

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND

# BUILDING PERMIT

This is to certify that

Located At 100 COMMERCIAL ST

Job ID: 2012-01-3130-ALTCOMM

CBL: 030- C-001-001

has permission to Renovate existing restaurant space, Suite 100 new tenant, including new bar/dining room separation 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]* 2/10/12  
\_\_\_\_\_  
**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:<br>2012-01-3130-ALTCOMM                                          | Date Applied:<br>1/20/2012                                                       | CBL:<br>030- C-001-001                                                                                                                     |                                           |
| Location of Construction:<br>100 COMMERCIAL ST                           | Owner Name:<br>SOLEY WHARF LLC                                                   | Owner Address:<br>100 COMMERCIAL ST<br>PORTLAND,ME 04101                                                                                   | Phone:                                    |
| Business Name:                                                           | Contractor Name:<br>Lionetta, Michael                                            | Contractor Address:<br>29 Exchange ST PORTLAND ME 04101                                                                                    | Phone:<br>(207) 838-8367                  |
| Lessee/Buyer's Name:                                                     | Phone:                                                                           | Permit Type:<br>BLDG - Building                                                                                                            | Zone:<br>B-3                              |
| Past Use:<br>Restaurant - Gauchos                                        | Proposed Use:<br>Same - restaurant - renovate existing restaurant for new tenant | Cost of Work:<br>22000.00                                                                                                                  | CEO District:                             |
|                                                                          |                                                                                  | Fire Dept:<br><input checked="" type="checkbox"/> Approved w/conditions<br><input type="checkbox"/> Denied<br><input type="checkbox"/> N/A | Inspection:<br>Use Group: A-2<br>Type: 3B |
|                                                                          |                                                                                  | Signature: <i>Cephalone 1/31/12</i>                                                                                                        | Signature: <i>JMB</i>                     |
| Proposed Project Description:<br>Renovation of existing restaurant space |                                                                                  | Pedestrian Activities District (P.A.D.)<br><br>2/10/12                                                                                     |                                           |

|                  |                        |
|------------------|------------------------|
| Permit Taken By: | <b>Zoning Approval</b> |
|------------------|------------------------|

|                                                                                                                                                                                                                                                                                                                                                                                     |                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <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 informatin may invalidate a building permit and stop all work.</p> | <p><b>Special Zone or Reviews</b></p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>OK w/condition</i><br/><i>12/21/12 ASB</i></p> | <p><b>Zoning Appeal</b></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><b>Historic Preservation</b></p> <p><input type="checkbox"/> Not in Dist 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>Any exterior work requires a separate review and approval thru historic preservation.</i></p> |
|                                                                                                                                                                                                                                                                                                                                                                                     | <b>CERTIFICATION</b>                                                                                                                                                                                                                                                                                                                                                                                              |                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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 |



# PORTLAND MAINE

*Strengthening a Remarkable City. Building a Community for Life* • [www.portlandmaine.gov](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Greg Mitchel

Job ID: 2012-01-3130-ALTCOMM

Located At: 100 COMMERCIAL

CBL: 030- C-001-001

ST

## Conditions of Approval:

### **Zoning**

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.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.

### **Building**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. 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.
3. Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.
4. 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.
5. Approval of City license is subject to health inspections per the Food Code.
6. 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.

### **Fire**

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
4. Fire extinguishers are required. Installation per NFPA 10.
5. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
6. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
7. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
8. 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.
9. Non-combustible construction of this structure requires all construction to be Non-combustible.
10. Any cutting and welding done will require a Hot Work Permit from Fire Department.

## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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

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.

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

Final Inspection, including health inspection for 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.

B-3, historic.

