

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080391

This is to certify that BUCKSTAR LLC

has permission to NOVARE RES BIER CAFE Tenant fit up for restaurant & bar

AT 188 MIDDLE ST

032 1021001

PERMIT ISSUED

MAY 7 2008

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 when permission is procured before this building or part thereof is laid or closed-in. **48 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. Greg Carr

Health Dept. _____

Appeal Board _____

Other _____

Department Name

James Burke 5/7/08
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: 08-0391	Issue Date:	CBL: 032 1021001
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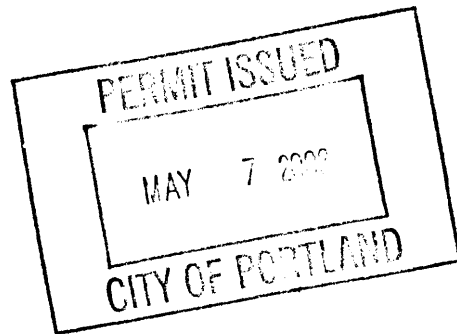
Location of Construction: 188 MIDDLE ST	Owner Name: BUCKSTAR LLC	Owner Address: 100 SILVER ST	Phone:
Business Name: NOVARE RES BIER CAFE	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name Eric Michaud	Phone: 207-756-4454	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Black Tie	Proposed Use: Commercial - NOVARE RES BIER CAFE - Tenant fit up for restaurant & bar	Permit Fee: \$500.00	Cost of Work: \$47,665.00	CEO District: 1
Proposed Project Description: NOVARE RES BIER CAFE - Tenant fit up for restaurant & bar		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>Az</i> Type: <i>3B</i> <i>IBC-2003</i>	
		Signature: <i>Carey Coe</i> Signature: <i>JMB 5/7/08</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: 04/22/2008	Zoning Approval		
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>4/29/08</i>	Date: _____	Date: <i>any exterior work requires a separate review & approval</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 _____

BUILDING PERMIT INSPECTION PROCEDURES

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

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

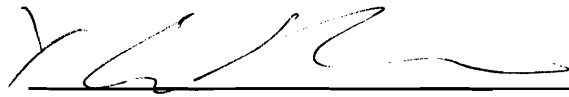
Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



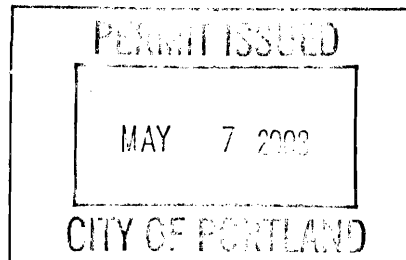
Signature of Applicant/Designee

3/7/08
Date



Signature of Inspections Official

3/7/08
Date



City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0391	Date Applied For: 04/22/2008	CBL: 032 1021001
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Location of Construction: 188 MIDDLE ST	Owner Name: BUCKSTAR LLC	Owner Address: 100 SILVER ST	Phone:
Business Name: NOVARE RES BIER CAFE	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name Eric Michaud	Phone: 207-756-4454	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - NOVARE RES BIER CAFE - Tenant fit up for restaurant & bar	Proposed Project Description: NOVARE RES BIER CAFE - Tenant fit up for restaurant & bar
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 04/29/2008

Note: **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.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 05/07/2008

Note: **Ok to Issue:**

- 1) Approval of license is subject to health inspections per the Food Code.
- 2) New restaurant must meet the requirements of the City and State Food Codes
- 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 4) Per Eric M. All the kitchen cooking equipment has been removed as they will only be serving light fare sandwiches and cheese/veggie platters. The hood ducting is still intact, but the hood canopy has been removed.
- 5) Per Eric M. The bar area will serve beer and wine only with no soda fountain. No mixed drinks at this time. If this expands in the future, an ice sink and hand wash will be required to be installed with a permit. Eric states the handwash in the kitchen is within 10' feet of the bar area.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 04/29/2008

Note: Total occupant load = 257 from plan. Need to verify on site. **Ok to Issue:**

- 1) Emergency lights and exit signs are required
- 2) Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
- 3) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 4) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 5) All construction shall comply with NFPA 101
- 6) Application requires State Fire Marshal approval.



