

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

INSPECTION
PERMIT

PERMIT ISSUED

Permit Number: 080628

JUL - 7 2008

This is to certify that OLD PORT RETAIL HOLDINGS LLC / Joe Kelley

has permission to Joe's New York Pizza - Interior Alterations and Tenant Fit-up 1st Floor City

AT 432 FORE ST

032 R003001

CITY OF PORTLAND

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 procedure is complete this building or part thereof shall be closed or enclosed-in-4 HOURS 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. Craig Cass

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Joanne Bonke 7/7/08
 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: 08-0628	Issue Date:	CBL: 032 R003001
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Location of Construction: 432 FORE ST <i>called 420</i>	Owner Name: OLD PORT RETAIL HOLDINGS	Owner Address: 101 RICHARDSON ST	Phone:
Business Name:	Contractor Name: Joe Kelley	Contractor Address: 888 Lafayette Road Hamton	Phone: 2076088415
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: <i>B-3</i>

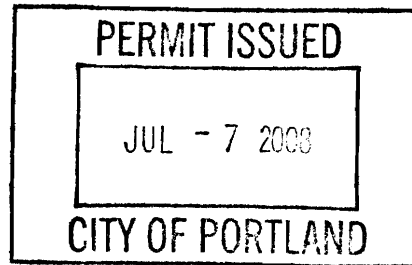
Past Use: Commercial - Restaurant/Granny's Burritos	Proposed Use: Commercial - Restaurant/Joe's New York Pizza - Interior Alterations and Tenant Fit-up <i>1st & 2nd floor</i>	Permit Fee: \$70.00	Cost of Work: \$5,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>A2</i> Type: <i>S</i> <i>IBC-2003</i>	

Proposed Project Description: Joe's New York Pizza - Interior Alterations and Tenant Fit-up <i>1st Floor only</i>	Signature: <i>Greg Clark</i>	Signature: <i>JMB 7/7/08</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: lmd	Date Applied For: 06/06/2008	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 <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"/> - Date: <i>6/6/08</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>Requires separate review & approval</i>
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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

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.

 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.

FSE Inspection

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.

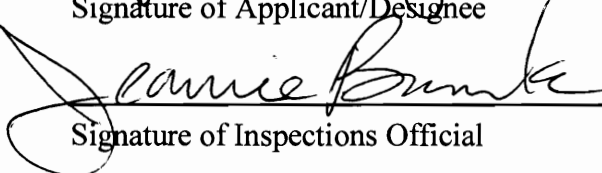
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

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



Signature of Applicant/Designee

7/7/08
Date



Signature of Inspections Official

7/7/08
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0628	Date Applied For: 06/04/2008	CBL: 032 R003001
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Location of Construction: 432 Fore St	Owner Name: OLD PORT RETAIL HOLDINGS	Owner Address: 101 RICHARDSON ST	Phone:
Business Name:	Contractor Name: Joe Kelley	Contractor Address: 888 Lafayette Road Hamton	Phone (207) 608-8415
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Restaurant/Joe's New York Pizza - Interior Alterations and Tenant Fit-up	Proposed Project Description: Joe's New York Pizza - Interior Alterations and Tenant Fit-up <i>1st Floor only</i>
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 06/06/2008

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) Separate permits shall be required for any new signage.
- 3) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 4) Please check with the City Clerk's office and the Statev for all required licenses.

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

Note:**Ok to Issue:**

- 1) Approval of license is subject to health inspections per the Food Code.
- 2) This permit approves occupancy of the first floor only, a certificate of occupancy shall be issued at the final inspection and is limited to 24 seats.
- 3) New restaurant, lounge or bar must meet the requirements of the City and State Food Codes
- 4) 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.
- 5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 6) Separate permit required for hood installation
- 7) No alcohol may be served due to non-compliance with the food and liquor codes.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Greg Cass **Approval Date:** 06/06/2008

Note:**Ok to Issue:**

- 1) This is a mixed use occupancy and the egresses from the second floor of this business are not code compliant. This permit approves occupancy of the first floor only.
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) All means of egress to remain accessible at all times
- 4) Emergency lights and exit signs are required
- 5) All hoods shall require a separate permit.

Location of Construction: 432 Fore St	Owner Name: OLD PORT RETAIL HOLDINGS	Owner Address: 101 RICHARDSON ST	Phone:
Business Name:	Contractor Name: Joe Kelley	Contractor Address: 888 Lafayette Road Hamton	Phone (207) 608-8415
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Comments:

7/1/2008-jmb: Spoke to Joe K. About bathroom fixture count for the occupant load, need 2 each. Has existing grease trap, but discussed the 2nd fl bar fixtures all going to an indirect recptacle....there are limitations on this. Need a detail on the closing in of the 2nd to 3rd floor stair with fire separation, and a 3rd floor plan as he plans a storage area, with separation details. Discussed separate hood permit, and recalculation on the cost of work.

7/2/2008-jmb: Joe K. Came in with details, will need to have fire review also

7/3/2008-jmb: Greg did an on site inspection and confirmed this is a mixed use and the egresses from the 2nd floor do not meet code. Only the first floor can be occupied until plans are submitted by a design professional.



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details *NO framing / No new walls*
- Detail of any new walls or permanent partitions *none*
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout. *will be submitted by separate contractors*
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEEC 2003 *Existing*
- Proof of ownership is required if it is inconsistent with the assessors records. *Lease*
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Fire Department requirements.

