

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

PERMIT ISSUED

BUILDING DEPARTMENT

Please Read Application And Notes, If Any, Attached

PERMIT

Permit Number: 100815 JUL 20 2010

This is to certify that FLATBREAD WHARF LLC in Parkersburg

has permission to amend permit#091114 from wood to steel joists City of Portland

AT 70 COMMERCIAL ST City of Portland 030 D003001

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 finished-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

[Signature] 7/19/10 Director - 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: 10-0815	Issue Date:	CBL: 030 D003001
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Location of Construction: 70 COMMERCIAL ST	Owner Name: FLATBREAD WHARF LLC	Owner Address: 7 MARKET SQ	Phone:
Business Name:	Contractor Name: Kim Parkes Builders	Contractor Address: PO Box 7934 Portland	Phone: 2076159225
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	Zone: W02

Past Use: Commercial "RI-RA IRISH PUB"	Proposed Use: Commercial "RI-RA IRISH PUB" amend permit#091114 from wood to steel stairs	Permit Fee: \$30.00	Cost of Work: \$30.00	CEO District: 1
Proposed Project Description: amend permit#091114 from wood to steel stairs		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: <i>A-2</i> Type: <i>SB</i> <i>IBC-2003</i>	
		Signature: <i>(KG)</i>	Signature: <i>JMB 7/19/10</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: ldobson	Date Applied For: 07/09/2010	<b>Zoning Approval</b>		
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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><i>OK</i> Date: <i>7/12/10 ARM</i></p>	<p>Zouing 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><i>ARM</i> Date:</p>
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**PERMIT ISSUED**

JUL 20 2010

City of Portland

**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



# 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>70 COMMERCIAL ST</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories <u>2</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>30</u> <u>D</u> <u>3-4</u>	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>JIM THOMPSON</u> Address <u>72 COMMERCIAL ST</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>207</u> <u>7614446</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>RESTAURANT.</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>EGRESS STAIRS.</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>AMEND EXISTING PERMIT FROM WOOD TO STEEL STAIRS</u>		
Contractor's name: <u>KIM PARKES</u> Address: <u>PO BOX 7984</u> City, State & Zip: <u>PORTLAND 04112 ME</u> Telephone: <u>6159225</u> Who should we contact when the permit is ready: <u>KIM PARKES</u> Telephone: <u>6159225</u> Mailing address: <u>SAME AS ABOVE.</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](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.

RECEIVED  
JUL 19 2010

Signature: [Signature]      Date: JULY 2010      Dept. of Building Inspections  
City of Portland, Maine

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

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 10-0815	Date Applied For: 07/09/2010	CBL: 030 D003001
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Location of Construction: 70 COMMERCIAL ST	Owner Name: FLATBREAD WHARF LLC	Owner Address: 7 MARKET SQ	Phone:
Business Name:	Contractor Name: Kim Parkes Builders	Contractor Address: PO Box 7934 Portland	Phone (207) 615-9225
Lessee/Buyer's Name	Phone:	Permit Type: Amendment to Commercial	

