
Business Name:	Contractor Name: Decoreau, Jeffery	Contractor Address: P.O. Box 6844 Scarborough	Phone 2078380144
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial - Hair Salon Condo #10	Proposed Use: Commercial - Restaurant "Shima" - Change of use from hair salon to Restaurant - expanding "Shima" into hair salon making 1 large space	Permit Fee: \$315.00	Cost of Work: \$22,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: A-2 Type: 3B IBC-2003 Signature: JMB 3/2/10	

Proposed Project Description:
Change of use from hair salon to Restaurant - expanding "Shima" into hair salon making 1 large space *combining condos 10 & 11*

Signature: *(Signature)*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: *(Signature)* Date: 2/16/10

Permit Taken By: Idobson	Date Applied For: 02/12/2010	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"/> <i>OK w/conditions</i> Date: 2/16/10	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 <i>yes</i> <input 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 <i>has exterior work requires a separate review & approval thru his biz presentation</i> Date:
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0129	Date Applied For: 02/12/2010	CBL: 029 B004010
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Location of Construction: 341 FORE ST (345)	Owner Name: BOOTHBY SQUARE PROPRTIE	Owner Address: 12 A PORTLAND FISH PIER	Phone:
Business Name:	Contractor Name: Decoreau, Jeffery	Contractor Address: P.O. Box 6844 Scarborough	Phone (207) 838-0144
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Restaurant "Shima" - Change of use from hair salon to Restaurant - expanding "Shima" into hair salon making 1 large space - condos 10 & 11	Proposed Project Description: Change of use from hair salon to Restaurant - expanding "Shima" into hair salon making 1 large space - condos 10 & 11
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 02/16/2010
Note: With the issuance of this permit and the certificate of occupancy the legal use of this property is two commercial condos - restuarant in each(first floor and basement) & nine residential condos. **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) Separate permits shall be required for any new signage.
- 4) This property is located in a Pedestrian Activities District (PAD) which regulates first floor uses to retail-like and other uses as listed in the zoning ordinanc. The front windoows shall not be blocked or have curtains that block out visibility from the sidewalk. Your use shall not change without review and approval prior to its implementation.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 03/02/2010
Note: **Ok to Issue:**

- 1) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.
- 2) 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.
- 3) Guards must be 42 inches in height with openings less than 4 inches. Graspable rails must be installed on both sides of the stair guard at 34" to 38".
- 4) All penetratios through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 5) Equipment must be installed in compliance per the manufacturer's specifications
- 6) Storage areas under stairs shall be completely enclosed on both sides with sheetrock including the underside of the stairs

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 02/23/2010
Note: **Ok to Issue:**

- 1) System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) Occupancies with an occupant load of 100 persons or more require panic harware on all doors serving as a means of egress.
- 4) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 5) Sprinkler protection shall be maintained.
Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.

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

- 6) The sprinkler system shall be installed in accordance with NFPA 13.
- 7) All construction shall comply with NFPA 1 and 101.
- 8) Any cutting or welding and hot work taking place in a commercial building requires a separate "Hot Work Permit" from the Fire Department.
- 9) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 10 Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.

Comments:

2/5/2010-jmb: Owner brought plans in to apply but did not have enough information.

2/8/2010-jmb: Met with contractor to review plans and advised what information was needed to apply for the permit.

BUILDING PERMIT INSPECTION PROCEDURES

**Please call 874-8703 or 874-8693 (ONLY)
or email: buildinginspections@protlandmaine.gov**

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the City of Portland Inspection 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 with construction.**

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

 X **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.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.

