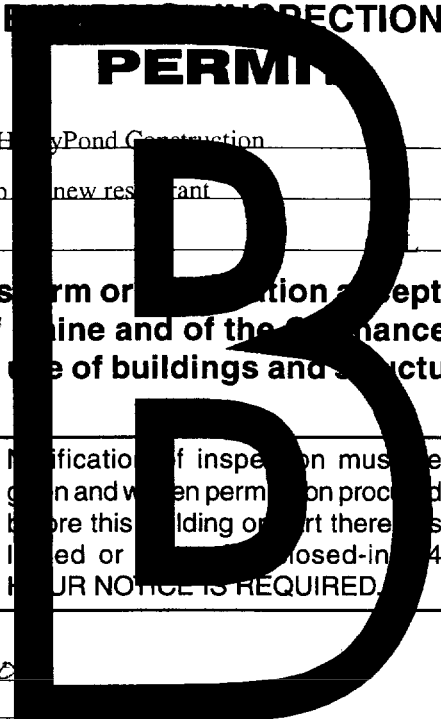


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached



Permit Number: 060315

This is to certify that 10 DANA STREET LLC / Henry Pond Construction

has permission to Change of use Tenant fit-up new restaurant

AT 10 DANA ST

032 V001001

PERMIT ISSUED
MAR 28 2006
CITY OF PORTLAND

provided that the person or persons firm or contractor 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 procured before this building or part thereof is occupied or closed-in. 4 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. CVEA Case - 3-22-06

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature]
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: 06-0315	Issue Date: MAR 28 2006	032 V001001
-----------------------	----------------------------	-------------

Location of Construction: 10 DANA ST	Owner Name: 10 DANA STREET LLC	Owner Address: 10 DANA ST. STE 300	Phone:
Business Name:	Contractor Name: HardyPond Construction	Contractor Address: 1039 Riverside St Suite 11 Portland	Phone: 2077976066
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial/ Bookstore	Proposed Use: Commercial/ Restaurant/ Change of use Tenant fit-up for new restaurant <i>cinque Ferra expanding into next door</i>	Permit Fee: \$471.00	Cost of Work: \$50,000.00	CEO District: 1
---	--	--------------------------------	-------------------------------------	---------------------------

Proposed Project Description: Change of use Tenant fit-up for new restaurant	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: H-2 Type: 3B 3/24/06 <i>[Signature]</i>
	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>

Permit Taken By: Idobson	Date Applied For: 03/09/2006	Zoning Approval
------------------------------------	--	------------------------

<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 checked="" type="checkbox"/> Wetland <i>in old port area</i></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"/> Minjr <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>[Signature]</i> Date: 3/14/06</p>	<p>Zoning 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><i>[Signature]</i> Date:</p>	<p>Historic Preservation</p> <p><input 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 checked="" type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p><i>any exterior work requires separate review & approval</i></p> <p>Date: <i>[Signature]</i></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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-03 15	Date Applied For: 03/09/2006	CBL: 032 V001001
-------------------------------	--	----------------------------

Location of Construction: 10 DANA ST	Owner Name: 10 DANA STREET LLC	Owner Address: 10 DANA ST. STE 300	Phone:
Business Name:	Contractor Name: HardyPond Construction	Contractor Address: 1039 Riverside St Suite 11 Portland	Phone (207) 797-6066
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial/ Restaurant/ Change of use Tenant fit-up for new restaurant	Proposed Project Description: Change of use Tenant fit-up for new restaurant
--	--

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 03/14/2006**Note:** Note: this is a separate restaurant, but the same owners as Cinque Terra**Ok to Issue:**

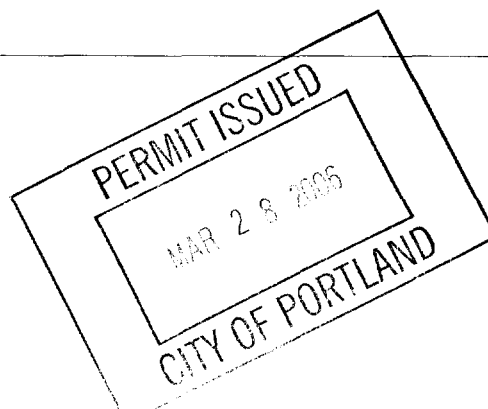
- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
- 3) This property is located within the Old Port Overlay District which restricts liquor licenses. Please check with the City Clerk's office for license availability.
- 4) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 03/24/2006**Note:****Ok to Issue:**