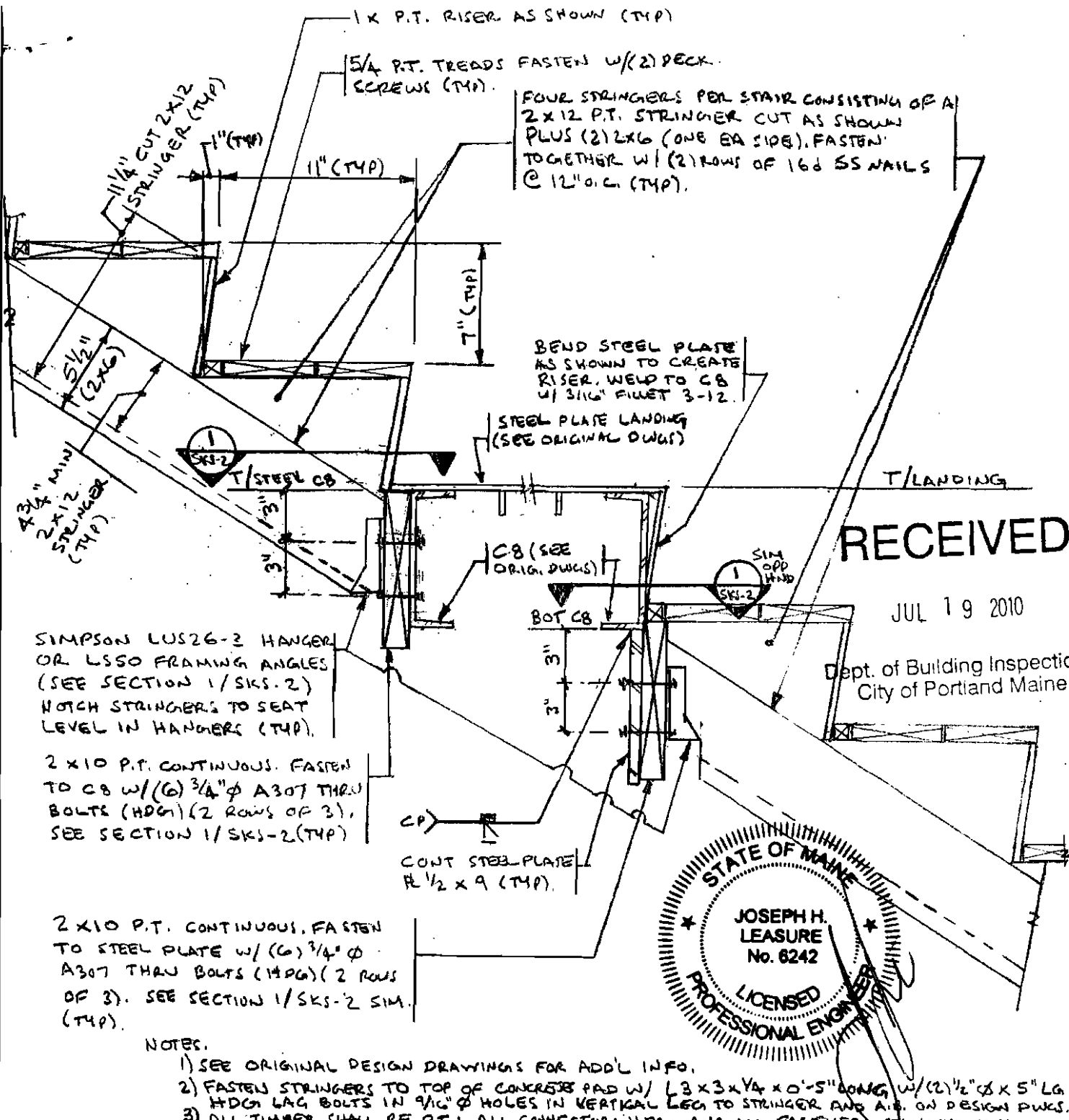
Proposed Use: Commercial "RI-RA IRISH PUB" amend permit#091114 from wood to steel stairs	Proposed Project Description: amend permit#091114 from wood to steel stairs
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 07/12/2010
Note: Intial application recieved site plan approval. Footprint is not changing.			Ok to Issue: <input checked="" type="checkbox"/>
1) This permit is being issued with the condition that the new steel stairs have the same footprint as the wood stairs that were approved in permit #09-1114.			
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: Jeanine Bourke	Approval Date: 07/19/2010
Note:			Ok to Issue: <input type="checkbox"/>
1) All previous conditions apply			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Keith Gautreau	Approval Date: 07/14/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) If the stairs and landings are solid then a snow removal plan shall be submitted for approval from the Fire Prevention Bureau.			
2) This permit is being approved on the basis that new stair and riser details will be submitted that exclude the 1" nosing.			
3) All construction shall comply with NFPA 1 and 101.			

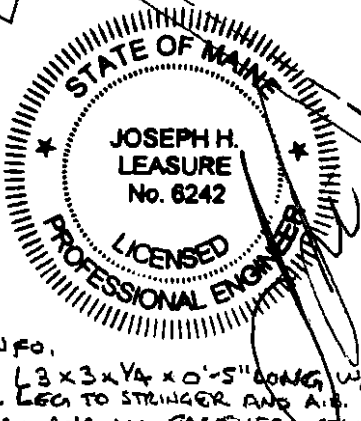
<b>Comments:</b>
7/14/2010-jmb: Spoke with Kim P., they want to change the design to wood stringers and steel platforms and rails, he will have the architect and engineer revise and submit.
7/19/2010-jmb: Received revised stamped plans, ok to issue



**SECTION - REVISED STAIR (TIMBER STRINGERS)**

1 1/2" = 1'-0"

4) FOR GAUMD RAILS AND HANDRAILS SEE ARCH. DWGS.



