

City of Portland, Maine - Building or Use Permit Application
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 01-1067	Issue Date:	CBL: 032 F007001
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Location of Construction: 375 Fore St	Owner Name: Soley Joseph	Owner Address: Po Box 367 Dts	Phone: 207-761-4444
Business Name: Hand and Foot, Llc	Contractor Name: Woodward Thomsen Inc.	Contractor Address: PO Box 10359 Portland	Phone: 2077749298
Lessee/Buyer's Name Hand And Foot, Llc	Phone: 207-773-7120	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Comm. Food Service	Proposed Use: Same: Interior Demo. See Plans w/ Demo. Narrative. <i>restaurant use; not a bar use</i>	Permit Fee: \$54.00	Cost of Work: \$5,000.00	CEO District: 1
Proposed Project Description: Interior Demolitions Per Plans		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: * Type: <i>3B</i>	
		<p>PERMIT ISSUED WITH REQUIREMENTS</p> <p>Signature: <i>[Signature]</i> Date: <i>[Signature]</i></p> <p>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</p> <p>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied</p> <p>Signature: _____ Date: _____</p>		

Permit Taken By: cjh	Date Applied For: 08/29/2001	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 <i>with conditions</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/10/01</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 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>Any extension will require a separate review</i>
	<p>PERMIT ISSUED WITH REQUIREMENTS</p>		

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

All Purpose 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: 375 Fore St., Portland, ME 04101

Total Square Footage of Proposed Structure 200 Square Footage of Lot

Tax Assessor's Chart, Block & Lot
 Chart# 032 Block# F Lot# 007 Owner: Joseph Solty Telephone: 761-4444

Lessee/Buyer's Name (If Applicable) Hand and Foot, LLC Applicant name, address & telephone: Douglas Tuss, P.O. Box 531, 773-7210 Portland, ME 04112 Cost Of Work: \$ 5,000 Fee: \$ 34.00

Current use: None/Vacant
 If the location is currently vacant, what was prior use: Restaurant
 Approximately how long has it been vacant: 9 mos.
 Proposed use: Restaurant
 Project description: Interior Renovations
~~standard bearing down of stairs, kitchen walls, moving~~
See details on plan

Contractor's name, address & telephone: Tom Thomsen, Workward Thomsen, 774-9298, 50 Denmark St., Portland, ME
 Who should we contact when the permit is ready: Doug Tuss above 773-7210
 Mailing address: Hand and Foot, LLC, P.O. Box 531, Portland, ME 04112 Phone: 773-7210

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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 of applicant: [Signature] Date: 8/29/01

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

BUILDING PERMIT REPORT

DATE: 30 August 01 ADDRESS: 375 Fore Street CBL: 032-F-007

REASON FOR PERMIT: Interior demo.

BUILDING OWNER: Joseph Saley

PERMIT APPLICANT: _____ CONTRACTOR Woodward & Bonson Inc

USE GROUP: B CONSTRUCTION TYPE: 3B CONSTRUCTION COST: 5,000.00 PERMIT FEES: 54.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
 The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: *1, *28, *38, *39
 #32, #40, #41

- X 1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry. Concrete Sections 1908.9-19.8.10/ Masonry Sections 2111.3-2111.4.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7) **R-3 (ONE & TWO FAMILY DWELLINGS) GUARD HEIGHT IS 36" MINIMUM.**
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
17. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)

8/29

20. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

21. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)

22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

24. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

25. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".

26. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

X 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

29. All requirements must be met before a final Certificate of Occupancy is issued.

30. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

31. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

32. Please read and implement the attached Land Use Zoning report requirements. *This is being approved as a Test run and use, NOT A DAY use, if there is any change use this office.*

33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. *in this use this office and the license office should be notified.*

34. Bridging shall comply with Section 2305.16.

35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

36. All flashing shall comply with Section 1406.3.10.

37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

X 38. *This permit is for demo only of non-bearing walls -*

X 39. *A separate permit shall be required for any other work.*

40. *A separate permit is required for any new signage*

41. *A separate permit and review is required for any exterior work.*

P. Samuel Hoffses, Building Inspector

Cc: Lt. McDougall, PFD

Marge Schmuckal, Zoning Administrator

Michael Nugent, Inspection Service Manager

PSH 10/L00

**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval

...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. (You Shall Call for Inspections)