P318



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>345 Fore ST.</u>		
Total Square Footage of Proposed Structure/Area <u>2100</u>	Square Footage of Lot	Number of Stories <u>4</u>
Tax Assessor's Chart, Block & Lot Chart# <u>29</u> Block# <u>B</u> Lot# <u>4</u>	Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>Concept I USA, Inc</u> <u>DAVE SHIMA</u> Address <u>341 Fore ST</u> City, State & Zip <u>Portland 04102</u>	Telephone: <u>730-0550</u>
Lessee/DBA (If Applicable) <u>Concept I USA, Inc</u> <u>Restaurant Shima</u> <u>339 Fore ST.</u> <u>Portland, Me. 04104</u>	Owner (if different from Applicant) Name <u>Gerald C. Knecht</u> Address <u>129 Portland Fish Pier</u> City, State & Zip <u>Portland, Me. 04104</u>	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>vacant</u> Number of Residential Units <u>9</u> If vacant, what was the previous use? <u>Hair Salon</u> Proposed Specific use: <u>RESTAURANT</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>expansion of existing restaurant @ 339 Fore ST to include space @ 345 Fore ST. (formerly a hair salon) on two levels; street + basement. Access to both spaces is at basement level.</u>		
Contractor's name: <u>Jeffrey Decareau</u> Address: <u>104 Berkshire Ad.</u> City, State & Zip <u>Portland, Me 04103</u> Telephone: <u>332-6084</u> Who should we contact when the permit is ready: <u>Jeffrey Decareau</u> Telephone: <u>332-6084</u> Mailing address: <u>104 Berkshire Rd 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.

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.

RECEIVED
FEB 12 2010
Dept. of Building Inspections
City of Portland Maine

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: Jeffrey A. Decareau Date: 2.12.10

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

Shima's

Dave Shima

339 Fore ST.

730-0550

Expand existing space to 345 Fore ST.
This is the same structure connected
at basement level: (Restaurant space 1st Fl.)

Additional space will add approx. 2,100 \square'
1050 \square' @ ground level
1050 \square' @ basement level

Existing space @ 339 Fore ST has
fire protection AT ALL PERTINENT locations
except bathroom which requires emer-
gency light. on ground level. (Basement
requires E-light + sign @ bottom of stairs + in
kitchen; also need 1 hr dr. w/ sprung hinge @ office)

→ proposed space @ 345 Fore ST. requires several devices
@ ground level: 4 extinguishers, 3 E-light/signs, bathroom
E-light. basement requires 2 1hr. drs. w/ sprung hinge, 1 E-light/sign
1 extinguisher

Entire Basement requires sprinkler system;
339 + 345 Fore ST.

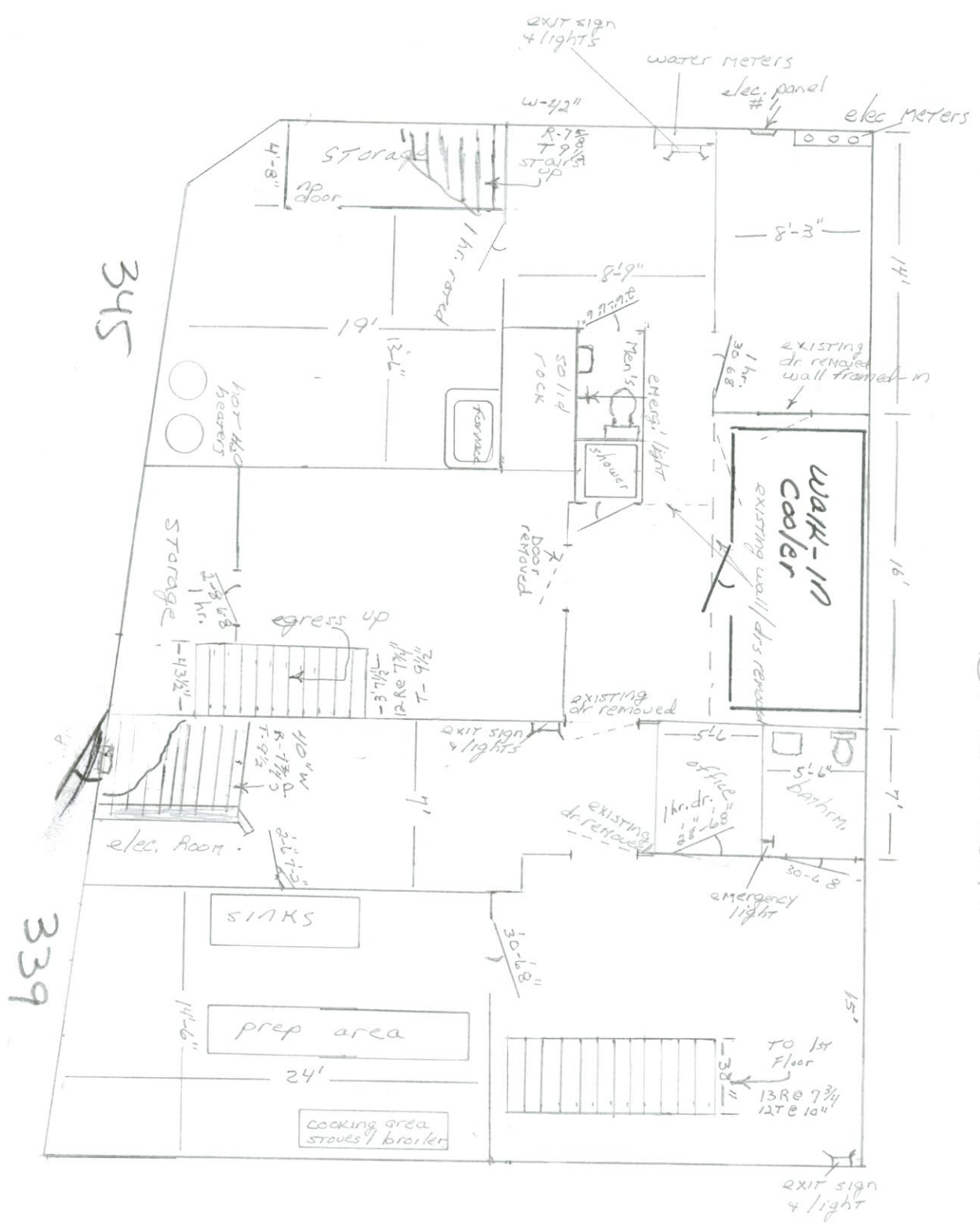
Suppression System - Eastern Fire Protection