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant **and** the project architect.
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure.
- Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.



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>420 Fore St (Formerly Grannys Burrito)</u>		
Total Square Footage of Proposed Structure/Area <u>2200 +-</u>		Square Footage of Lot <u>7000</u> 22000
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>032 R 003</u>	Applicant * <u>must</u> be owner, <u>Lessee</u> or Buyer* Name <u>Joe Kelley</u> Address <u>888 Lafayette rd</u> City, State & Zip <u>Hampton, NH 03842</u>	Telephone: <u>603 608 8415</u>
Lessee/DBA (If Applicable) <u>Joe's New York Pizza</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>5000</u> C of O Fee: \$ _____ Total Fee: \$ <u>70</u>
Current legal use (i.e. single family) <u>Restaurant bar w/ entertainment</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>✓ Pizzeria w/ Salads + Subs on 1st floor with a JUN-age on the 2nd floor</u>		
Contractor's name: <u>Joe Kelley</u> Address: <u>888 Lafayette rd</u> City, State & Zip: <u>Hampton, NH 03842</u> Telephone: <u>603 608 8415</u> Who should we contact when the permit is ready: <u>Joe Kelley</u> Telephone: <u>603 608 8415</u> Mailing address: <u>same</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.

Call Nichole
© 650-3443

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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: Joe Kelley Date: 5/29/08

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

✓ 2954

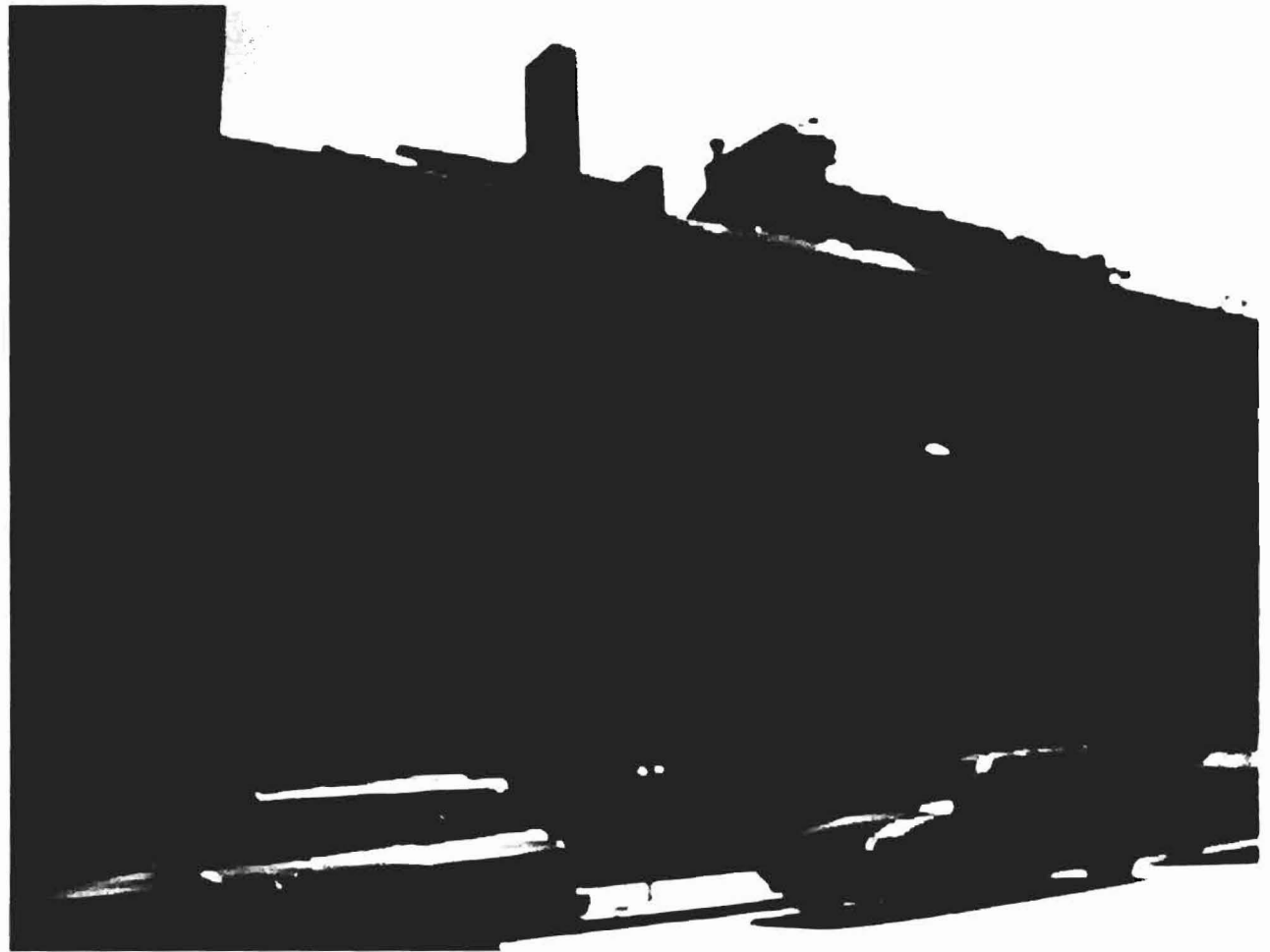
TO: Portland Fire Dept.