designed by:	JHL
drawn by:	JHL
checked by:	-
scale:	AS INDICATED
date:	7/18/10

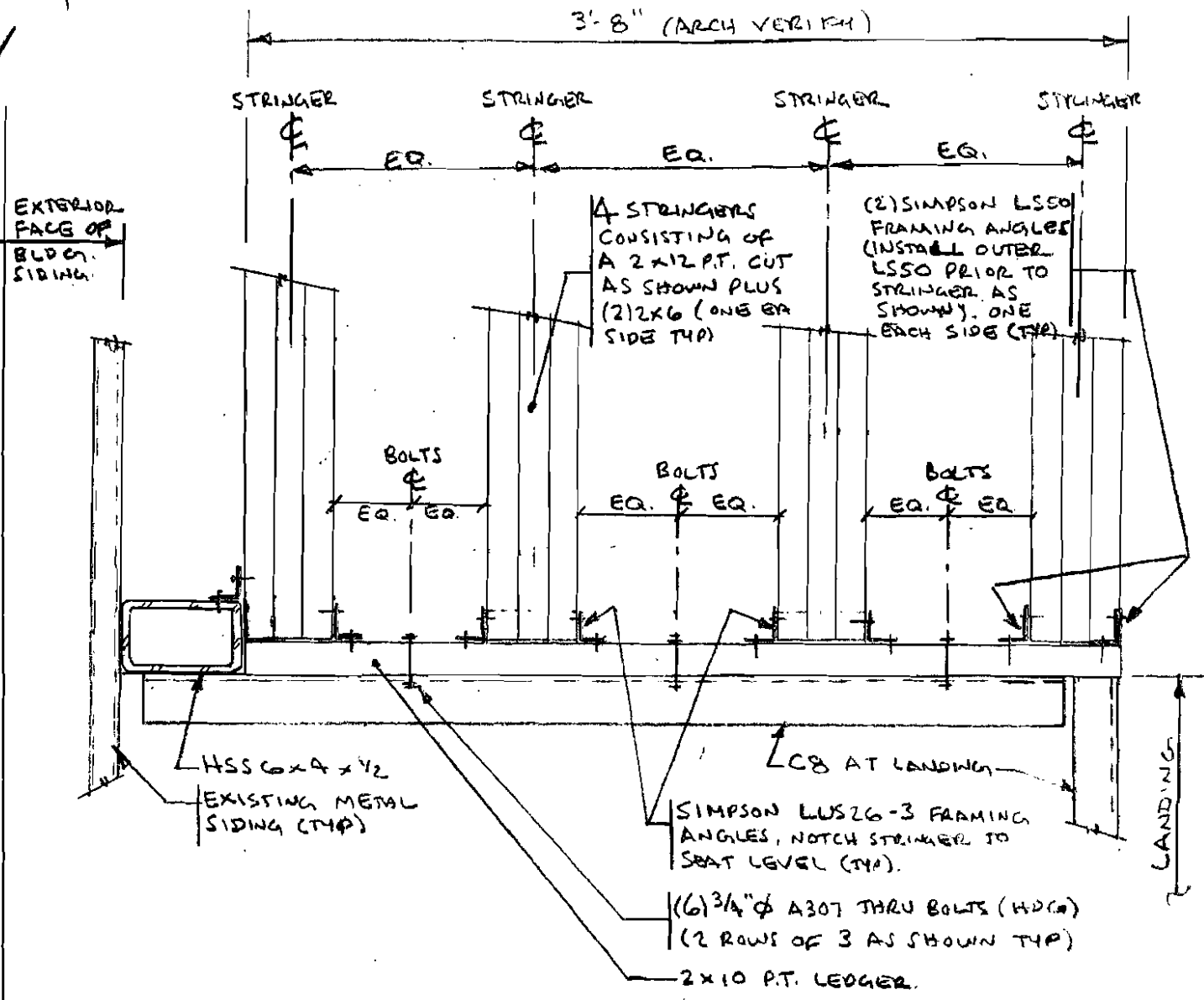
R I R A IRISH PUB & RESTAURANT  
PORTLAND, ME.

REVISED STAIR STRINGERS (TIMBER)  
SECTIONS & DETAILS.