Detection System - Cunningham Security

Proposed changes/additions are circled on plan

Silver

Fore



345

339

Basement

Parkin Lot

Pearl

Shima's
 Dave Shima
 793-8389
 730-0550

RECEIVED

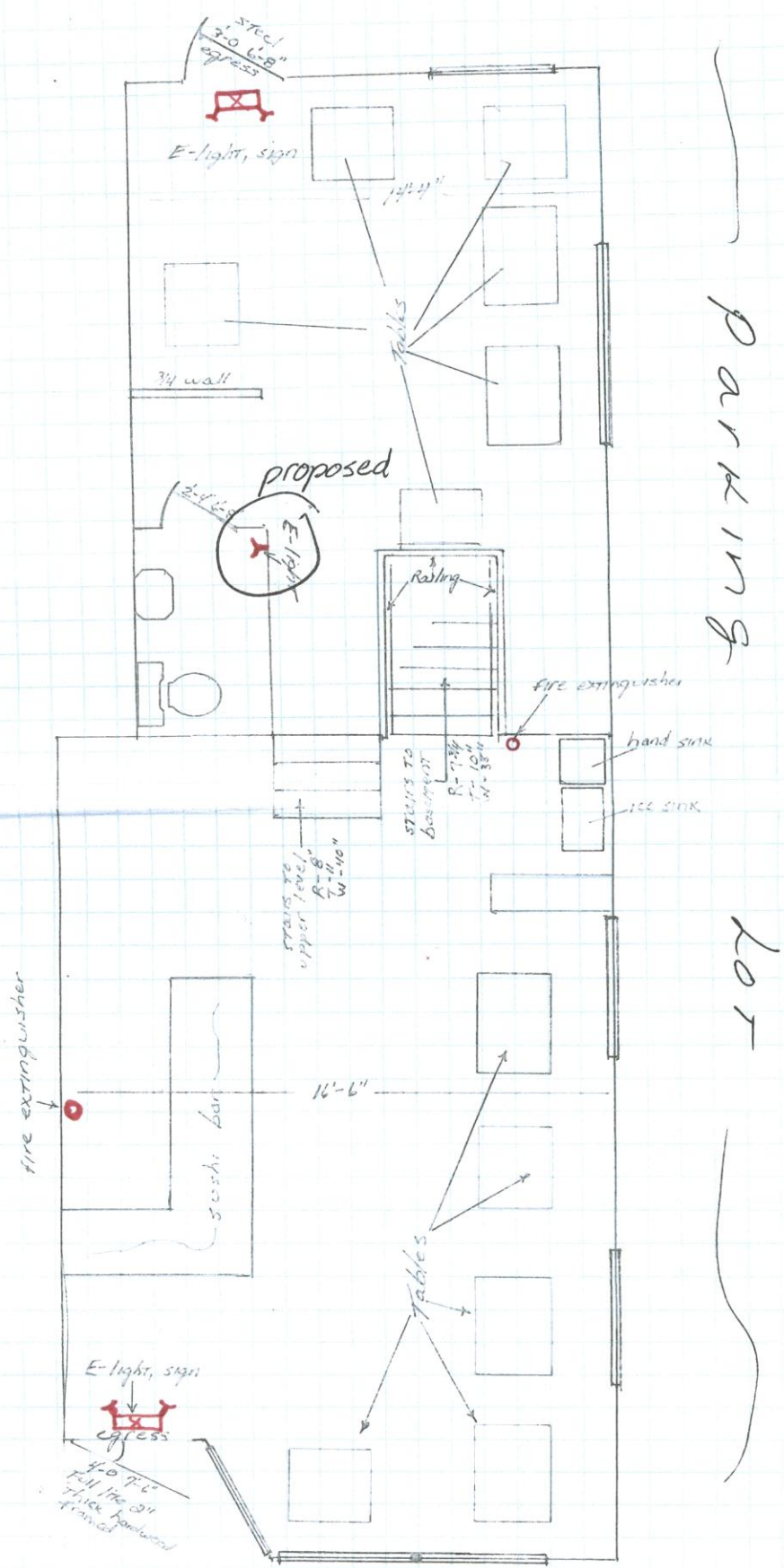
FEB 10 2010

Dept. of Building Inspections
 City of Portland Maine