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

DUPLICATE

GENERAL RECEIPT

CITY OF PORTLAND, MAINE

DEPARTMENT Administration DATE 8/29
RECEIVED FROM Deborah Foss
ADDRESS 275 Fox St

UNIT	ITEM	REVENUE CODE	DOLLAR AMOUNT
	<u>INT'L BOND</u>		<u>54.00</u>
	<u>CB 032 FOO</u>		
<input checked="" type="checkbox"/> CASH	<input type="checkbox"/> CHECK	<input type="checkbox"/> OTHER	TOTAL <u>54.00</u>

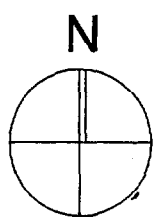
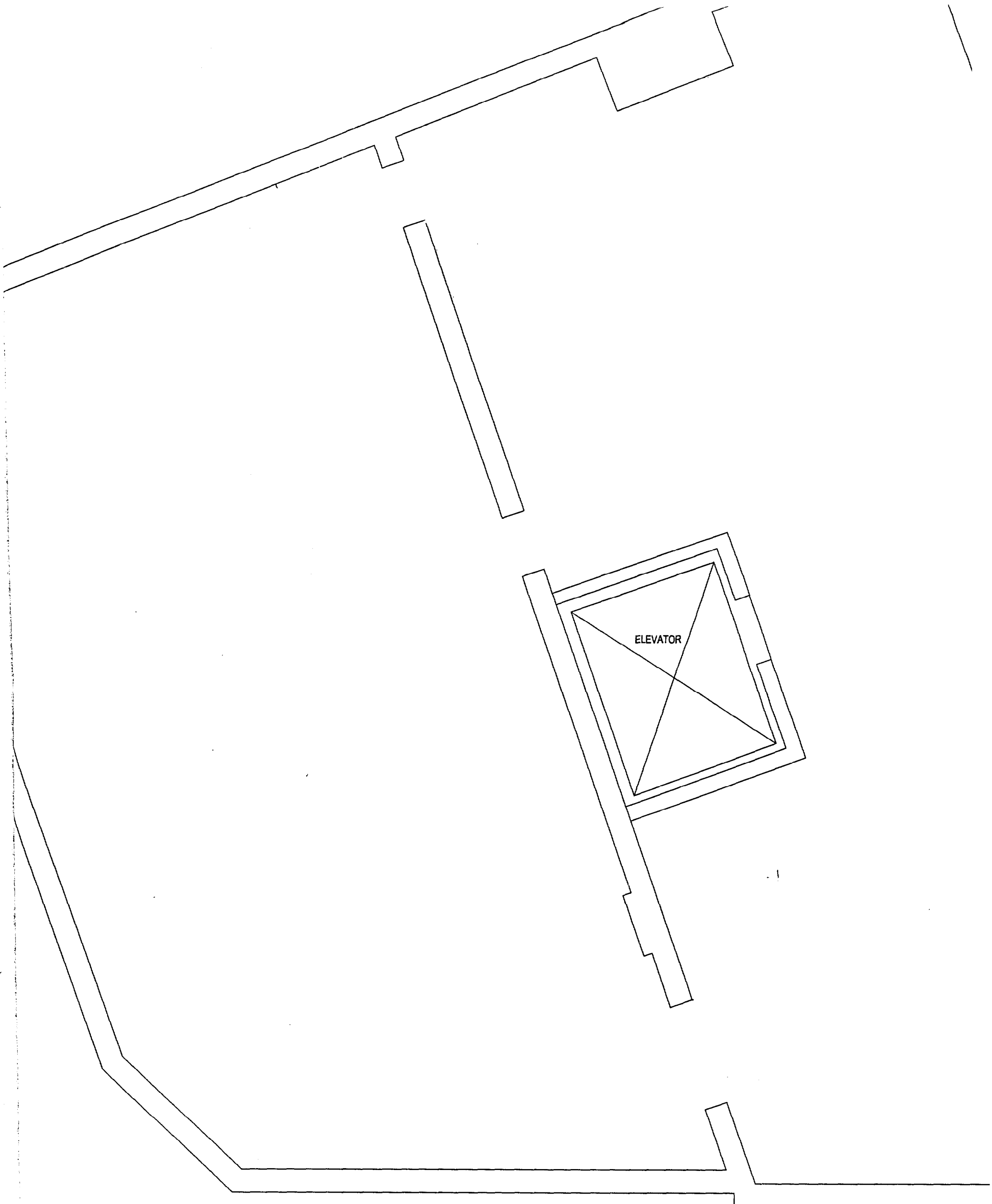
RECEIVED BY [Signature]

