

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that GVF PROPERTIES

Located At 34 WHARF ST & 10 DANA ST

Job ID: 2011-12-2992-ALTCOMM

CBL: 032-V-016-001

has permission to Renovate /Add Passage through to combine both restaurants, new exterior steps, bathrooms & kitchen provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 2/9/12

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-12-2992-ALTCOMM	Date Applied: 12/28/2011	CBL: 032- V-016-001& 032-V-001	
Location of Construction: 36 WHARF ST & 10 DANA STREET	Owner Name: GVF PROPERTIES (Dan Kary)	Owner Address: 159 LONGLEY RD GREENE, ME 04263	Phone: (207) 576-9432
Business Name: Vignola's & Cinque Terre	Contractor Name: Great Falls Builders - Jeffrey Frey	Contractor Address: 20 Mechanic ST GORHAM ME 04038	Phone: (207) 671-26788
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-3
Past Use: Two restaurants - Cinque Terre & Vignolas w/some shared areas	Proposed Use: One restaurant with two dining rooms - interior alterations to make one restaurant with internal access between the dining rooms - entrance on Dana Street	Cost of Work: 178000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: A-2 Type: 3B DBL-2009
Proposed Project Description: Renovate /add Passage way between two dining rooms		Signature: <i>[Signature]</i> (58)	
		Signature: <i>[Signature]</i>	
		Pedestrian Activities District (P.A.D.)	

Permit Taken By: 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building Permits do not include plumbing, septic or electrical work. 3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.	Zoning Approval		
	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan ___ Maj ___ Min ___ MM Date: <i>OK w/ conditions 11/3/12</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 Dist or Landmark <input checked="" type="checkbox"/> <i>Does not Require Review</i> <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>Any Any exterior work requires a separate review: approved thru historic preservation.</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)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Footings/Setbacks prior to pouring concrete

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-12-2992-ALTCOMM

Located At: 34 WHARF ST

CBL: 032- V-016-001

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
4. The bottom floor of 34-36 Wharf Street and 10 Dana Street shall remain one restaurant. Any change of use shall require a separate permit application for review and approval.

Fire

1. This permit makes two separate buildings into one by removing the vertically aligned fire barrier. Alarm systems shall be reconfigured to reflect a single building. If the sprinkler system for 10 Dana Street comes off the riser and/or FDC for 36 Wharf St a deed restriction shall be required preventing the buildings from being sold apart.
2. All construction shall comply with City Code Chapter 10.
3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
4. Application requires State Fire Marshal approval.
5. All outstanding code violations shall be corrected prior to final inspection.
6. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
7. A separate Fire Alarm Permit is required. This review does not include approval of fire alarm system design or installation.
8. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
9. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
10. The sprinkler system shall be installed in accordance with NFPA 13.
11. A separate Suppression System Permit is required. This review does not include approval of sprinkler system design or installation.
12. Sprinkler supervision shall be provided in accordance with NFPA 101, *Life Safety Code*, and NFPA 72, *National Fire Alarm and Signaling Code*.
13. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.

14. Fire department connection type and location shall be approved in writing by fire prevention bureau. The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building.
15. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
16. Knox Box(s) are required.
17. A firefighter Building Marking Sign is required.
18. Fire extinguishers are required per NFPA 10.
19. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
20. Any cutting and welding done will require a Hot Work Permit from Fire Department.
21. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
22. A single source supplier should be used for all through penetrations.

Building

1. Application approval based upon information provided by applicant; including revisions and details as dated. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. Equipment shall be installed in compliance with the manufacturer's specifications and the UL listing.
4. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
5. Approval of City license is subject to health inspections per the Food Code.
6. New or renovated cafe, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes.
7. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
8. Ventilation of this space is required per ASHRAE 62.2 or 62.1, 2007 edition.

B-3
historic

5000
12/30/11

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.