L & L STRUCTURAL  
ENGINEERING SERVICES, INC.  
SIX Q STREET  
SOUTH PORTLAND, MAINE 04106

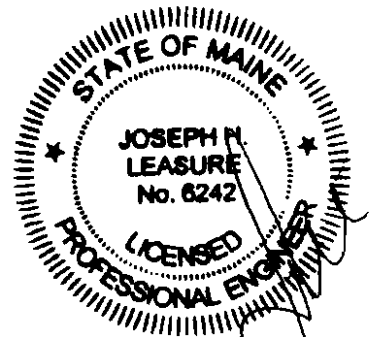
PHONE: (207) 767-4830  
FAX: (207) 799-5432  
EMAIL: LLENG@AOL.COM

SKS-1



SECTION

1/2" = 1'-0"



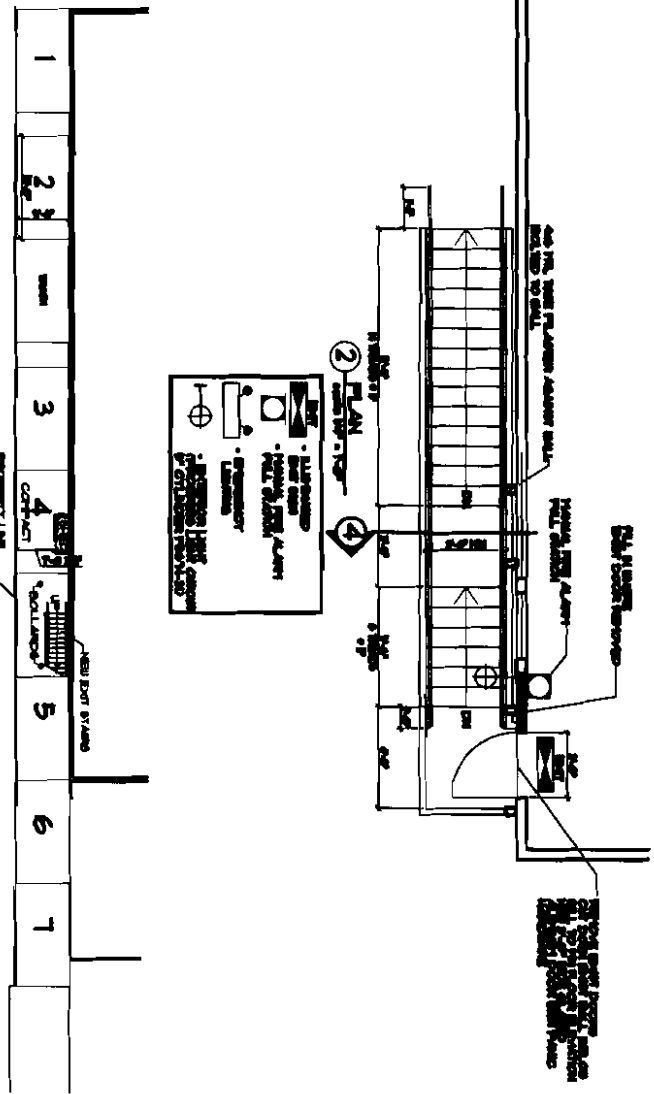
designed by: JHL  
 drawn by: JHL  
 checked by: —  
 scale: AS INDICATED  
 date: 7/8/10