DEMOLITION KEY NOTES

- D1 REMOVE EXISTING STAIR AND HALF-WALL GUARD DOWN TO FINISH FLOOR.
- D2 REMOVE EXISTING HANDRAIL FROM WALL.
- D3 REMOVE AND SALVAGE EXISTING BAR AND WAINSCOT BASE FOR REUSE IN NEW POSITION.
- D4 REMOVE EXISTING BAR FROM WALL.
- D5 REMOVE EXISTING MISC. WOOD FRAMING FROM OLD BAR.
- D6 REMOVE EXISTING SHELVING AND BRACKETS.
- D7 REMOVE EXISTING TILE FLOORING AND SETTING BED DOWN TO SUBFLOOR.
- D8 REMOVE EXISTING PLYWOOD COUNTERTOP.
- D9 REMOVE EXISTING WOOD FLOORING, SUBFLOORING AND FRAMING. ATTACH NEW WOOD HEADER SIZED TO MAINTAIN 100 POUNDS PER SQUARE FOOT BEARING CAPACITY TO EXISTING FLOOR JOISTS. PREP FOR NEW FRAMING AND FINISH FLOOR 14" BELOW ADJACENT FLOOR. MEASURE EXISTING BAR TO BE RELOCATED TO DETERMINE PRECISE LIMITS OF NEW FLOOR OPENING.
- D10 REMOVE EXISTING WOOD BEADBOARD FROM HALF-WALL. PREP FOR NEW FINISH.
- D11 REMOVE EXISTING 1/4" PLYWOOD SUBFLOOR UNDERLAYMENT THROUGHOUT ROOM. PREP FOR NEW FLOORING.
- D12 CUT 2' X 2' HOLE IN EXISTING SHEETROCK SOFFIT. DETERMINE WITH OWNER IF ENTIRE SOFFIT CAN BE REMOVED. REMOVE AS DIRECTED BY OWNER.
- D13 CUT 2' X 2' HOLE IN EXISTING SHEETROCK SOFFIT. DETERMINE WITH OWNER IF ENTIRE SOFFIT AND CEILING BACK TO EXISTING KITCHEN SINK CAN BE REMOVED. REMOVE AS DIRECTED BY OWNER.
- D14 REMOVE EXISTING PARTITION. CAP UTILITIES AS REQUIRED.
- D15 REMOVE EXISTING TILED PARTITION. CAP UTILITIES AS REQUIRED.
- D16 REMOVE EXISTING HALF-WALL. CAP UTILITIES AS REQUIRED.
- D17 REMOVE EXISTING COUNTERTOP AND SHELVING BELOW.
- D18 REMOVE EXISTING SHELVING UNITS ABOVE COUNTERTOP.
- D19 REMOVE EXISTING SINK UNIT. CAP PLUMBING.
- D20 REMOVE EXISTING TILED COUNTERTOP.
- D21 REMOVE EXISTING 8" X 8" QUARRY TILE FLOORING AND CHIP AWAY SETTING BED DOWN TO SUBFLOOR.
- D22 REMOVE EXISTING FLOOR DRAIN AND CAP BELOW NEW FLOOR SURFACE.
- D23 REMOVE EXISTING BRICK FLOORING AND TILE BASE AS INDICATED. CHIP AWAY SETTING BED DOWN TO SUBFLOOR.
- D24 REMOVE EXISTING CONCRETE TOPPING DOWN TO SUBFLOOR.