(39 wharf)

Location/Address of Construction: <u>36 Wharf St. and 10 Dana Street</u>		
Total Square Footage of Proposed Structure/Area <u>4105 combined</u>	Square Footage of Lot <u>2630 sq' and 3469 sq'</u>	Number of Stories <u>1 and 4</u>
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> <u>32</u>	Block# <u>✓</u> <u>✓</u>	Lot# <u>16</u> <u>1</u>
Applicant * <u>must</u> be owner, Lessee or Buyer* Name Address City, State & Zip		Telephone:
Lessee/DBA (If Applicable) <u>32 V001</u> <u>32 V016</u>	Owner (if different from Applicant) Name <u>GUF Properties GVF</u> <u>Dan Kelly</u> Address <u>159 Longley Rd</u> City, State & Zip <u>576-9432</u> <u>Greene Me. 04263</u>	Cost Of Work: \$ <u>178,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Rest</u> Number of Residential Units <u>N/A</u> If vacant, what was the previous use? <u>N/A</u> Proposed Specific use: <u>same</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Renovations to single ten and vestibule area</u> <u>to allow patrons to move between two existing dining rooms</u>		
Contractor's name: <u>Great Falls Builders</u> Address: _____ City, State & Zip: <u>Gorham Maine</u> Telephone: _____ Who should we contact when the permit is ready: <u>Jeffrey A Frey</u> Telephone: <u>207-691-2678</u> Mailing address: <u>39 Whitney Rd. Bridgton ME 04009</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: Jeffrey A Frey

Date: Dec 28 2011

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

Revised 01-20-10

10 Dana Street LLC
10 Dana St Ste 300
Portland 04101

RECEIVED
DEC 28 2011
Dept. of Building Inspections
City of Portland, Maine

Valerie Paquin-Gould

From: Todd Rothstein <todd@greatfallsinc.com>
Sent: Wednesday, January 25, 2012 10:30 PM
To: 'Valerie Paquin-Gould'
Cc: 'Aaron Bourassa'
Subject: Stair plans for Vignola

Val, I tried to create a plan for the Vignola but couldn't do it. Can you help us create the plan for the framing plans tomorrow morning.

We need to show the following construction details:

- /• 2 x 8 pressure treated ledger bolted to the brick wall
- Use 8" x 3/4" lag bolts counter sunk with epoxy sealant
- Cut pavement to allow for (4) 8" sonar tubes to be installed – backfill black top cold patch material around new tubes
- Install Simpson post brackets to sonar tubes for 4" x 4" pressure treated posts
- Install double 2 x 6 rim joists on outside perimeter of new posts - Level with wall mounted ledger
- Install 2 x 6 floor joists to face of ledger and rim using Simpson hangers 16" O C
- /• Install decking to flooring joists
- Install three stair stringers onto rim joist using Simpson hangers
- Height of deck is 27" off the floor – (4) 6 3/4" risers (includes the 3/4" decking applied to stringers)
- /• Allow the 4 x 4 posts to run above the decking to allow for installation of hand railing
- /• Install 1 x 4 pressure treated top and bottom rails with 1" x 1" wood balusters spaced less than 4" between
- Install metal handrail and attach to 4 x 4 posts
- Install all posts and joists using coated (galvanized) fasteners

Todd Rothstein
Business Development Manager



EEO and Affirmative Action Contractor

20 Mechanic Street
Gorham, ME 04038

(207)839-2744 office
(207)839-3737 fax

www.GreatFallsinc.com

[Great Falls Facebook Page](#)