Ground Floor 339 Fore St.

Shima's
 Dave Shima
 339 Fore St.

- a. dr. 2" solid hardware, full view w/ closer
- b. meet remote travel distance 22'
- c. sushi bar / wet bar
- d. e-light signs front/rear egress
- e. E-signs front/rear egress



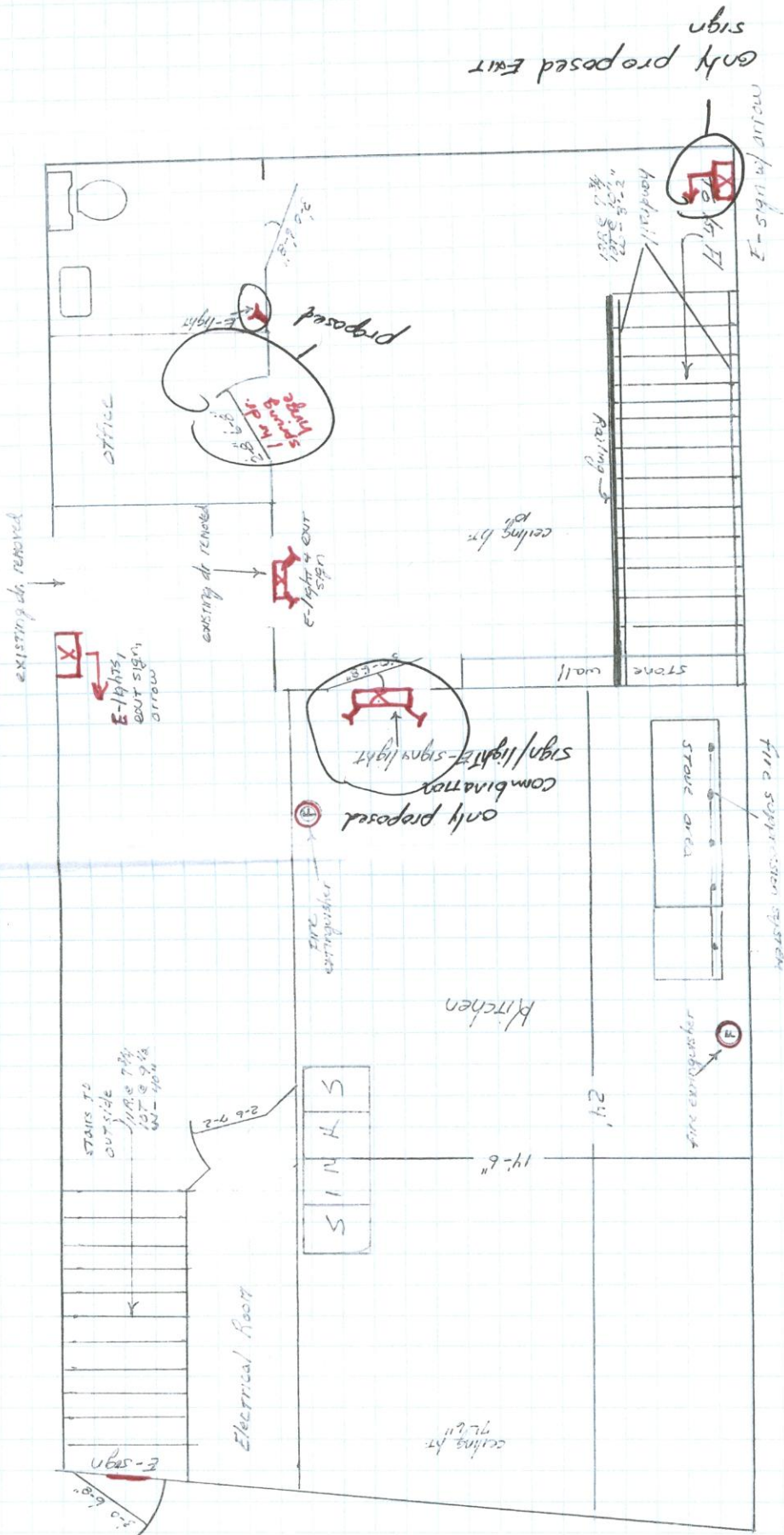
Fore St.