From: Joe Kelley (603)608 8415

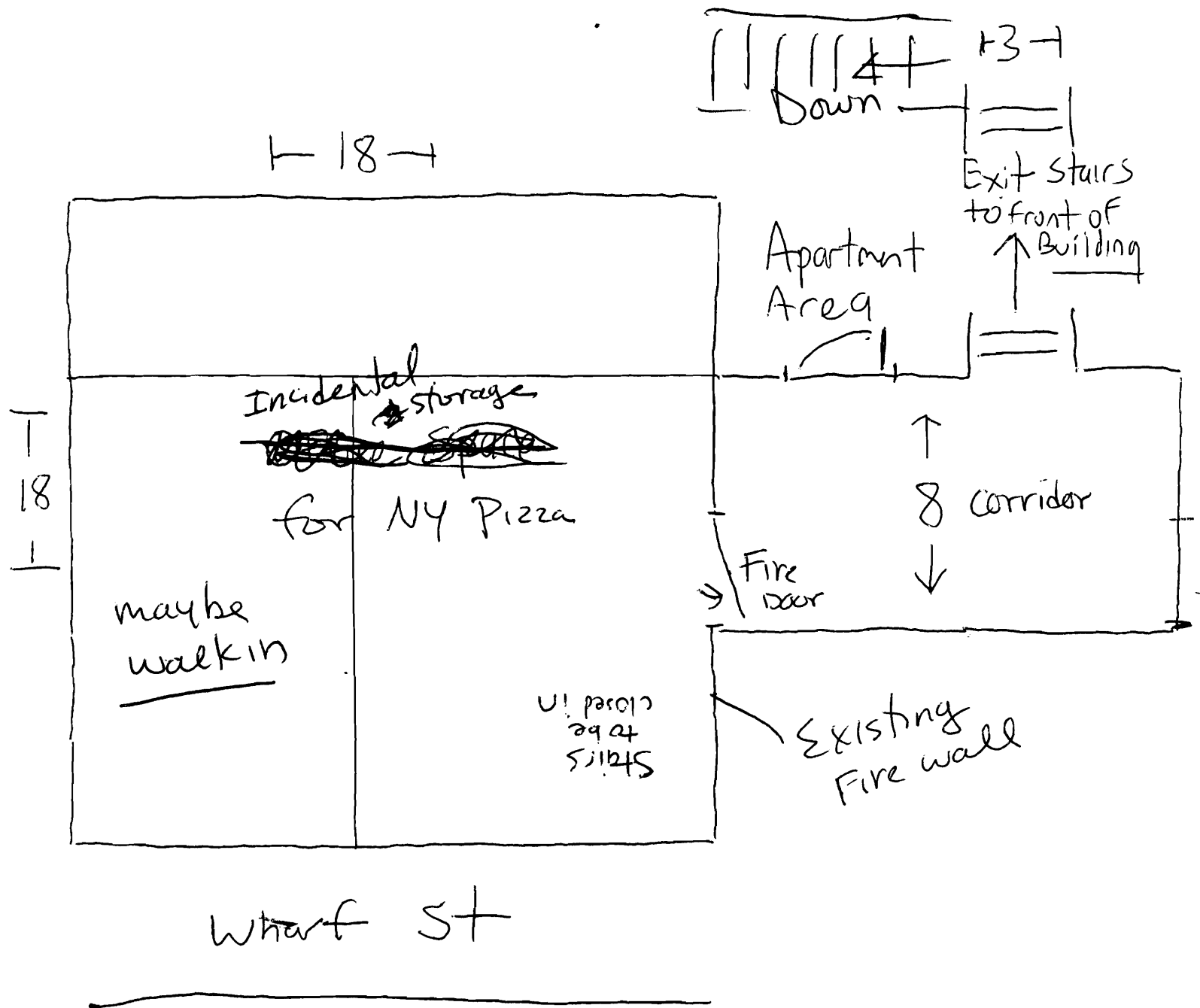
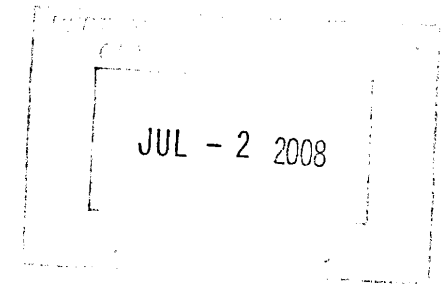
I am writing to inform you of a future Joe's NY PIZZA at 420 Fore st. (Formerly Grannys Burritos) we will be operating a restaurant/Bar with entertainment. Currently the building is not sprinklered and our occupancy will be below 100 people. There is 2 exits on each floor. All cooking equipment will be installed under hoods and a separate permit and detailed plans will be provided by a licensed contractor. All exits will have lighted signs and emergency lights will be installed per code as determined by my electrical contractor.