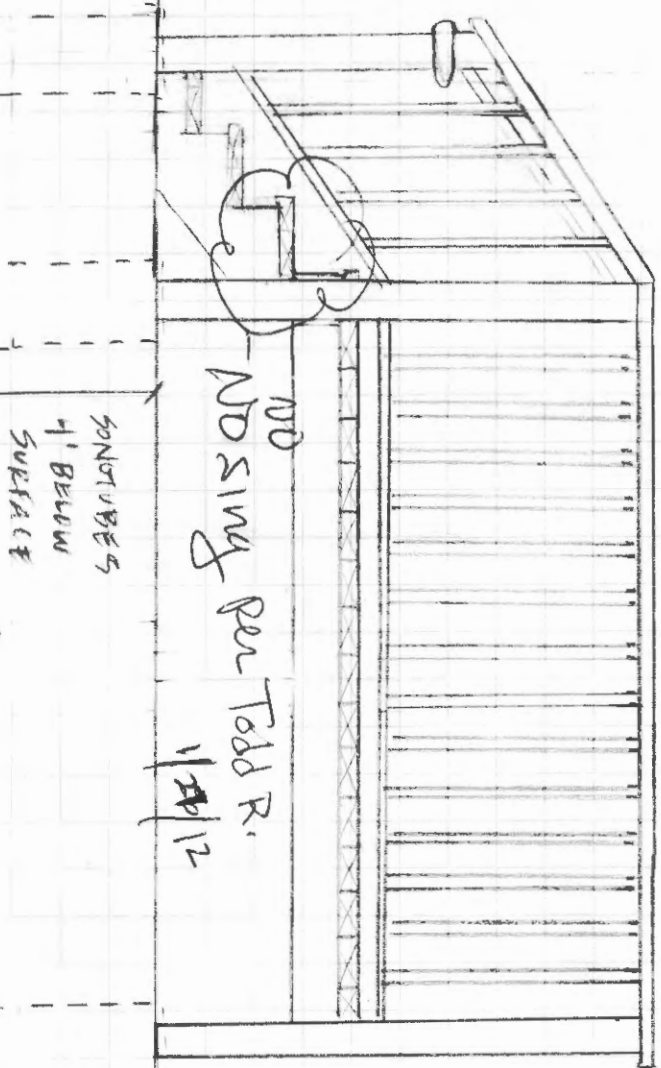
[Great Falls Twitter Page](#) @Greatfalls_

[Great Falls LinkedIn Page](#)