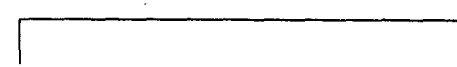
DEMOLITION GENERAL NOTES

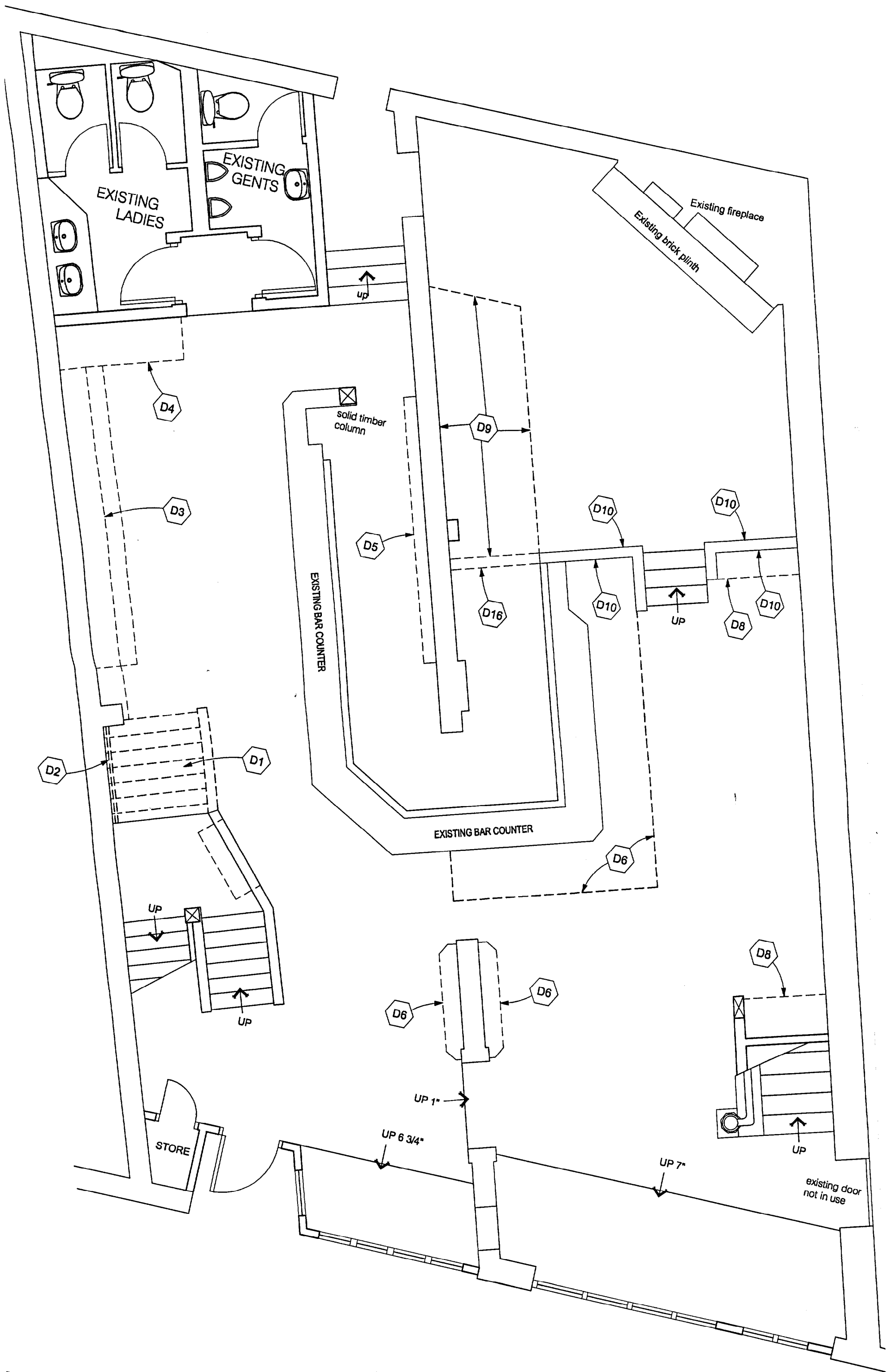
1. DASHED LINES INDICATE EXISTING COMPONENTS TO BE REMOVED. NOTE NOT ALL DEMOLITION WORK APPEARS AS A DASHED LINE. SEE DEMO KEY NOTES FOR MORE PRECISE DESCRIPTIONS OF WORK TO BE PERFORMED.
2. REMOVE ALL ELECTRICAL RECEPTACLES, SWITCHES AND EXPOSED WIRING. CAP WITHIN WALLS TO REMAIN.
3. REMOVE AND SALVAGE ALL LIGHT FIXTURES. TURN OVER TO OWNER.
4. CAP ALL WIRING AND PLUMBING AT COMPONENTS TO BE REMOVED. PERFORM WORK IN ACCORDANCE TO ALL APPLICABLE NATIONAL, STATE AND LOCAL CODES.
5. FOR DEMO WORK AT DEMO NOTE NO. 9 (4'-0" X 12'-0" FLOOR REMOVAL), SIZE HEADER BEAM TO RECEIVE EXISTING FLOORING TO MAINTAIN 100 LBS. PER SQUARE FOOT FLOOR BEARING CAPACITY.
6. ACCESS TO ALL STAIRWELLS AND CORRIDORS TO EXIT DOORS MUST REMAIN FREE FROM DEBRIS AND OTHER OBSTRUCTIONS DURING DEMOLITION WORK.