- 1) The existing door swing has been approved pursuant to section 3407 of the Building Code, (Historic Structures)
- 2) The floor system must be evaluated for compatibility with assembly use , 100psf, prior to construction.
- 3) The reconfiguration of the access to stair one as discussed with the GC must be submitted and approved.
- 4) Kitchen Exhaust and HVAC plans must be submitted and approved prior to installation, separate permits are required.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 03/22/2006**Note:****Ok to Issue:**

- 1) Written request needed to allow doors to swing inward. [historical ?]
- 2) Sprinkler system to comply with NFPA 13
- 3) Fire alarm system to comply with NFPA 72
- 4) All building construction to comply with NFPA 101
- 5) Hood system to comply with NFPA 96



From: "David Lloyd" <lloyd@archetypepa.com>
To: <GEC@portlandmaine.gov>
Date: 3/17/2006 3:05:47 PM
Subject: FW: 10 Dana Street restaurant

Greg

Steve Dodge's memo. Funny guy huh?

David

From: Dodge, Stephen B [mailto:Stephen.B.Dodge@maine.gov]
Sent: Friday, March 17, 2006 2:34 PM
To: 'David Lloyd'
Subject: RE: 10 Dana Street restaurant

Clear exit sign stair #1 ,,,,door hardware levers main doors, 2 hour shutter has to be operated by smoke detectors.....I am still under the belief that the Wharf street exit could have had a corridor to better utilize.....other than that OK and you owe me!!!!!!!!!!!!!!.

-----Original Message-----

From: David Lloyd [mailto:lloyd@archetypepa.com]
Sent: Friday, March 17, 2006 2:24 PM
To: Dodge, Stephen B
Subject: 10 Dana Street restaurant