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>4 Canal Plaza / 188 Middle St</u>		
Total Square Footage of Proposed Structure/Area <u>6,371</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>I</u> Lot# <u>31</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Eric Michaud</u> Address <u>4 Canal Plaza</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-756-4454</u>
Lessee/DBA (If Applicable) <u>Novare Res Bier Cafe</u>	Owner (if different from Applicant) Name <u>Buckstar LLC</u> Address <u>100 Silver St</u> City, State & Zip <u>Portland, ME 04101</u>	Cost Of Work: <u>\$47,665</u> C of O Fee: \$ _____ Total Fee: \$ 500 <u>500</u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>Black Tie Restaurant</u> Proposed Specific use: <u>Restaurant/bar</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Re-outfit space for a restaurant/bar</u> <u>All work cosmetic</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Eric Michaud</u> Telephone: <u>207-756-4454</u> Mailing address: <u>4 Canal Plaza, Portland, ME 04101</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: 

Date: 4/21/08

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

April 21, 2008

City of Portland:

Re: General Building Permit
Novare Res Bier Café
4 Canal Plaza/188 Middle St. basement
Portland, ME

Eric Michaud
207-756-4454

This proposal is to re-outfit the space that was the Black Tie Restaurant and turn it into Novare Res Bier Café, a bar/restaurant.

The space contains 6,371 square feet.

It is already outfitted with a fully functioning sprinkler system.

The smoke and heat detectors are fully functioning.

The scope of work to be done is as follows:

- Install sinks, dishwasher, and ice machine in kitchen
- install bar sink
- build new bar and back bar/shelving from wood and brick
- replace old drop-ceiling tiles with new tin pieces (see attached flammability test from Commercial Testing Company for American Tin Ceilings)
- paint walls
- install walk-in cooler
- refinish bar floor with a concrete stain
- refinish lounge floor with wood

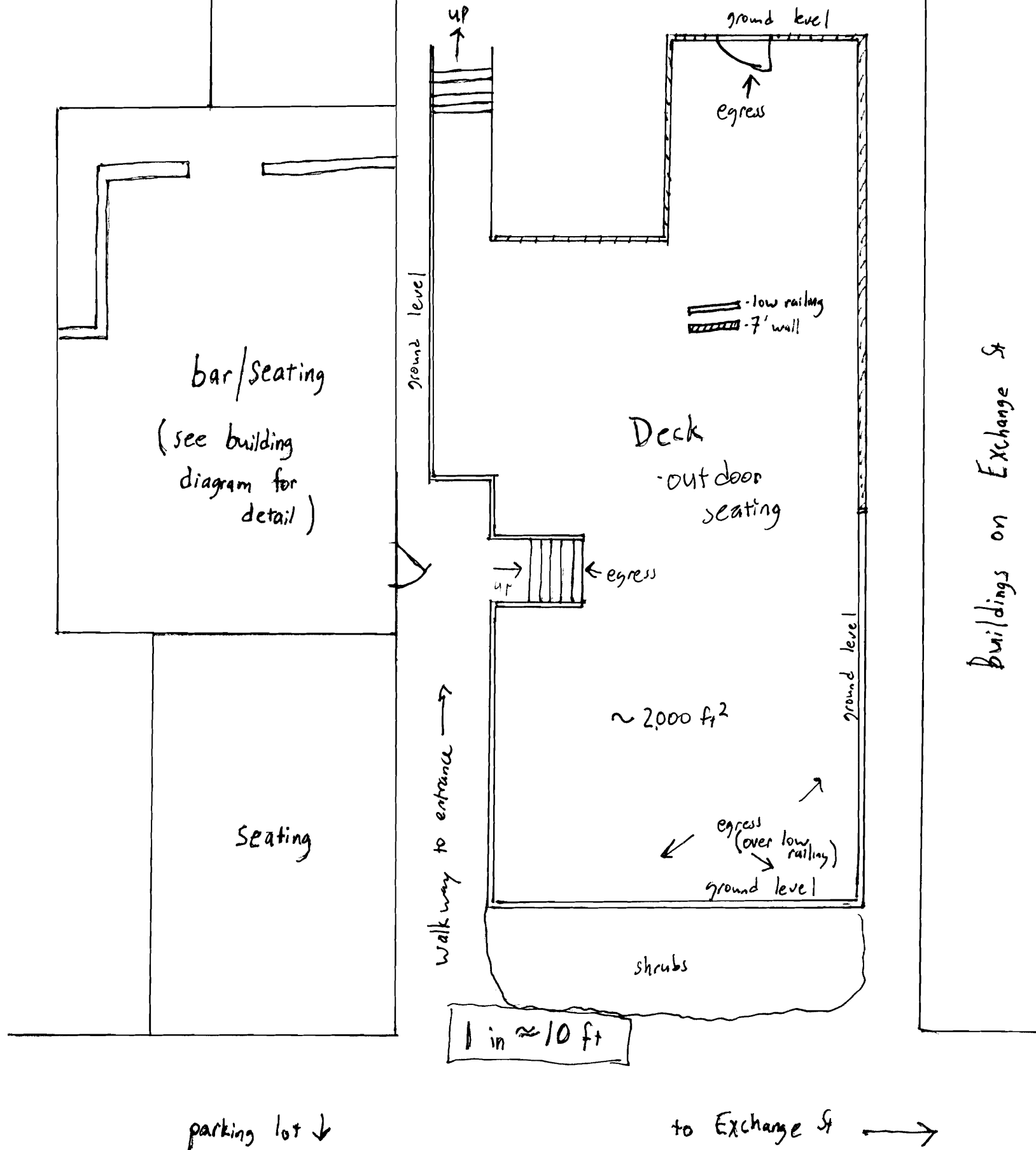
There will be no structural changes to the building. No permanent walls, doors, or windows will be added.