OK (BS) 1/23/12



# 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>100 Commercial St, Suite 100</u>                                                                                                                                                                                                                                                     |                                                                                                                                                                                              |                                                                                  |
| Total Square Footage of Proposed Structure/Area<br><u>5,404 S.F.</u>                                                                                                                                                                                                                                                      |                                                                                                                                                                                              | Square Footage of Lot<br><u>15,240 sf</u>                                        |
| Tax Assessor's Chart, Block & Lot<br>Chart#      Block#      Lot#<br><u>30 - C - 1-8</u>                                                                                                                                                                                                                                  | Applicant * <u>must</u> be owner, Lessee or Buyer*<br>Name <u>100 Commercial, Inc</u><br>Address <u>suite 100</u><br><u>100 Commercial st</u><br>City, State & Zip <u>Portland, ME 04101</u> | Telephone:<br><u>917-916-9803</u>                                                |
| Lessee/DBA (If Applicable)                                                                                                                                                                                                                                                                                                | Owner (if different from Applicant)<br>Name <u>Soley Wharf LLC</u><br>Address <u>100 Commercial st</u><br>City, State & Zip <u>Portland ME 04101</u>                                         | Cost Of Work: \$ <u>22,000.00</u><br>C of O Fee: \$ _____<br>Total Fee: \$ _____ |
| Current legal use (i.e. single family) <u>Restaurant - Food Service</u><br>If vacant, what was the previous use? <u>Restaurant</u><br>Proposed Specific use: <u>Restaurant</u><br>Is property part of a subdivision? <u>NO</u> If yes, please name _____<br>Project description: <u>Renovation of existing restaurant</u> |                                                                                                                                                                                              |                                                                                  |
| Contractor's name: <u>Michael Lionette</u><br>Address: <u>29 Exchange St</u><br>City, State & Zip <u>Portland ME 04101</u> Telephone: <u>2078388367</u><br>Who should we contact when the permit is ready: <u>Jung Hur</u> Telephone: <u>9179169803</u><br>Mailing address: <u>29 Exchange St, Portland, ME 04101</u>     |                                                                                                                                                                                              |                                                                                  |

RECEIVED  
JAN 20 2012  
Dept. of Building Inspections  
City of Portland Maine

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

Digital Copy  
OK

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](http://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: 01.17.12

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



# Accessibility Building Code Certificate

Designer:

JUSTIN J SMITH

Address of Project:

100 COMMERCIAL STREET

Nature of Project:

INTERIOR RENOVATIONS TO

EXISTING STREET LEVEL

RESTAURANT

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

**(SEAL)**

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

Phone: \_\_\_\_\_

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



## Certificate of Design

Date: 1/20/12

From: -JUSTIN Q SMITH

These plans and / or specifications covering construction work on:

INTERIOR RENOVATIONS TO 100 COMMERCIAL

STREET. DRAWINGS INCLUDED: EXISTING FLOOR & CEILING

DEMOLITION PLANS, PROPOSED FLOOR, RCP AND ELECTRICAL LAYOUTS.  
ALL WORK IS NON STRUCTURAL AND TO MAINTAIN ALL CODES, PERMITS

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.