Steve

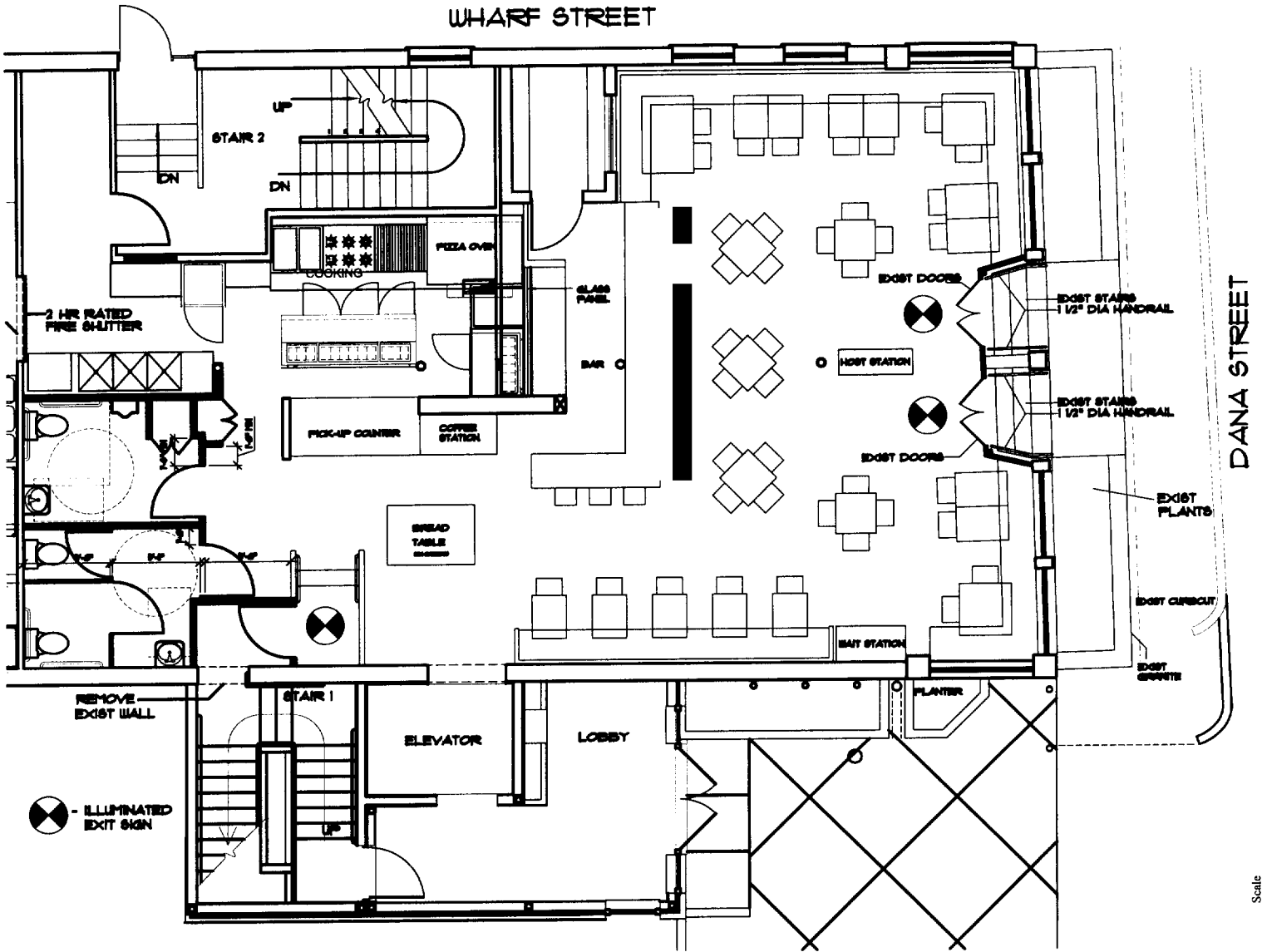
I have revised the main restaurant entrance. These doors as shown are existing. I believe this represents a safe compromise on exiting. Please let me know if you are in agreement. If so I will prepare a full submission for your review.

Thanks for your help here.

David Lloyd

772 6022 call with any questions

WHARF STREET



DANA STREET

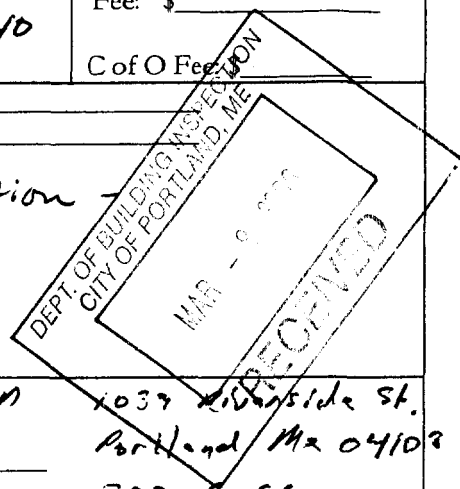
Scale



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.

Total Square Footage of Proposed Structure		Square Footage of Lot	
10		16.4	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#			owner:
32 U 1			10 Dana St. L.L.C.
Telephone:			
Dana Leary		Dana Leary 387 Maine St. suite 403 Lewisston Me 04240 783-7222	
Current Specific use: <u>Books Store</u>		Fee: \$ _____	
Proposed Specific use: <u>Restaurant</u>		C of O Fee: _____	
Project description: <u>Tenant fitup / w/ interior Demolition</u>			
Contractor's name, address & telephone: <u>Hurdygod Construction</u> <u>1037 Riverside St.</u>			
<u>Portland Me 04103</u>			
Who should we contact when the permit is ready: <u>Jeffrey Frey</u>		799-6066	
Mailing address:		Phone: <u>671-2678</u>	



Please submit all of the information outlined in the Commercial Application 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 visit us on-line at www.portlandmaine.gov, stop by the Building Inspections 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 of applicant: <u>[Signature]</u>	Date: <u>9 March 2006</u>
--	---------------------------



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Archetype, P.A.