For questions or further information, please contact;

Eric Michaud
207-756-4454

Novare Res, LLC
4 Canal Plaza
Portland, ME

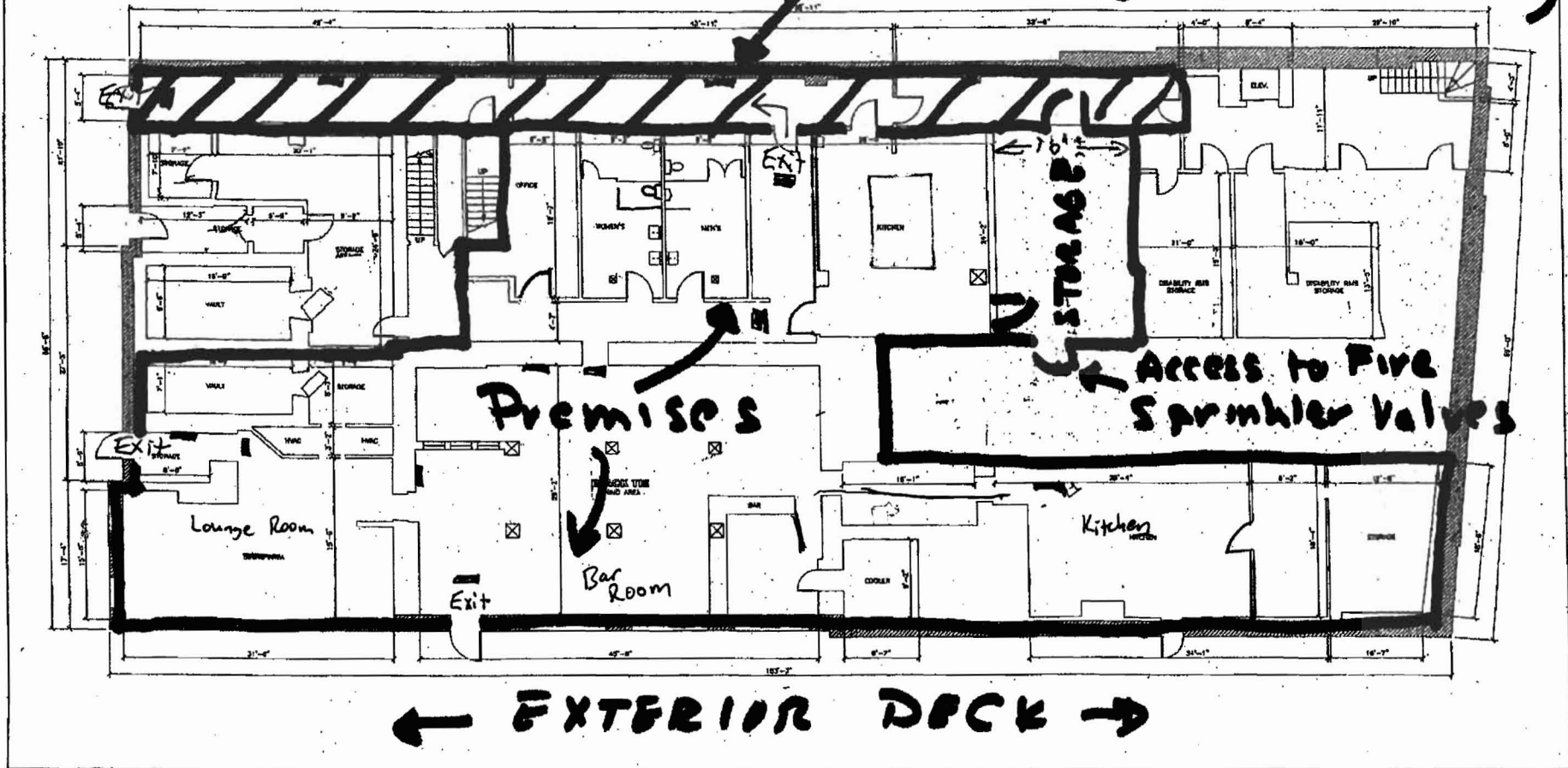
Buildings on Middle St



Buildings on Exchange St

EXHIBIT A-1

Common (hatched area)



UNABLE TO CONFIRM MEASUREMENTS IN THIS SPACE

Revisions:	
Rev.	Date

Scale: 3/16"
 Date: 05.31.01
 Drawn: JP
 Check:
 Dept:

Drawing Title:
BOYD BLOCK - 4 CANAL
Basement Plan
 Portland, Maine

COMMERCIAL PROPERTIES
 COMMERCIAL, INDUSTRIAL
 INVESTMENT REAL ESTATE
 100 BELLEVILLE STREET
 PORTLAND, MAINE 04101

Project: 010207
 4
 4 of 8 Sheet(s)