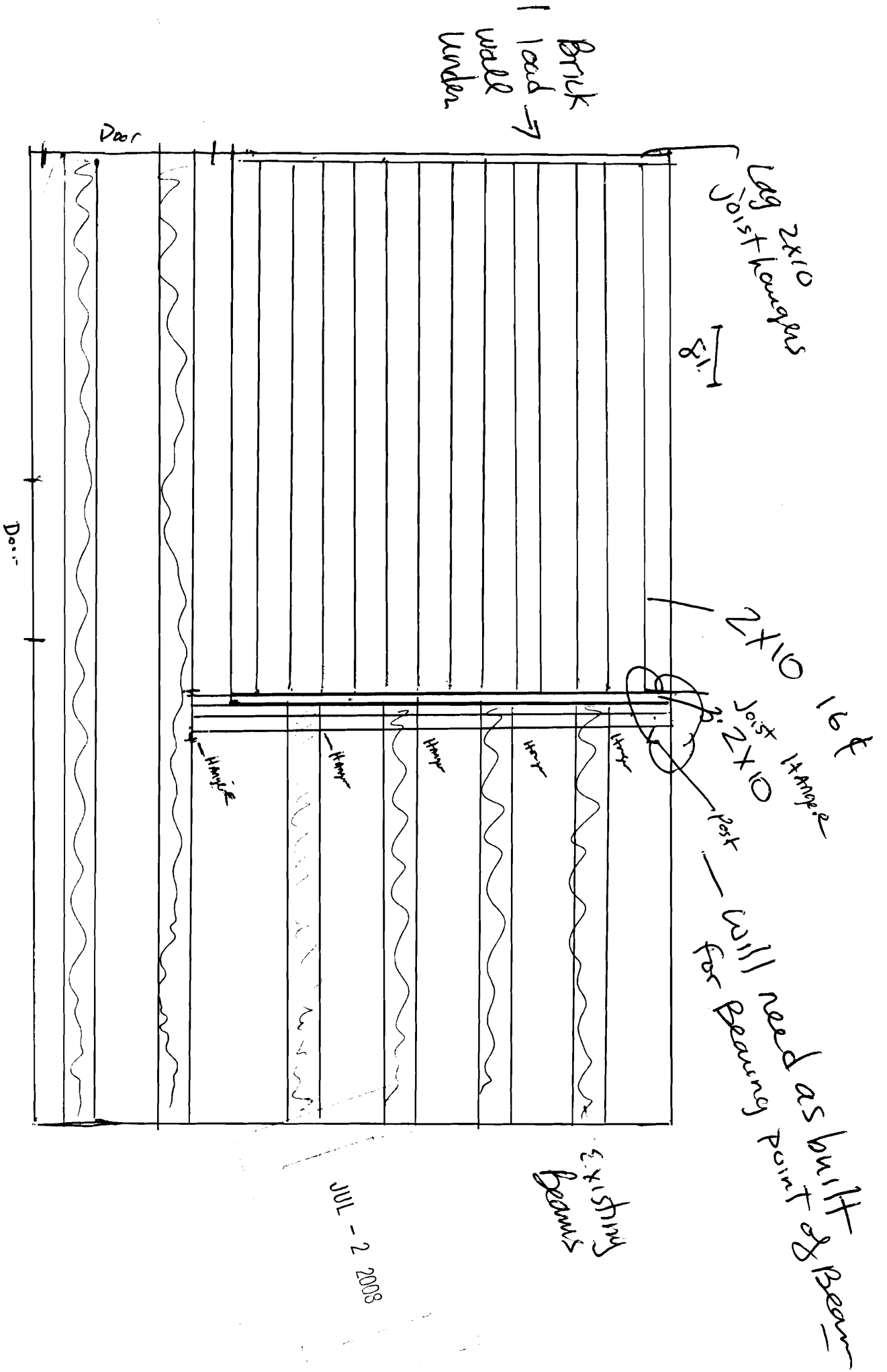
Thank you,

Joe Kelly



3rd floor office
(Existing)





1 load →
 Brick
 wall
 Under

2x10
 Joist + hangers

8'