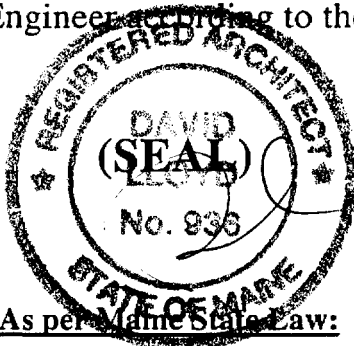
RE: Certificate of Design

DATE: 3/8/06

These plans and / or specifications covering construction work on:

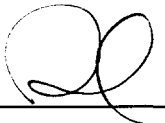
10 Dana Street Restaurant 1st Floor

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



As per Maine State Law:

\$50,000.00 or more in **new** construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

Signature: 

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf
Portland, ME 04101

FROM DESIGNER: Archetype, P.A.
 DATE: 1/8/06
 Job Name: 10 Dana Street
 Address of Construction: 10 Dana Street 1 St Floor, Portland, ME

2003 International Building Code

Construction project was designed according to the building code criteria listed below:

Building Code and Year IBC 2003 Use Group Classification(s) Existing B, New A-2

Type of Construction Type 3

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes

Is the Structure mixed use? Y if yes, separated or non separated (see Section 302.3) Separated

Supervisory alarm system? Y Geotechnical/Soils report required?(See Section 1802.2) N/A

STRUCTURAL DESIGN CALCULATIONS

 Submitted for all structural members
 (*10a.1, 106.1.1*)

**DESIGN LOADS ON CONSTRUCTION DOCUMENTS
 (1603)**

Uniformly distributed floor live loads (*1603.1.1, 1607*)

floor	Area Use	Loads Shown
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	N/A

Wind loads (*1603.1.4, 1609*)

- _____ Design option utilized (*1609.1.1, 7608.6*)
- _____ Basic wind speed (*1609.3*)
- _____ Building category and wind importance factor, I_w (*Table 1604.5, 1609.5*)
- _____ Wind exposure category (*1609.4*)
- _____ Internal pressure coefficient (*ASCE 7*)
- _____ Component and cladding pressures (*1609.1.1, 1609.6.2.2*)
- _____ Main force wind pressures (*1609.1.1, 1609.6.2.1*)

Earthquake design data (*1603.1.5, 1614 - 1623*)

- _____ Design option utilized (*1614.1*)
- _____ Seismic use group ("Category") (*Table 1604.5, 1616.2*)
- _____ Spectral response coefficients, S_Ds & S_{D1} (*1615.1*)
- _____ Site class (*1615.1.5*)

_____ Live load reduction
 (*1603.1.1, 1607.9, 1607.10*)

_____ Roof live loads (*1603.1.2, 1607.11*)

_____ Roof snow loads (*1603.1.3, 1608*)

_____ Ground snow load, P_g (*1608.2*)

_____ If $P_g > 10$ psf, flat-roof snow load, P_f (*1608.3*)

_____ If $P_g > 10$ psf, snow exposure factor, C_e (*Table 1608.3.1*)

_____ If $P_g > 10$ psf, snow load importance factor, I_s (*Table 1604.5*)

_____ Roof thermal factor, C_t (*Table 1608.3.2*)

_____ Sloped roof snowload, P_s (*1608.4*)

_____ Seismic design category (*1616.3*)

_____ Basic seismic-force-resisting system (*Table 1617.6.2*)

_____ Response modification coefficient, R , and deflection amplification factor, C_d (*Table 1617.6.2*)

_____ Analysis procedure (*1616.6, 1617.5*)

_____ Design base shear (*1617.4, 1617.5.1*)

Flood loads (*1603.1.6, 1612*)