lit "exit" sign
 emergency lights

Novare Res Bier Cafe
 4 Canal Plaza
 Portland, ME

ASTM E 84 TEST DATA

Client: The American Tin Ceiling Company

Test Number: 3726-8426

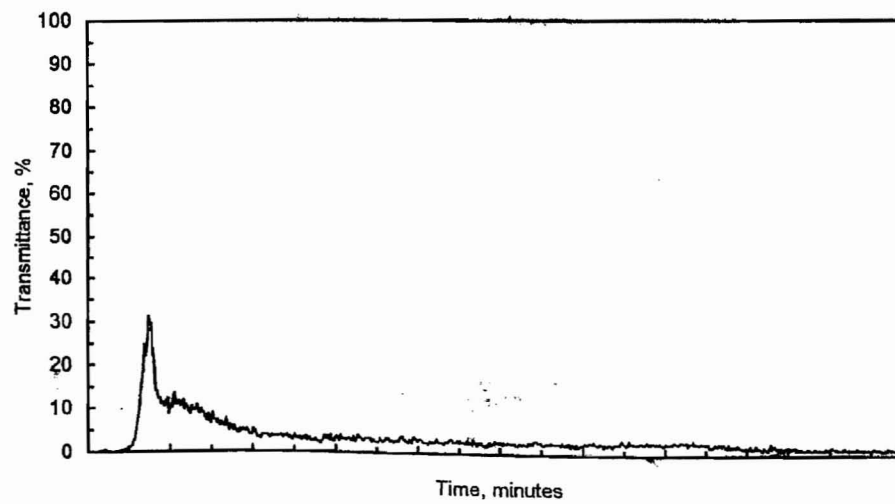
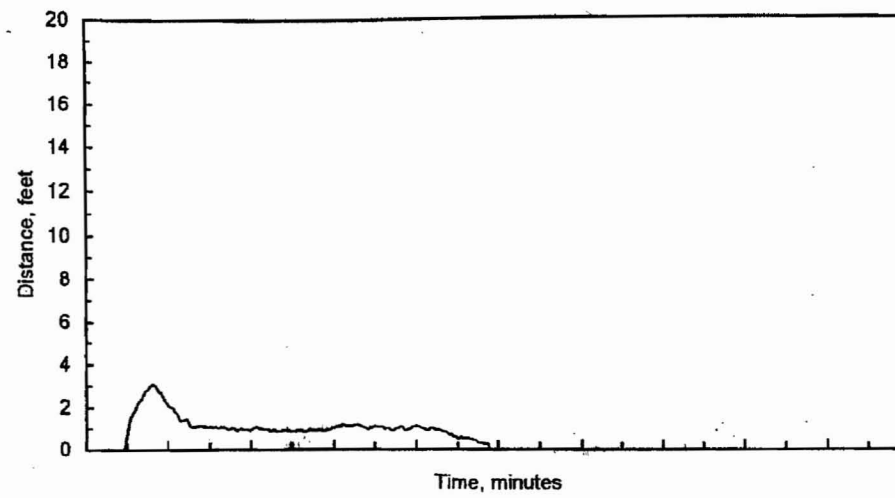
Material Tested: Powdercoated NailUp Tin Ceiling Panel

Date: December 5, 2005

Test Results:

Time to Ignition = 00.25 minutes
Maximum Flamespread Distance = 03.06 feet
Time to Maximum Spread = 00.82 minutes

Flame Spread Index = 15
Smoke Developed Index = 35



INTRODUCTION

This report is a presentation of results of a surface flammability test on a material submitted by The American Tin Ceiling Co., Bradenton, Florida.

The test was conducted in accordance with the ASTM International fire test response standard E 84-03b, *Surface Burning Characteristics of Building Materials*, sometimes referred to as the Steiner tunnel test. This test is applicable to exposed surfaces such as walls and ceilings. The test is conducted with the specimen in the ceiling position with the surface to be evaluated exposed face down to the ignition source. The ASTM E 84 test method is technically identical to NFPA No. 255 and UL No. 723.

This standard is used to measure and describe the response of materials, products, or assemblies to heat and flame under controlled conditions, but does not by itself incorporate all factors required for fire-hazard or fire-risk assessment of materials, products, or assemblies under actual fire conditions.

PURPOSE

The purpose of the test is to provide only the comparative measurements of surface flame spread and smoke development of materials with that of select grade red oak and fiber-reinforced cement board, Grade II, under specific fire exposure conditions. The test exposes a nominal 24-foot long by 20-inch wide test specimen to a controlled air flow and flaming fire adjusted to spread the flame along the entire length of a red oak specimen in 5.50 minutes. During the 10-minute test duration, flamespread over the specimen surface and density of the resulting smoke are measured and recorded. Test results are calculated relative to red oak, which has an arbitrary rating of 100, and fiber-reinforced cement board, Grade II, which has a rating of 0.