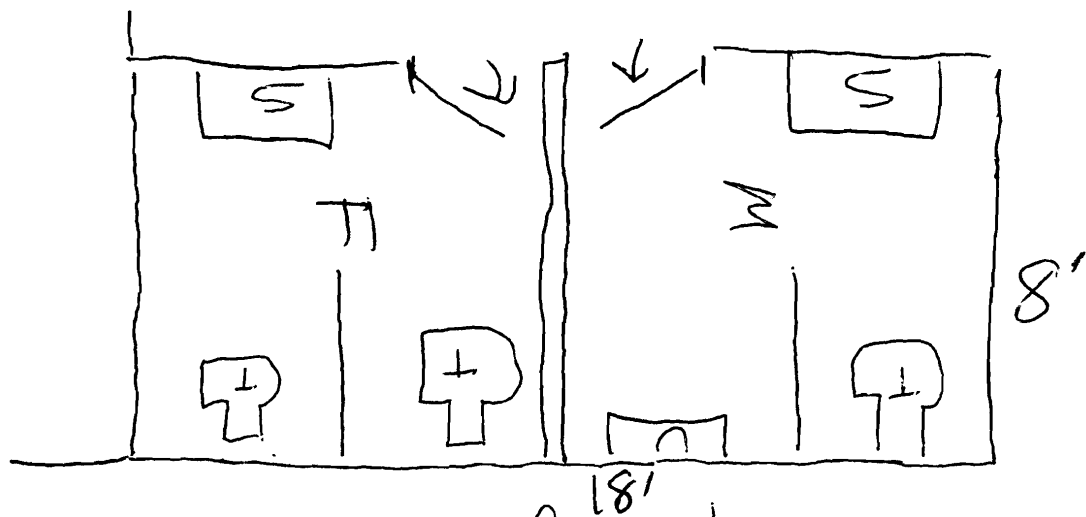
2x10 16 ft
 Joist Hanger

2x10 Joist
 Post — will need as built of beam
 for Beaming Point of beam

Existing
 Beams

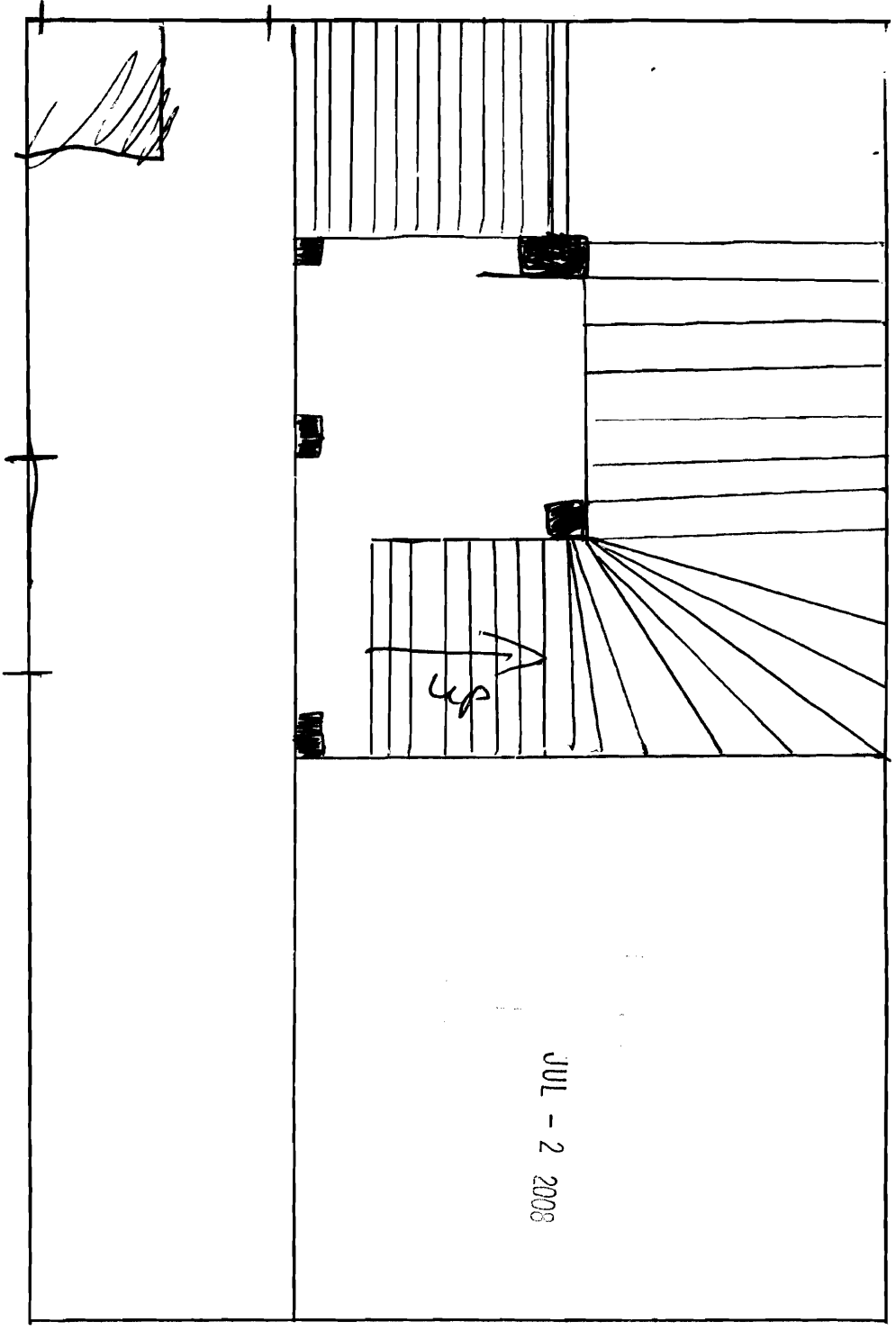
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JUL - 2 2008