Dave Shima (Shima's)

page II

339 Fore St.

Basement



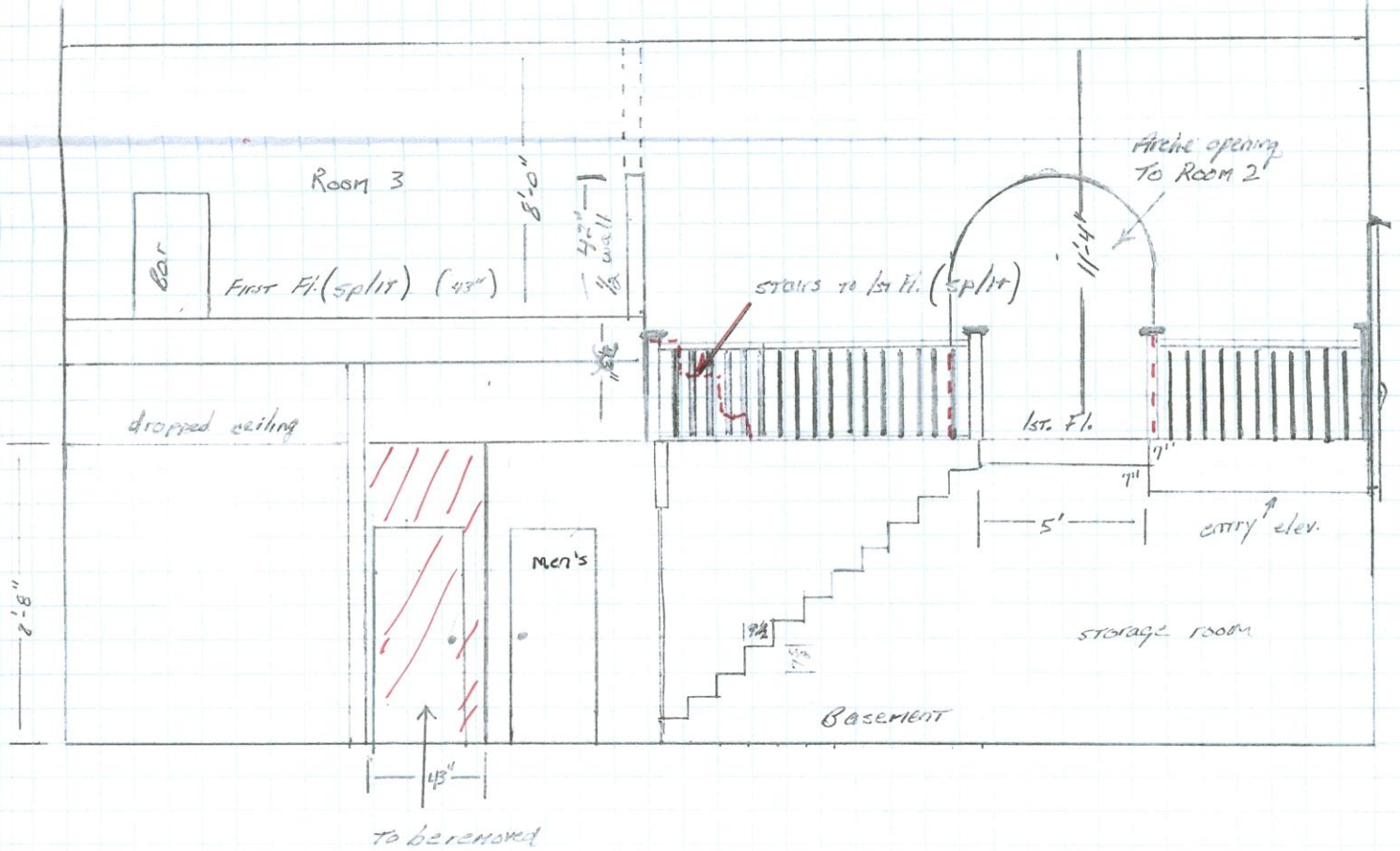
only proposed EXIT sign