RI RA IRISH PUB & RESTAURANT  
 PORTLAND, ME.  
 REVISED STAIR STRINGERS (TIMBER)  
 SECTIONS & DETAILS

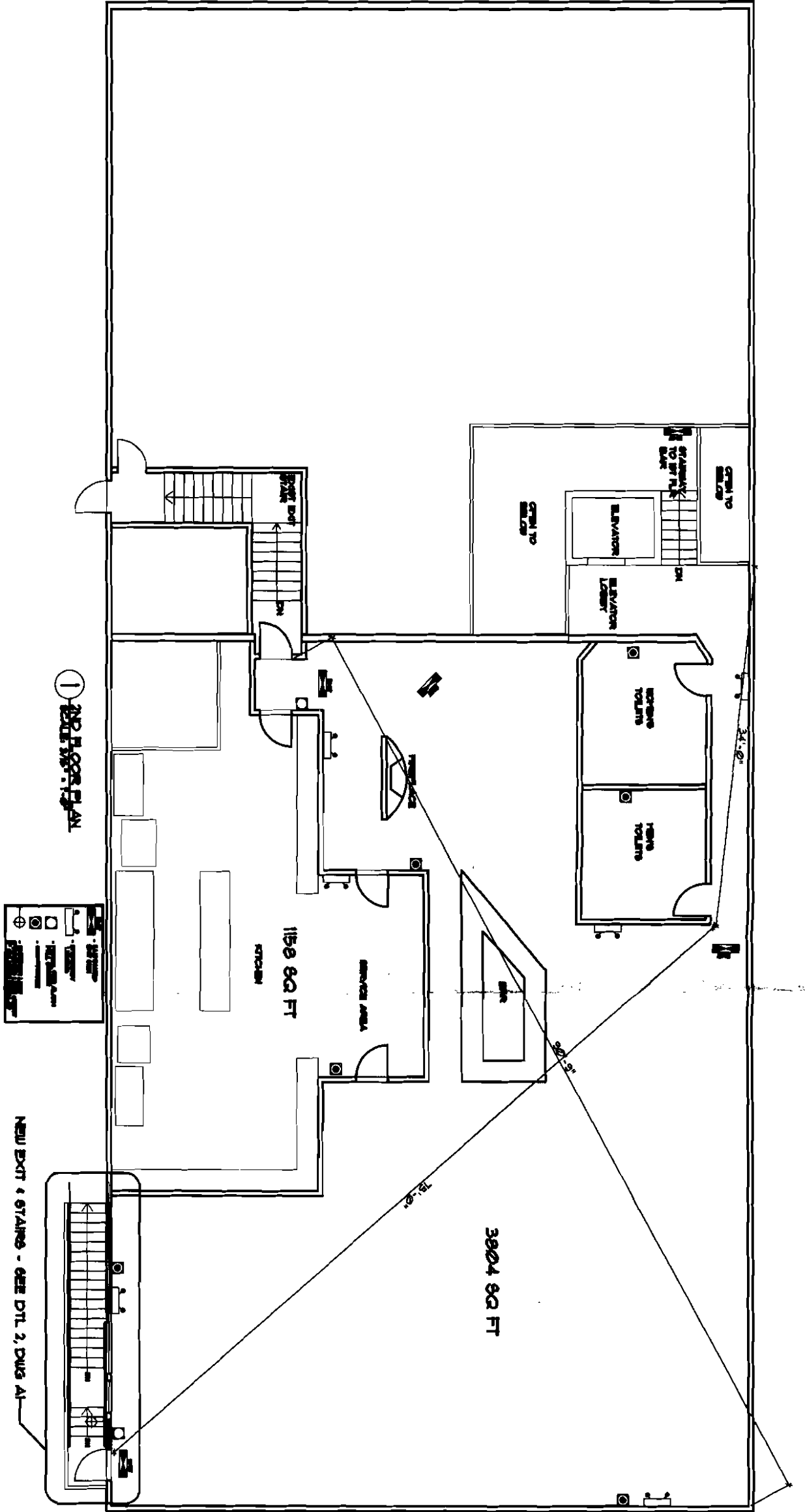
L & L STRUCTURAL  
 ENGINEERING SERVICES, INC.  
 SIX O STREET  
 SOUTH PORTLAND, MAINE 04106  
 PHONE: (207) 767-4830  
 FAX: (207) 798-5432  
 EMAIL: LLENG@AOL.COM

SKS-2

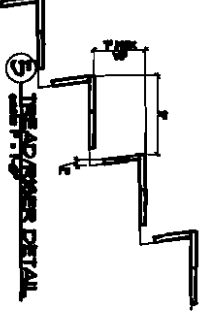
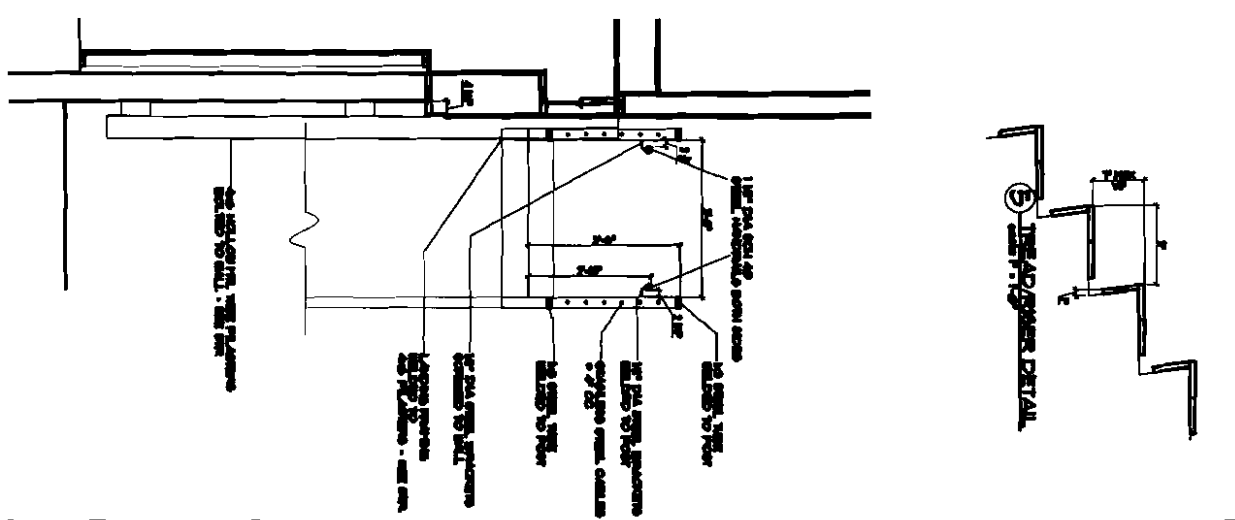
6 2ND FLOOR PARKING PLAN