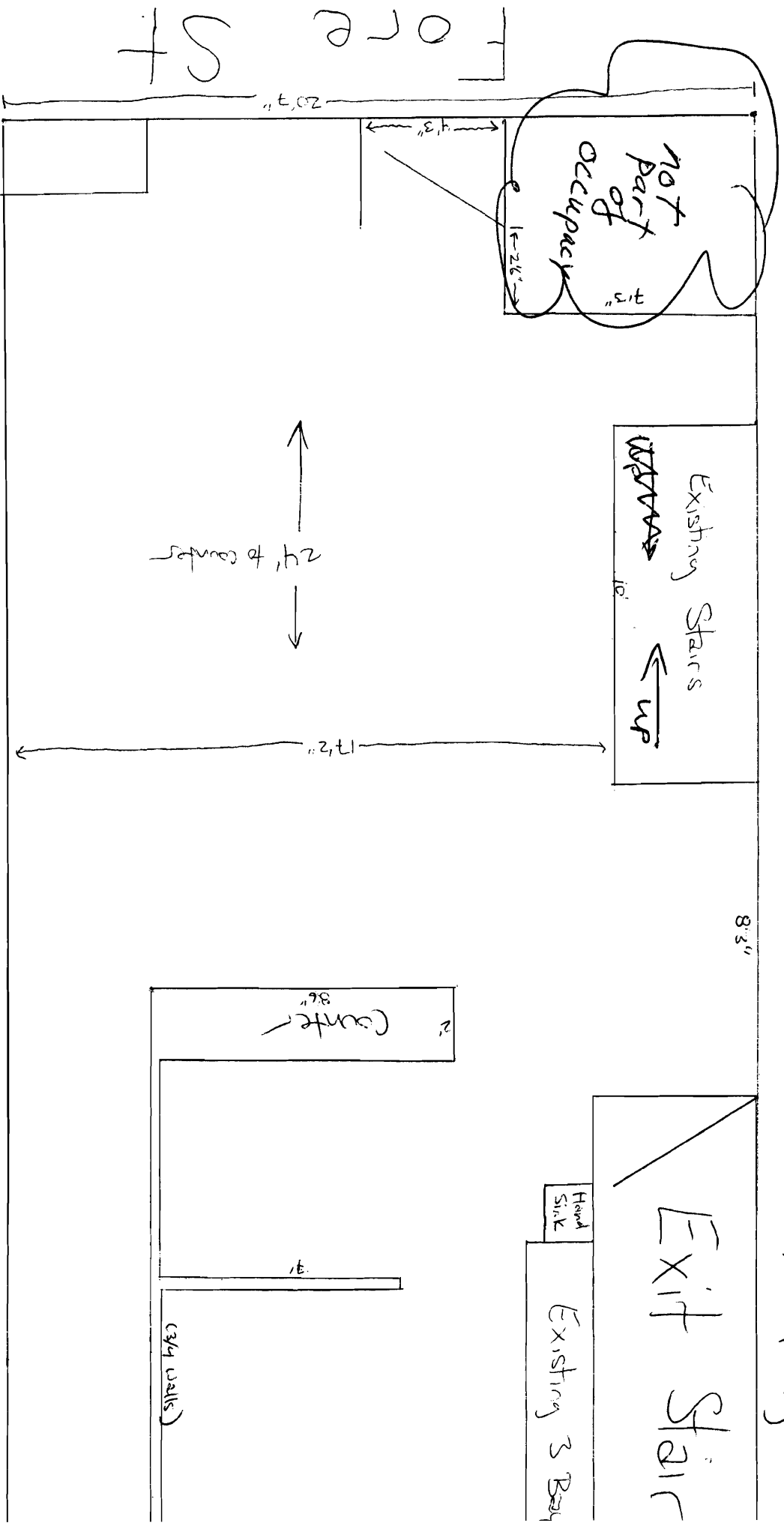


Wharf St,
Back wall 2nd Floor

2nd to 3rd Floor stair in Rear
To be removed
and Floor over

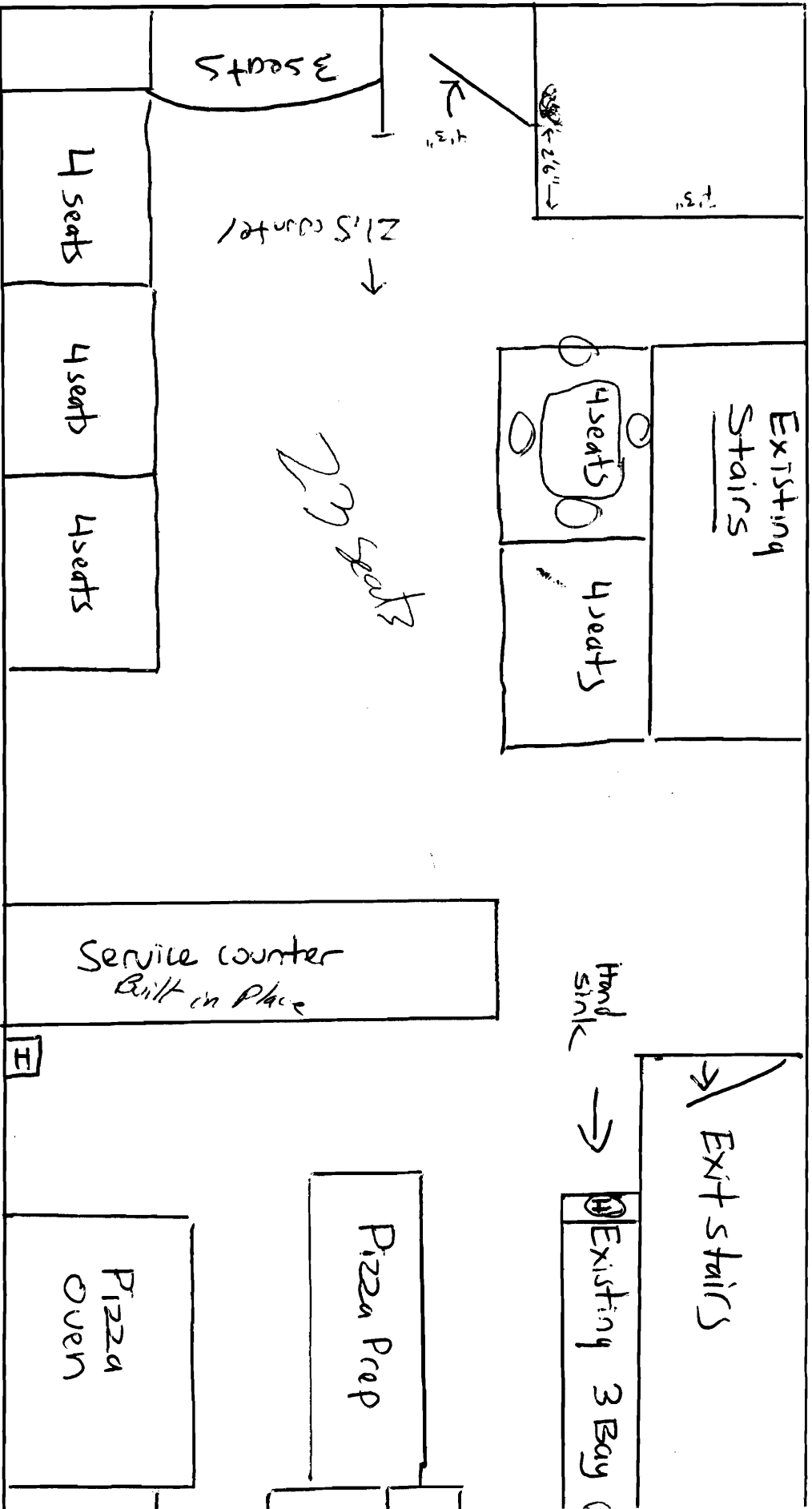


420 Fore St Existing
Existing 1st F