UBS-3

345 Fore St

for Dave Shira 730-0550

Elevation



Cross Section B

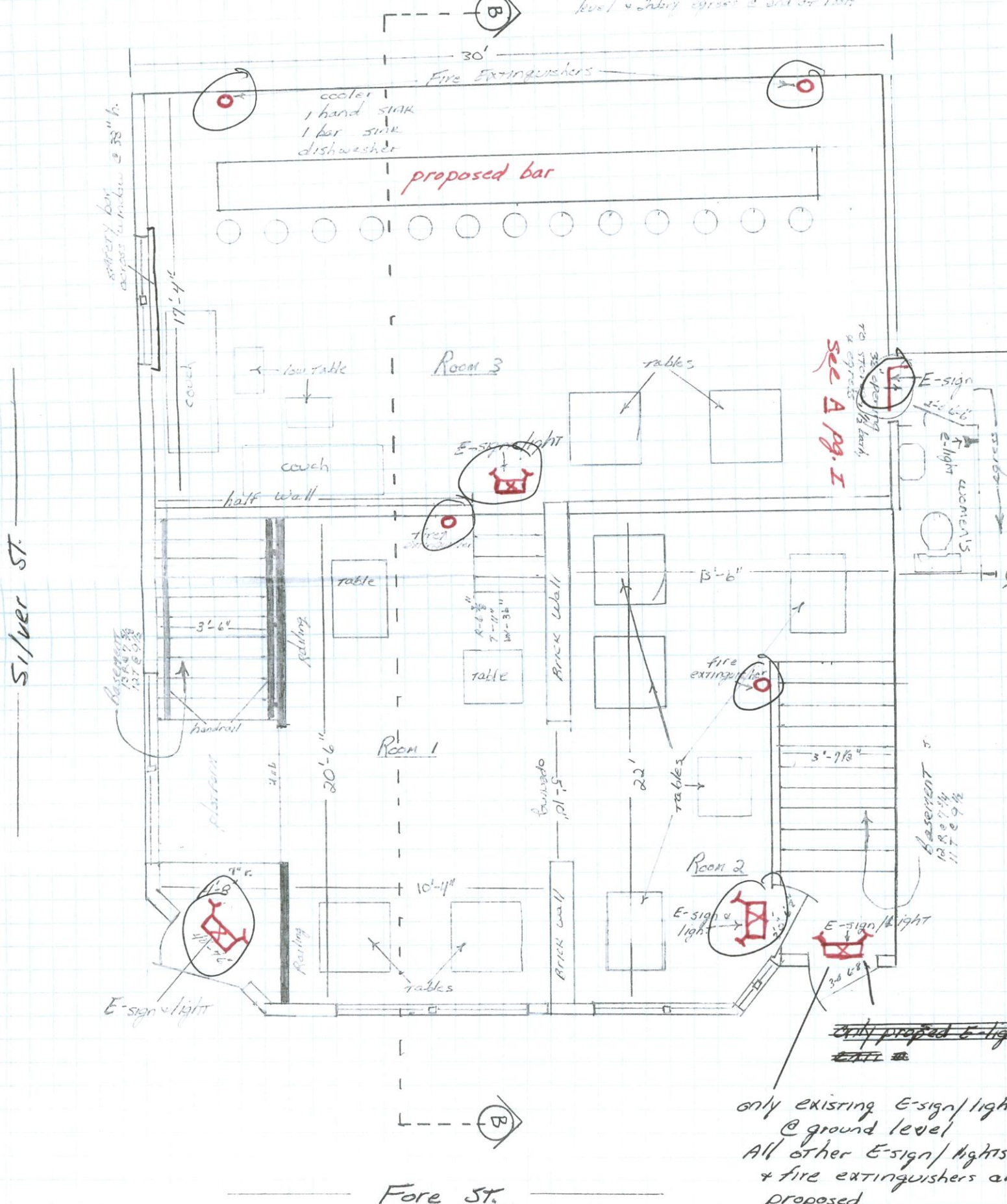
15 Fore St.