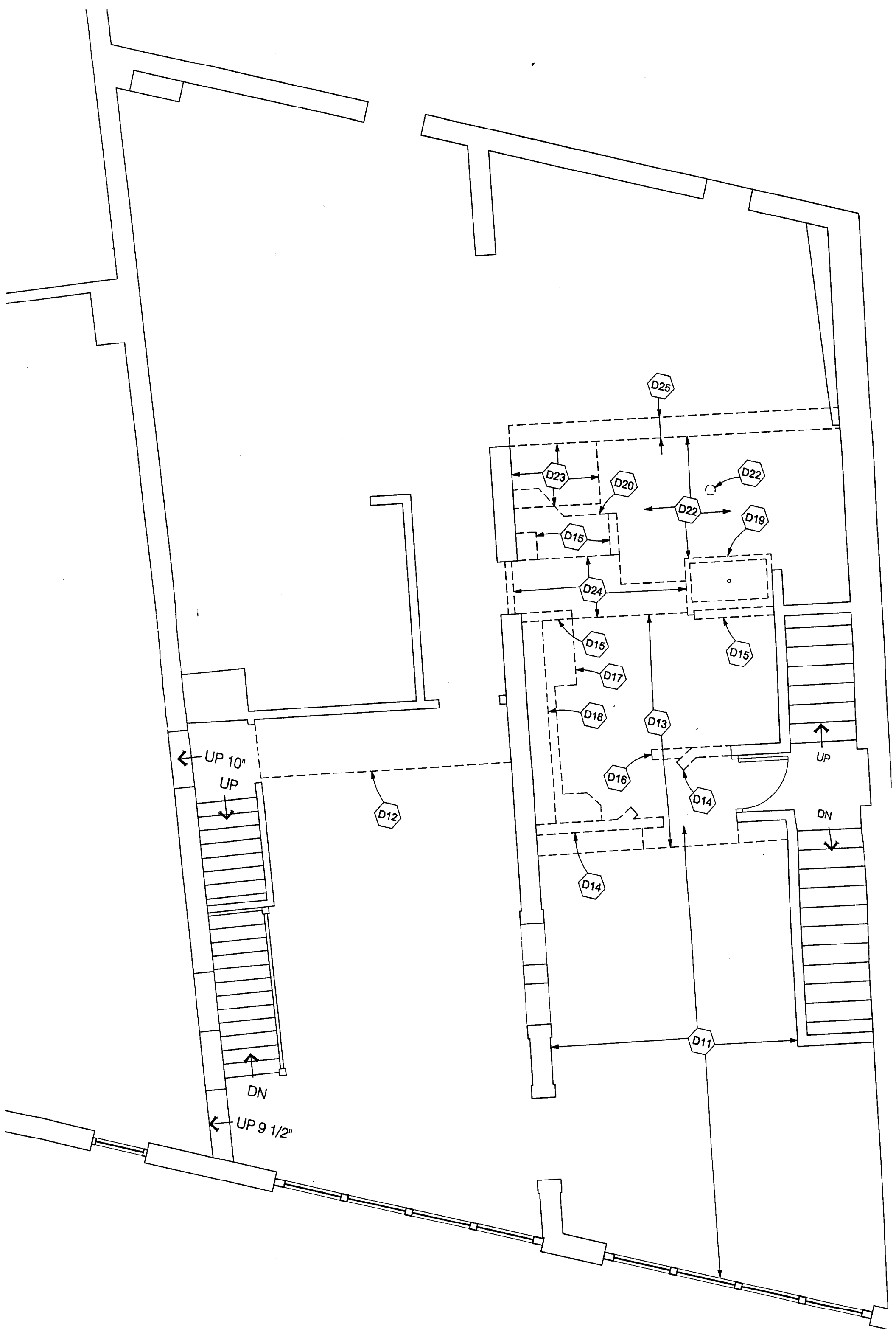
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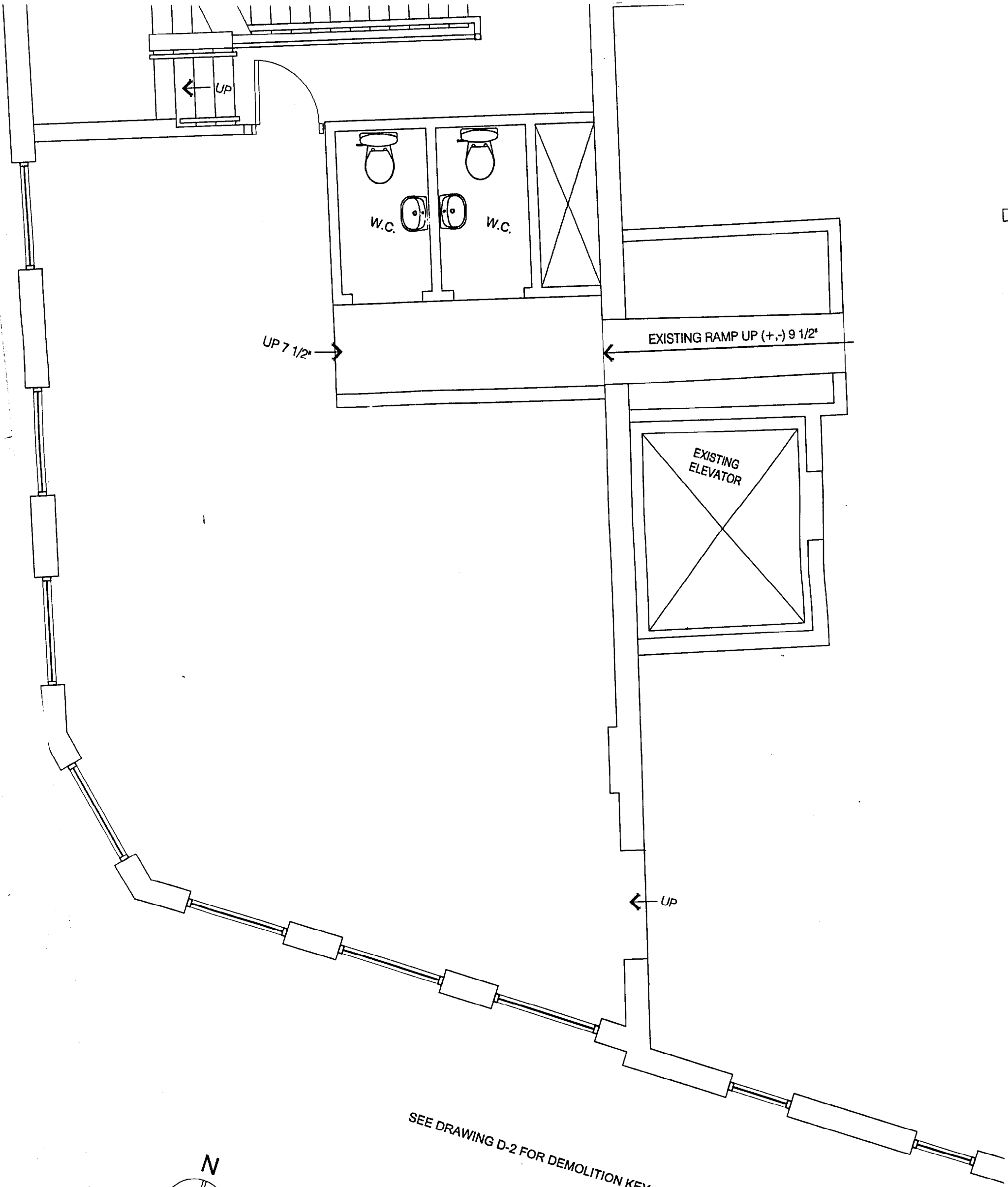
BASEMENT DEMOLITION PLAN



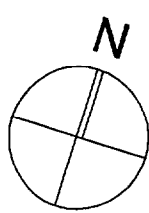


FLOOR DEMOLITION PLAN





SEE DRAWING D-2 FOR DEMOLITION KEY NOTES AND DEMOLITION GENERAL NOTES.



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D-3

SECOND FLOOR DEMOLITION PLAN