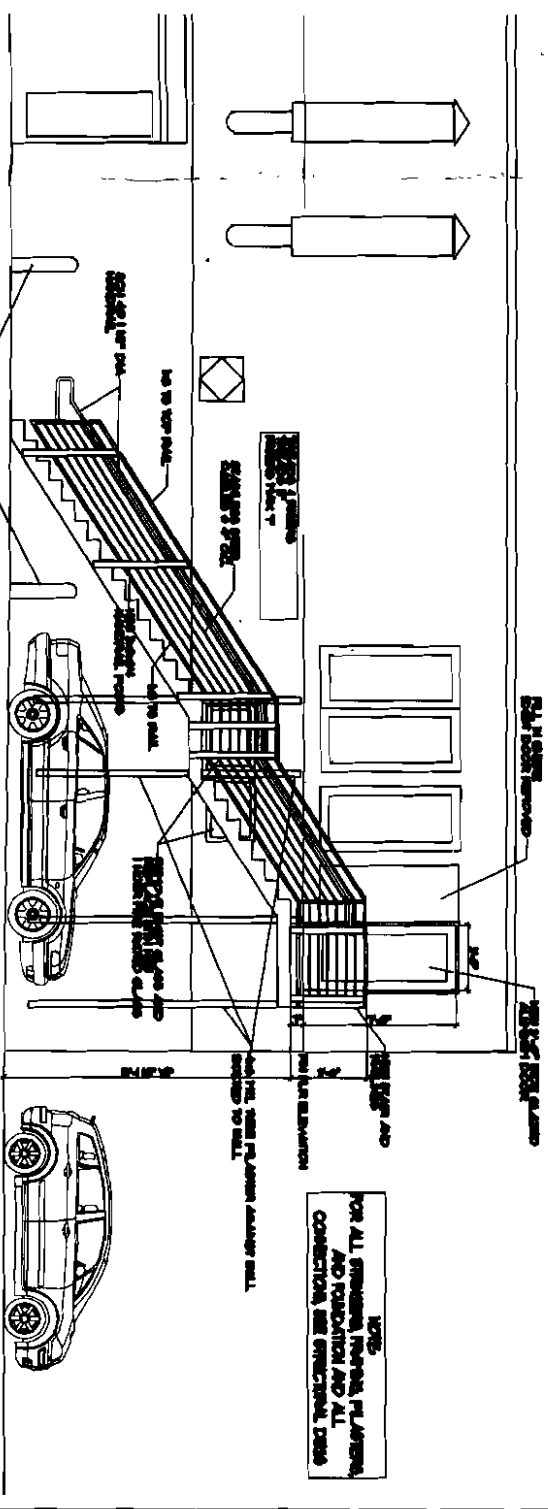
1 2ND FLOOR PLAN



4 TYPICAL SECTION



3 ELEVATION



NOTE:  
FOR ALL STRUCTURE, MECHANICAL, PLUMBING,  
AND ELECTRICAL, SEE ALL DWG. ALL  
CONNECTIONS SEE STRUCTURAL DWG.

A1

Date: 15 July, 2009	Scale: 1/4" = 1'-0"	Revisions: stair revised 7.2.10	Project: <b>NEW EXIT, RI-RA IRISH PUB</b> COMMERCIAL STREET, PORTLAND MAINE	Architect: <b>ARCHETYPE</b> architects 48 Union Wharf Portland, Maine 04101 (207) 772-6022 Fax (207) 772-4056	Prepared For:
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