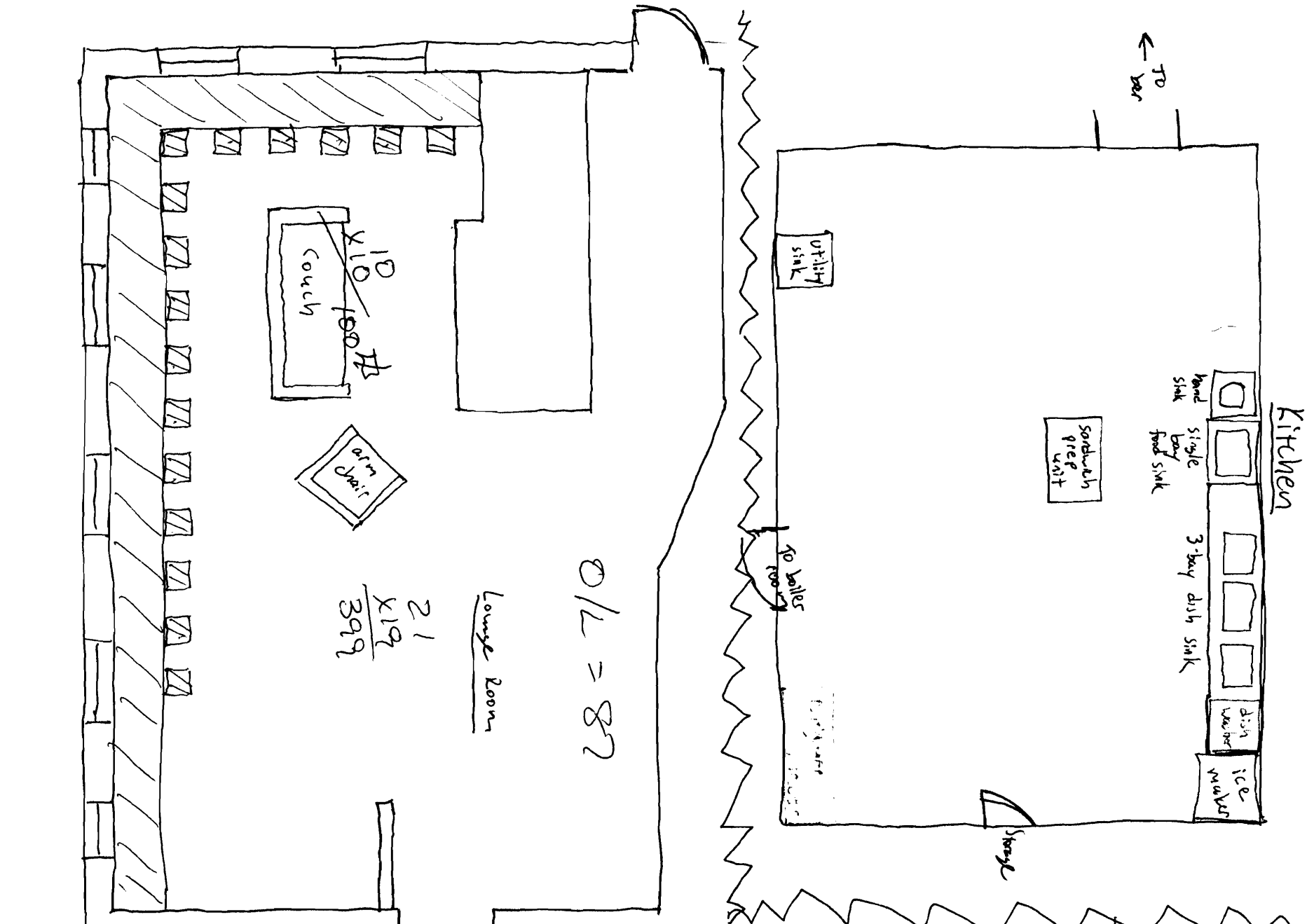
The test results are expressed as Flame Spread Index and Smoke Developed Index. The Flame Spread Index is defined in ASTM E 176 as "a number or classification indicating a comparative measure derived from observations made during the progress of the boundary of a zone of flame under defined test conditions." The Smoke Developed Index, a term specific to ASTM E 84, is defined as "a number or classification indicating a comparative measure derived from smoke obscuration data collected during the test for surface burning characteristics." There is not necessarily a relationship between the two measurements.

The method does not provide for measurement of heat transmission through the surface tested, the effect of aggravated flame spread behavior of an assembly resulting from the proximity of combustible walls and ceilings, or classifying a material as noncombustible solely by means of a Flame Spread Index.

The zero reference and other parameters critical to furnace operation are verified on the day of the test by conducting a 10-minute test using 1/4-inch fiber-reinforced cement board, Grade II. Periodic tests using NOFMA certified 23/32-inch select grade red oak flooring provide data for the 100 reference.