4220 Fore St. 1

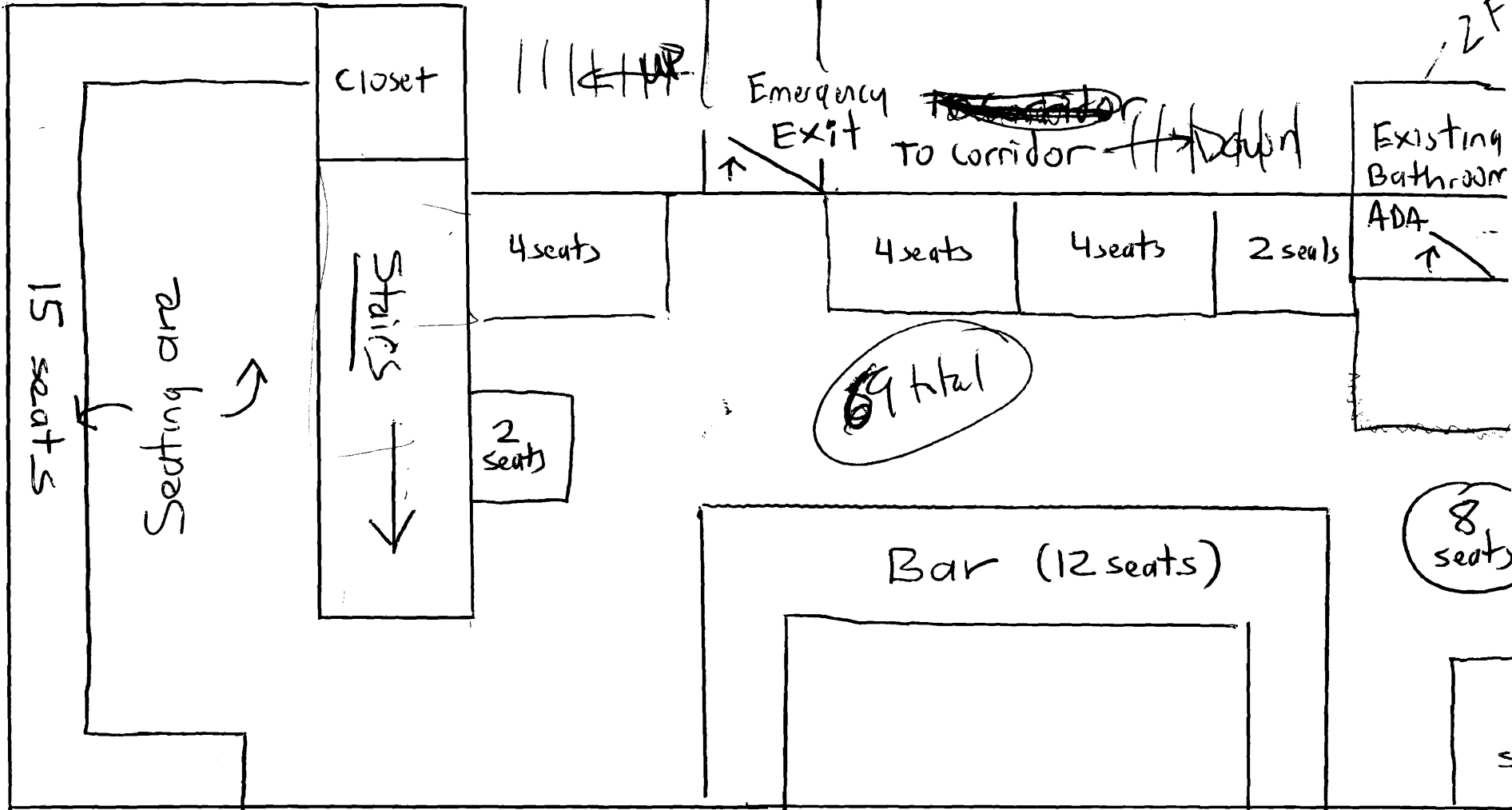
Fore St.
Front Door



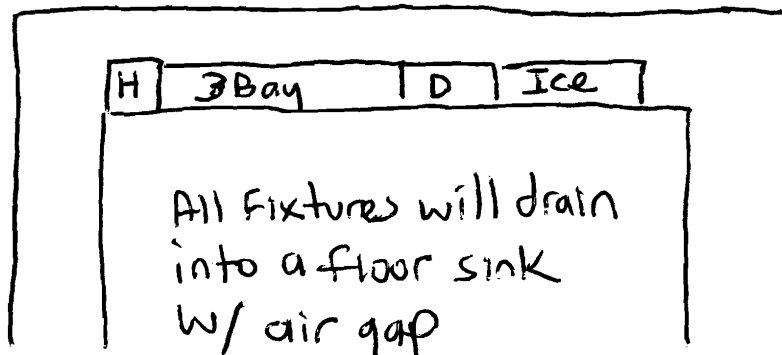
23 seats

H = Hand Sink
 T = stainless work table
 GT = Grease trap

Fore St.