_____ Flood hazard area (*1612.3*)

_____ Elevation of structure

Other loads

_____ Concentrated loads (*1607.4*)

_____ Partition loads (*1607.5*)

_____ impact loads (*1607.8*)

_____ Misc. loads (*Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1807.13, 1610, 1611, 2404*)



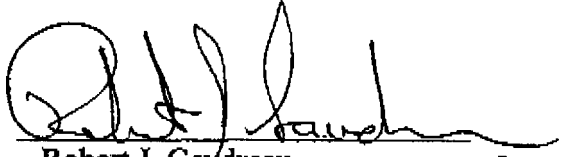
HARDYPOND CONSTRUCTION

1039 RIVERSIDE ST. – SUITE 11
PORTLAND, MAINE 04103
(207) 797-6066
FAX (207) 797-8986

To: Lannie Dobson
City of Portland

8 March 2006

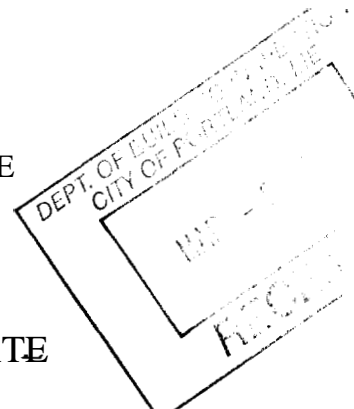
I, Robert Gaudreau, authorize Dan Kary's use of the 1st floor space at 10 Dana Street, Portland ME.



Robert J. Gaudreau OWNER



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101



ACCESSIBILITY CERTIFICATE

Designer: David Lloyd, Archetype, P.A.

Address of Project: 10 Dana Street

Nature of Project: Conversion of existing mercantile space to 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.

Signature: 

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022



NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

March 21, 2006

Captain Greg Cass
Portland Fire Department
380 Congress St.
Portland, ME 04101

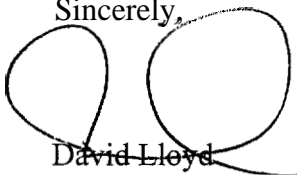
RE: 10 Dana Street

Captain Cass,

We have revised and noted your concerns on the above mentioned project.

1. Exhaust hood system drawings will be submitted by sub contractor under separate cover.
2. The two existing egress stairs, as shown on the drawing, are two hour fire rated.
3. The stair widths are **44** inches, noted on drawing.
4. The two hour roll down grill is specified on drawings at this time.
5. The existing egress doors exiting on to Dana Street, which do not swing in the direction of egress, were allowed by the State Fire Marshall under 4.6.3 Historic Buildings. See attached E mail. See modified floor plans deleting vestibule.

Sincerely,



David Lloyd
Architect

060315

3201

David Lloyd

From: Dodge, Stephen B [Stephen.B.Dodge@maine.gov]
Sent: Friday, March 17, 2006 2:34 PM
To: 'David Lloyd'
Subject: RE: 10 Dana Street restaurant

Clear exit sign stair #1 ,,, ,door hardware levers main doors, 2 hour shutter has to be operated by smoke detectors.....I am still under the belief that the Wharf street exit could have had a corridor to better utilize.....other than that OK and you owe me!!!!!!!!!!!!!!!.

-----Original Message-----

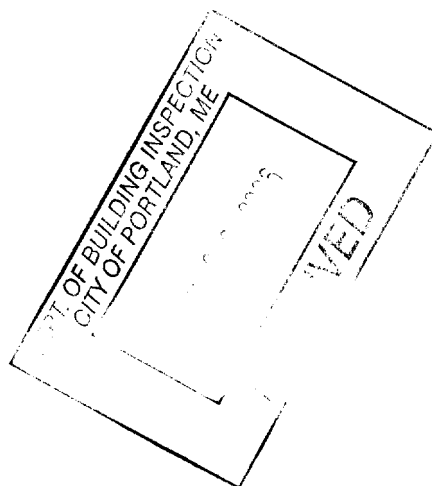
From: David Lloyd [mailto:lloyd@archetypepa.com]
Sent: Friday, March 17, 2006 2:24 PM
To: Dodge, Stephen B
Subject: 10 Dana Street restaurant

Steve

I have revised the main restaurant entrance. These doors as shown are existing. I believe this represents a safe compromise on exiting. Please let me know if you are in agreement. If so I will prepare a full submission for your review.
Thanks for your help here.

David Lloyd

772 6022 call with any questions



32 01