TEST SAMPLE

The test sample, selected by the client, was identified as **Powdercoated NailUp Tin Ceiling**, tin ceiling panels with a metal thickness of 0.022 inch. Twelve ceiling tiles, each measuring 24 inches by 24 inches, were received. They were physically self-supporting and required no additional sample preparation. The panels were transferred to storage racks and conditioned to equilibrium in an atmosphere with the temperature maintained at $71 \pm 2^\circ\text{F}$ and the relative humidity at 50 ± 5 percent. For testing, the panels were placed end-to-end on the ledges of the tunnel furnace to make up the necessary 24-foot test sample and the test conducted with no auxiliary support mechanism.

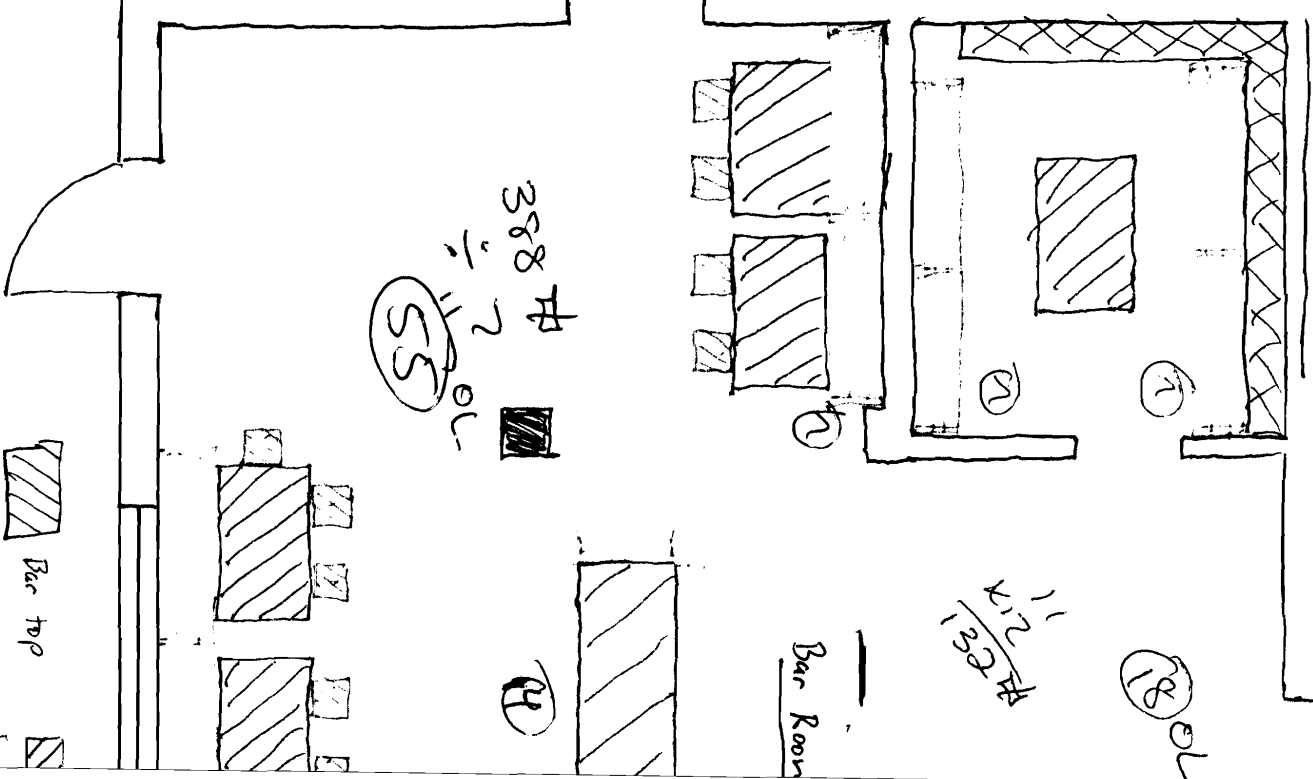





$$21 \times 40 = 87$$

$$\begin{array}{r} 21 \\ \times 40 \\ \hline 399 \end{array}$$

Bench seating = 63
 stools + chairs = 33
 520 \div 7 = 74

Bar stools = 16
 499 \div 7 = 71
 87 = Total



-  Bar top
-  Back-bar Shelving
-  Bar stool x35