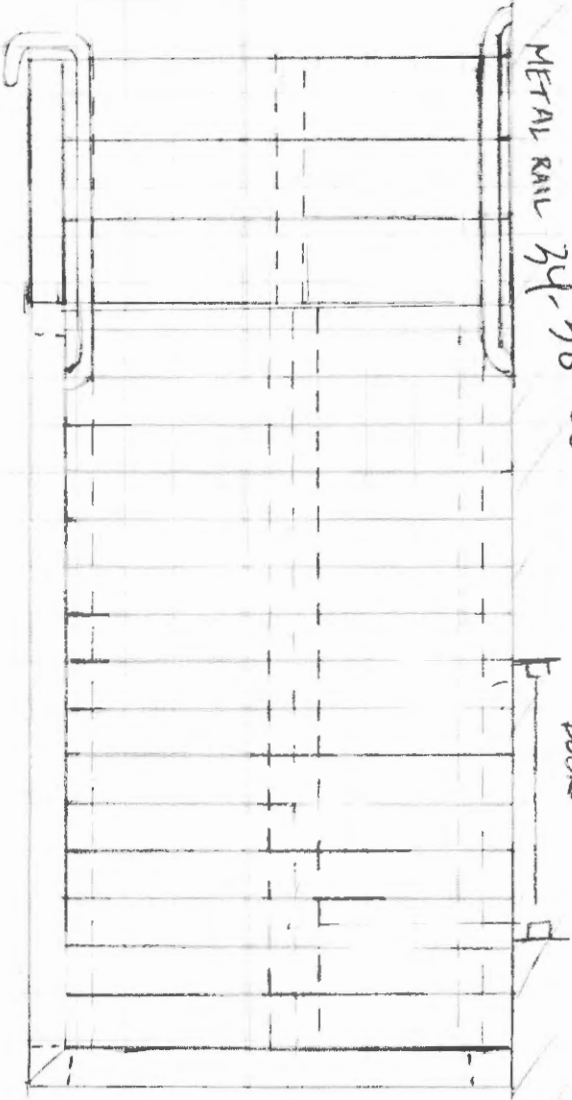
RECEIVED

JAN 27 2012

Dept. of Building Inspections
City of Portland Maine

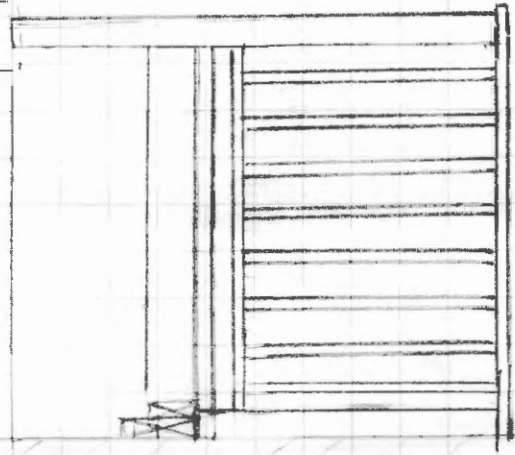


METAL RAIL



METAL RAIL 34" - 38" off leading edge

DOOR



EXISTING BUILDING

RECEIVED

JAN 27 2012

Dept. of Building Inspections
City of Portland Maine



STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
45 COMMERCE DR STE 1
AUGUSTA, ME 04333-0001

Construction Permit

No. 20468

In accordance with the provisions of M.R.S.A. Title 25, Chapter 317, Sec.317 and Title 5, Section 4594-F, permission is hereby granted to construct or alter the following referenced building according to the plans hitherto filed with the Commissioner and now approved. No departure from application form/plans shall be made without prior approval in writing. Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or other pertinent legal restrictions.

Each permit issued shall be displayed at the site of construction.

Building: GVF PROPERTIES
Location: 36 WHARF ST, PORTLAND, ME 04101-4144
Owner: DANIAL KERY
Owner Address: 159 LONGLEY RD, GREENE, ME 04236-3314

Occupancy Type: Assembly Class <300
Use Layout: Single Use
Supervised Sprinkler System
Monitored Fire Alarm System
Barrier Free
Construction Mode: Renovation
Unprotected Ordinary: Type III (200)
Final Number of Stories: 4

Permit Date: 12/20/2011

Expiration Date: 06/19/2012

A handwritten signature in black ink, reading 'John E. Moran'.

COMMISSIONER OF PUBLIC SAFETY

Copy 1 - Owner



STATE OF MAINE - DEPARTMENT OF PUBLIC SAFETY
OFFICE OF STATE FIRE MARSHAL
45 COMMERCE DR STE 1
AUGUSTA, ME 04333-0001

Construction Permit

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Owner: DANIAL KERY
Owner Address: 159 LONGLEY RD, GREENE, ME 04236-3314

Occupancy Type: Assembly Class <300
Use Layout: Single Use
Supervised Sprinkler System
Monitored Fire Alarm System
Barrier Free
Construction Mode: Renovation
Unprotected Ordinary: Type III (200)
Final Number of Stories: 4

Permit Date: 12/20/2011

Expiration Date: 06/19/2012

COMMISSIONER OF PUBLIC SAFETY



GREAT FALLS CONSTRUCTION GENERAL CONTRACTORS

Details for the exterior deck for the Vignola / Cinque Terre Restaurant:

- 2 x 8 pressure treated ledger bolted to the brick wall
- Ledger bolted to existing masonry using $\frac{3}{4}$ " galvanized all thread rod epoxied with 8" embedment into existing masonry wall.
- Cut pavement to allow for (3) 8" sonar tubes to be installed – backfill black top cold patch material around new tubes
- Install Simpson post brackets to sonar tubes for 4" x 4" pressure treated posts
- Install double 2 x 8 rim joists on outside perimeter of new posts - Level with wall mounted ledger
- Let in 4" x 4" corner posts by 1 $\frac{1}{2}$ " to allow for 2 x 8 rim joist.
- Install 4" x 4" upper corner posts with 1 $\frac{1}{2}$ " rabbit to sit on top of rim joist
- Connection assembly of Post, Rim Joist, and Rail Post is completed using $\frac{1}{2}$ " galvanized through bolts with lock washer and nut.
- Attach rim joist to wall ledger with double hidden Simpson hangers
- Install 2 x 6 floor joists to face of ledger and rim using Simpson hangers 16" O C
- Install decking to flooring joists
- Install three stair stringers onto rim joist using Simpson hangers
- Height of deck is 27" off existing grade and finished floor of deck is at same elevation minus $\frac{3}{8}$ " finished interior floor– (4) 6 $\frac{3}{4}$ " risers x 11" treads (includes the $\frac{3}{4}$ " decking applied to stringers)
- Allow the 4 x 4 posts to run above the decking to allow for installation of hand railing
- Install 1 x 4 pressure treated top and bottom rails with 1" x 1" wood balusters spaced less than 4" between
- Install metal handrail and attach to 4 x 4 posts
- Install all posts and joists using coated (galvanized) fasteners

RECEIVED
FEB 01 2012
Dept. of Building Inspections
City of Portland, Maine

Jeanie Bourke - Re: Fw: Vignola Deck plan

From: Jeanie Bourke
To: aaron@greatfallsinc.com
Date: 2/1/2012 12:53 PM
Subject: Re: Fw: Vignola Deck plan
CC: Jeff Frey

Yes Aaron, I will print this email and note a condition on the approval.

Thanks,

Jeanie

>>> "Aaron Bourassa" <aaron@greatfallsinc.com> 2/1/2012 8:40 AM >>>

Hello Jeanie,

I will not bullnose the stair tread and will use the typical back cut riser as noted in your Email. Please let me know if this Email is sufficient or if you would like me to revise the sketch and resubmit

It to you.

Thanks,

Aaron

AARON BOURASSA

Project Manager

Great Falls Construction

1-207-839-2744

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

From: "Jeanie Bourke" <JMB@portlandmaine.gov>

Date: Wed, 1 Feb 2012 08:11:13

To: <aaron@greatfallsinc.com>

Subject: Re: Fw: Vignola Deck plan

Thanks Aaron,

Please make note that a "bullnose" or nosing projection" is not allowed on commercial stairs. The rise to run profile needs to be either a 90 degree flush detail or a slant or angled back cut from the leading edge of the tread as specified in Sec. 1009.4.5.

Jeanie

Jeanie Bourke

CEO/LPI/Plan Reviewer

City of Portland

Planning & Urban Development Dept./ Inspections Division

389 Congress St. Rm 315

Portland, ME 04101

See over!

jmb@portlandmaine.gov
Direct: (207) 874-8715
Office: (207) 874-8703

>>> "Aaron Bourassa" <aaron@greatfallsinc.com> 1/31/2012 2:01 PM >>>
Thanks Jeanie,

If you have any questions please feel free to give me a call
Aaron 615-9803. As discussed it will be 2"x8" construction with 6"x6" posts let in to the double rim joist and the deck will be flush with the existing finished floor of the Vignola space

Aaron
AARON BOURASSA
Project Manager
Great Falls Construction
1-207-839-2744

From: "Todd Rothstein" <todd@greatfallsinc.com>
Date: Tue, 31 Jan 2012 07:28:39 -0500
To: <jmb@portlandmaine.org>
Cc: 'Aaron Bourassa' <aaron@greatfallsinc.com>
Subject: Vignola Deck plan

Jeanie,

Attached you will find the revised plans and description for the rear deck & stairs for the Vignola project. The plans include details of the rim joist and post assembly. We also revised the deck height which is lower by 7" or less from the door threshold.

Thank you for taking the time to review this information and please let me know if you need additional information.

Sincerely,

Todd Rothstein
Business Development Manager

EEO and Affirmative Action Contractor
20 Mechanic Street
Gorham, ME 04038

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(207)839-3737 fax
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