Ground Fl.

Mr. Dave Shima 730-0550
345 Fore St.
Ground Floor

① fr. dr. 2" horizontal of full view glass & close r/2nd means steel frame / full view & closer, 3rd = steel frame / 1/2 line, closer
b. must remove travel distance 10'

fire extinguisher - 2 @ bar, 1 in each dm. RM. Total 4
emergency lights - upper level, lower level & front dr. & secondary egress
EXIT SIGNS - lower level front dr. & secondary egress, upper level, stairs to lower level & secondary egress @ end of stairs



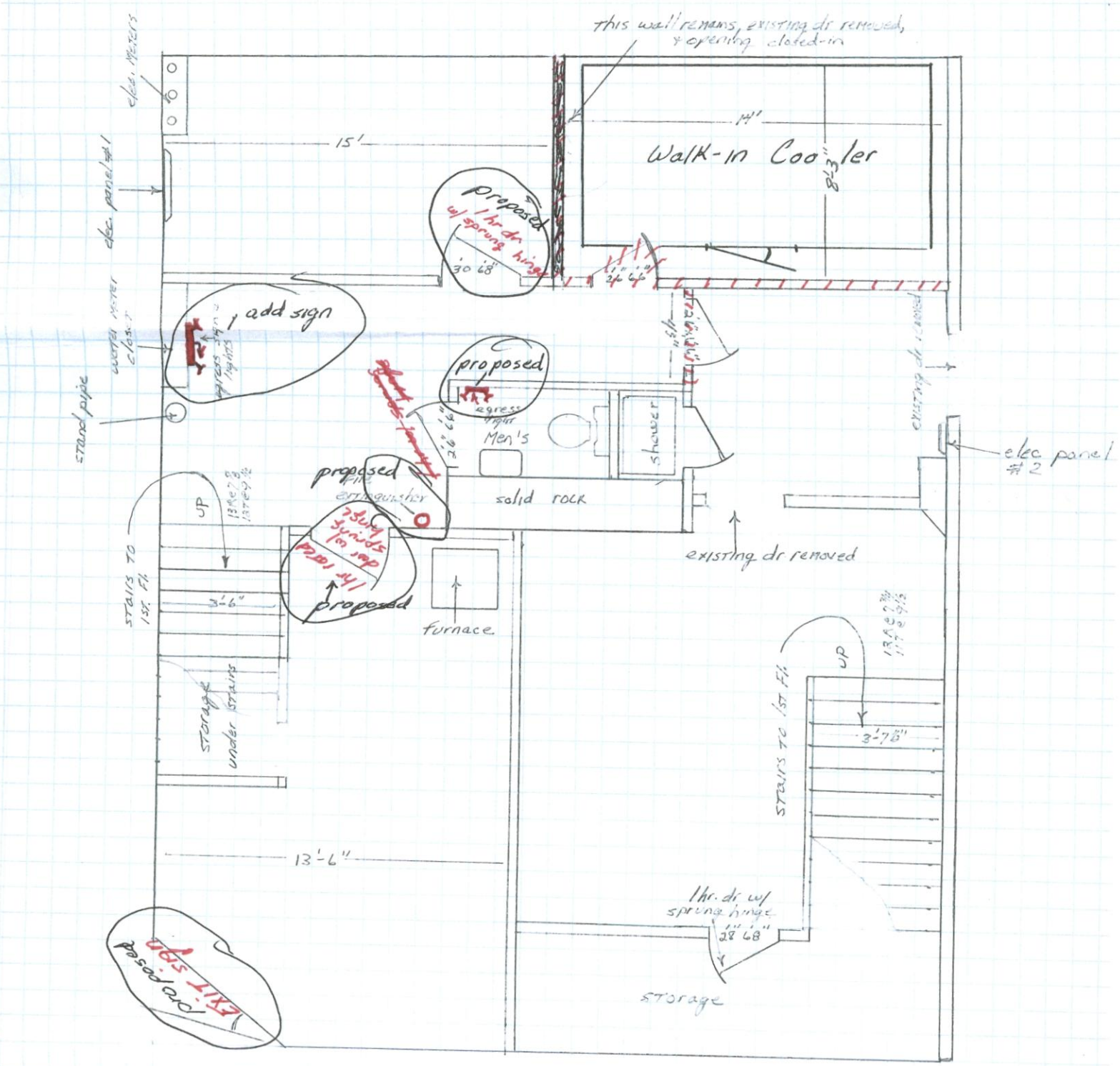
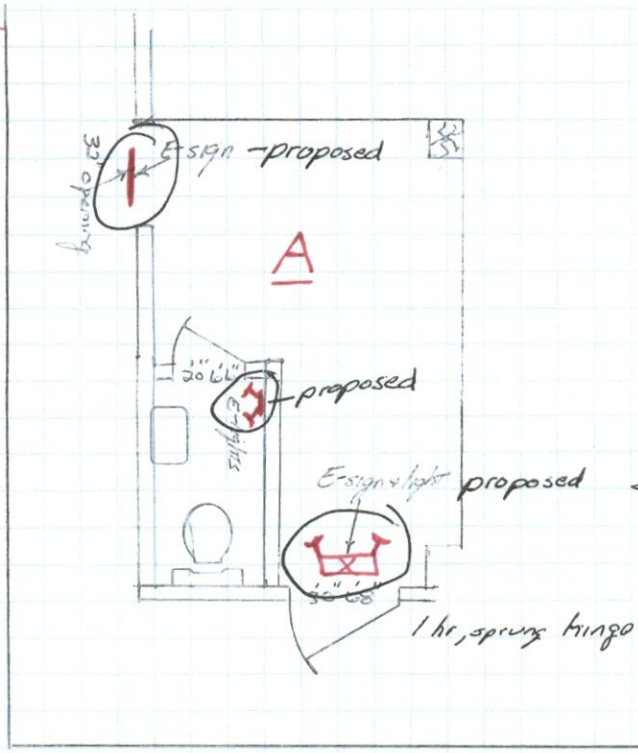
See A pg. I
E-sign
light
components

only existing E-sign/light @ ground level
All other E-sign/lights & fire extinguishers are proposed

5 Fore St. Fire Dept.
 345 Fore ST
 Basement

non-bearing walls removed
 egress to ground level - front dr. & 2ndory
 alternate egress to front
 near remove travel distance 25'
 1 m. hallway
 E-light - bathroom & hallway near stairs
 & opposite end of hall
 same as E-lighting

DAVE SHIMA
 339 Fore ST
 730 0550
 expand existing RESTAURANT
 approx. 2100 sq' basement &
 ground level 1050 sq'
 proposed fire protections
 are circled
 Suppression system by Eastern
 Fire Protection



Basement