Bar Fixtures Detail



H = Hand sink
 D = Dishwasher
 Ice = ice bin

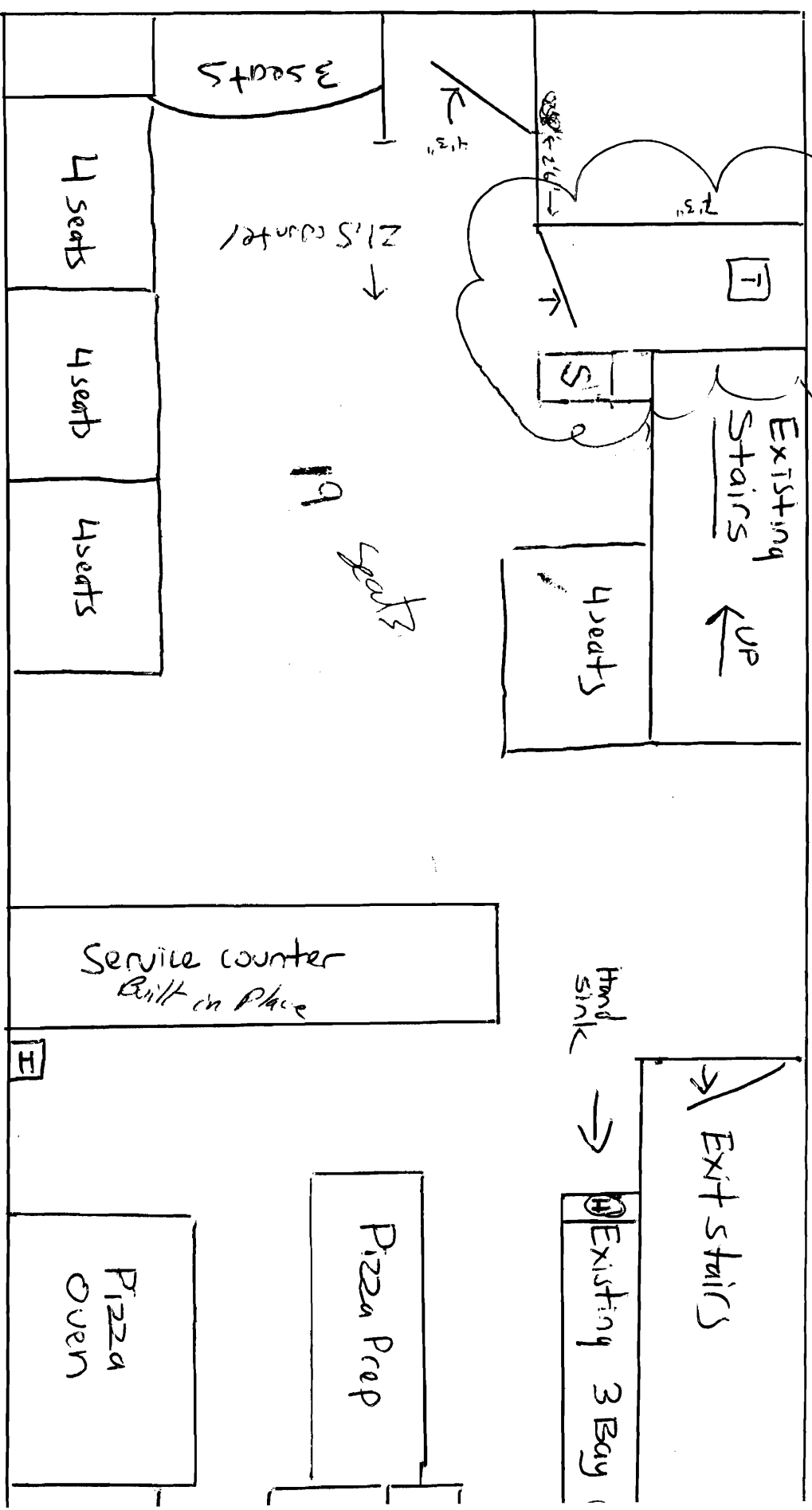
- No structural changes
- No New walls
- Bathrooms have commercial fixtures

01 SEAT 15

Proposed

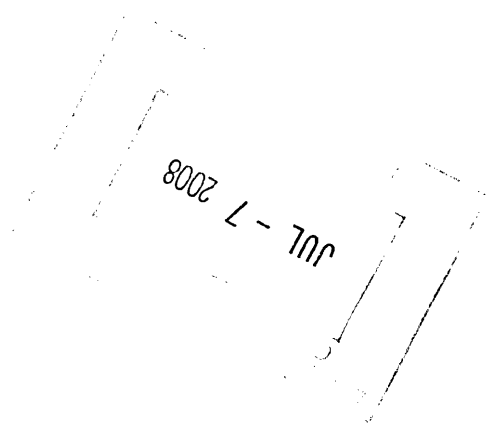
420 Fore St.

Fore St.
Front Door



New Bathroom
2x4 w/ sheet rock
on walls

20 seats



GT Grasekap
T = stinks work table
H - hand sink