Signature: \_\_\_\_\_

Title: \_\_\_\_\_

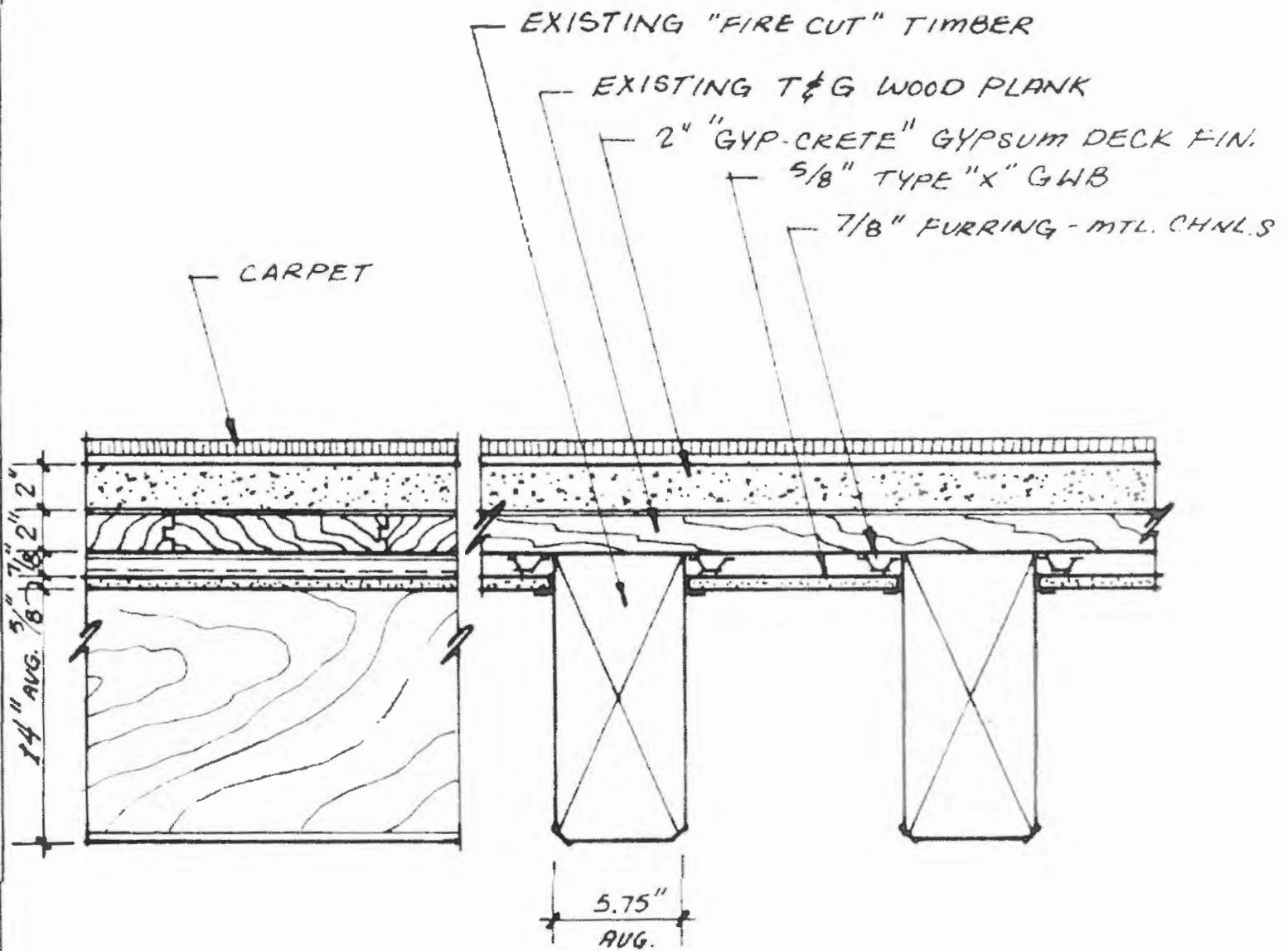
(SEAL)

Firm: \_\_\_\_\_

Address: \_\_\_\_\_

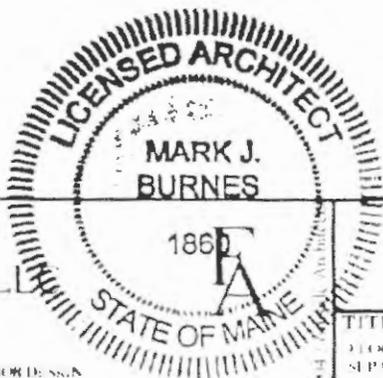
Phone: \_\_\_\_\_

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LONGITUDINAL SECTION

TRANSVERSE SECTION



FORESIDE ARCHITECTS, LLC

RUSSELL RESTAURANT  
100 COMMERCIAL STREET  
PORTLAND, MAINE

TITLE  
FLOOR FINISH ASSEMBLY  
SEPARATION DRAW

JOB #  
DATE Nov 06, 2006  
SCALE 1/4" = 1'-0"

SHEET  
ASK 1

ARCHITECT: PLANNING/INTERIORS DESIGN



# CITY OF PORTLAND, MAINE

Department of Building Inspections

## Original Receipt

1/20 2012

Received from A 100 Commercial Inc.

Location of Work 100 Commercial

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 240.00

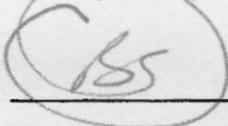
Building (IL) \_\_\_ Plumbing (IS) \_\_\_ Electrical (I2) \_\_\_ Site Plan (U2) \_\_\_

Other \_\_\_\_\_

CBL: 30-C-18

Check #: B59962 Total Collected \$ 240.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: 

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy