

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

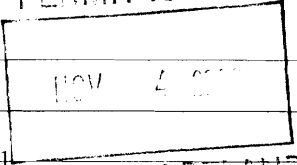
## CITY OF PORTLAND

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DIVISION

**PERMIT**

Permit Number: 081323

This is to certify that DICTAR ASSOCIATES II/P renovationhas permission to Commercial - Restaurant/ Retail Tenant ShopAT 468 Fore St

C-038 F008001

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 written permission procured before this building or part thereof is lath or other work is set-in. 2. HOV 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 Case

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*Janne Bonke* 11/05/08  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

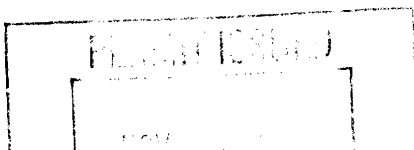
**City of Portland, Maine - Building or Use Permit Application**

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

Permit No:	Issue Date:	CBL:
08-1323		038 F008001

Location of Construction: 468 Fore St	Owner Name: DICTAR ASSOCIATES II	Owner Address: PO BOX 3572	Phone:
Business Name:	Contractor Name: P A Renovations, Inc	Contractor Address: P O Box # 1288 Scarborough	Phone 2074504440
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Vacant Space Suite 302	Proposed Use: Commercial - Restaurant/ <del>Retail</del> - Tenant fit-up	Permit Fee: \$495.00	Cost of Work: \$40,000.00	CEO District: 1
Proposed Project Description: Commercial - Restaurant/ <del>Retail</del> - Tenant fit-up		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied See Conditions	INSPECTION: Use Group: <i>AM</i> Type: <i>3B</i> <i>DBC-2003</i> Signature: <i>JMB 11/05/08</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: 10/17/2008	<b>Zoning Approval</b>		
<ol style="list-style-type: none"><li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li><li>Building permits do not include plumbing, septic or electrical work.</li><li>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..</li></ol>		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>10/23/08</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>11/05/08</i> <i>Any exterior work requires A</i> <i>Separate Review &amp; 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

**City of Portland, Maine - Building or Use Permit**

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

Permit No:	Date Applied For:	CBL:
08-1323	10/17/2008	038 F008001

Location of Construction: 468 Fore St	Owner Name: DICTAR ASSOCIATES II	Owner Address: PO BOX 3572	Phone:
Business Name:	Contractor Name: P A Renovations, Inc	Contractor Address: P O Box # 1288 Scarborough	Phone (207) 450-4440
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Restaurant- Tenant fit-up	Proposed Project Description: Commercial - Restaurant- Tenant fit-up
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 10/23/2008**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.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 10/31/2008**Note:** Greg moved to building review without approvals, so routed back to fire on 10/31/08      **Ok to Issue:** ☒

- 1) The CO shall include a condition for maximum seating restricted to 24, and no alcohol served on site per the Food/liquor Codes
- 2) Approval of license is subject to health inspections per the Food Code.
- 3) New restaurant, lounge or bar must meet the requirements of the City and State Food Codes
- 4) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 5) 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.
- 6) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 11/04/2008**Note:**      **Ok to Issue:** ☒

- 1) Occupant load to remain at 49 or less due to the door swing.
- 2) The installation of a hood will require a separate permit.
- 3) Emergency lights are required to be tested at the electrical panel.
- 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance.  
Compliance letters are required.
- 5) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance

**Comments:**

10/20/2008-mes: Lannie confused Fore Street with Forest Ave. I gave back to Lannie to retype properly with the correct address and

<b>Location of Construction:</b> 468 Fore St	<b>Owner Name:</b> DICTAR ASSOCIATES II	<b>Owner Address:</b> PO BOX 3572	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> P A Renovations, Inc	<b>Contractor Address:</b> P O Box # 1288 Scarborough	<b>Phone</b> (207) 450-4440
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

CBL.

10/23/2008-mes: got the corrected permit back from Lannie.

10/31/2008-jmb: Spoke with Paul A. About OL, seating, # if bathrooms, island bar seating, hood....He clarified that the tenant does not want to add another bathroom, therefore the seating is limited to 24 seats per the Food Code. The island will not have seating, it is a coffee serving area and checkout. No alcohol is served, only retail sales, and a hood will be installed per permit.



# 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>Portland Harbor Hotel Annex</u> <u>470 FINE STREET Suite 302</u>			
Total Square Footage of Proposed Structure/Area <u>1200</u>		Square Footage of Lot	Number of Stories <u>3</u>
Tax Assessor's Chart, Block & Lot Chart# <u>38</u> Block# <u>F</u> Lot# <u>8</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>ENRICO + FABIANNA DESAVINO</u> Address <u>1 STORNIWAY RD</u> City, State & Zip <u>CAMBRIDGE ME 04110</u>		Telephone: <u>9041</u> <u>781-9041 H</u> <u>553-0641 C</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>DICTAR - DNE BATENAM</u> Address City, State & Zip		Cost Of Work: \$ <u>40,000</u> C of O Fee: \$ <u>78</u> Total Fee: \$ <u>495</u>
Current legal use (i.e. single family) <u>Vacant space</u> <sup>suite</sup> <u>302</u> Number of Residential Units _____ If vacant, what was the previous use? <u>RETAIL</u> Proposed Specific use: <u>Restaurant</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Turn it fit up into restaurant</u>			
Contractor's name: <u>PA. RENOVATIONS, INC.</u> Address: <u>P.O. BOX 1288</u> City, State & Zip <u>SEABOROUGH ME 04670</u> Telephone: <u>883-9884</u> Who should we contact when the permit is ready: <u>PAUL ANDRIULLI</u> Telephone: <u>450-4440</u> Mailing address: <u>P.O. Box 1288 Seaborough Me 04670-1288</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.

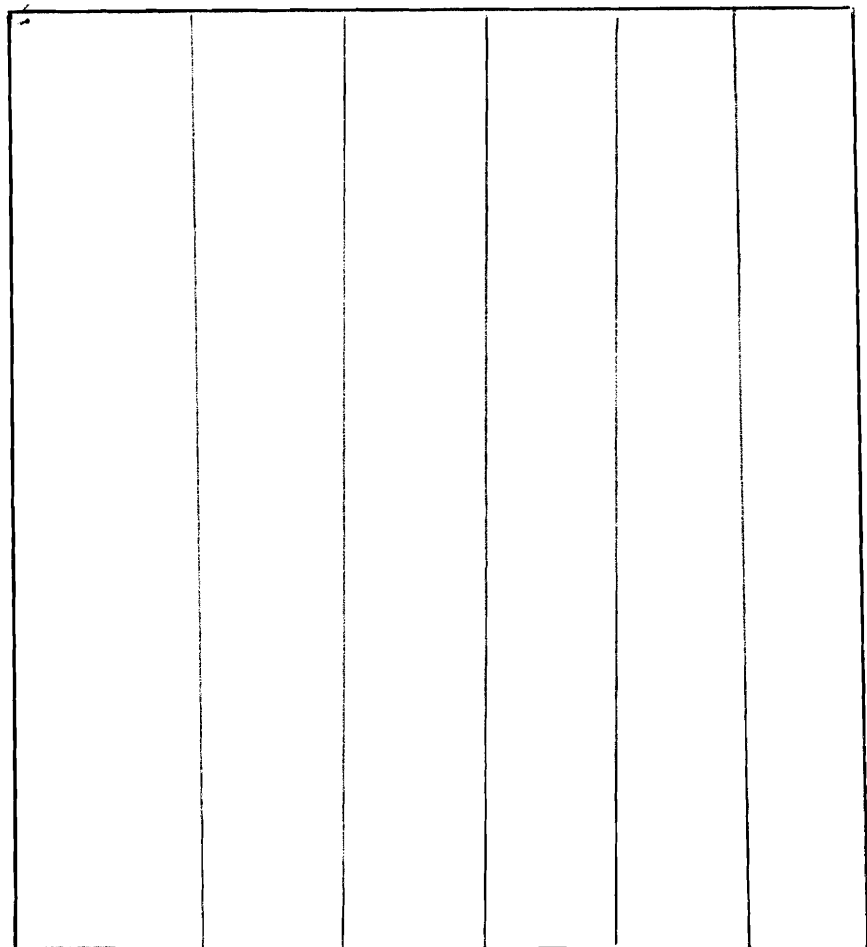
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703. OCT 17 2008

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: [Signature]

Date: 10-16-08

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

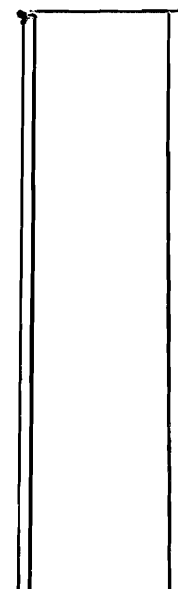


TYPICAL NON-BEARING PARTITION

2X4 METAL STUDS 16" O.C.

1/2 DRYWALL

NON INSULATED



OCT 17 2013

Enrico and Fabianna Desavino  
1 Stornoway Road  
Cumberland, Maine 04110  
781-~~3852~~ 9041  
SS3-0641 C  
Architype, Portland Maine

470 Fore Street  
Portland Harbor Hotel Annex

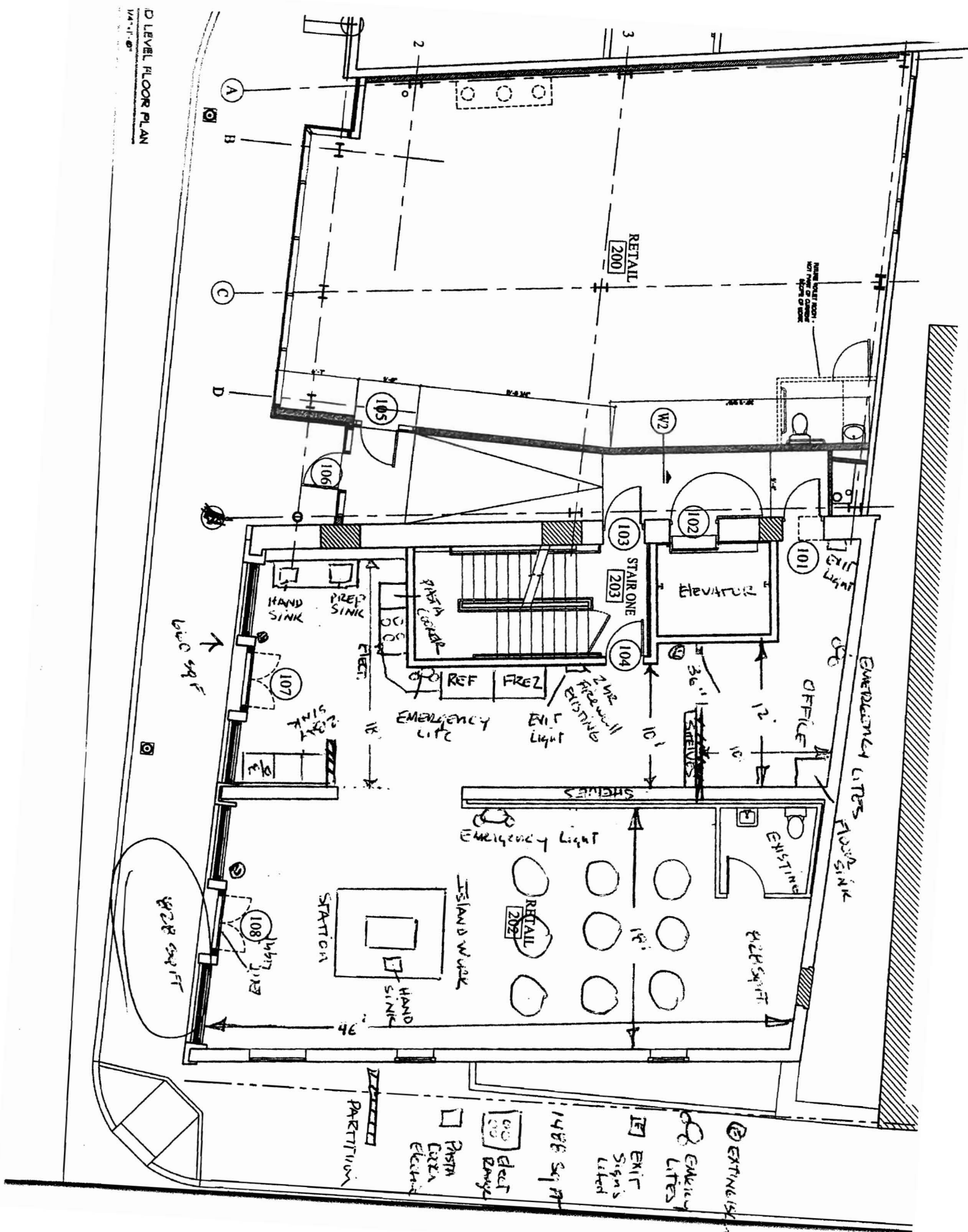
Family restaurant and retail store

1488 sq. ft

Fully sprinklered

Fire alarm protected

## 1147.11.02





# ELECTRICAL PERMIT

## City of Portland, Me.



To the Chief Electrical Inspector, Portland Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the City of Portland Electrical Ordinance, National Electrical Code and the following specifications:

Date 10/24/08Permit # 2008-4815CBL# 38 F-8LOCATION: 470 Forest St

METER MAKE &amp; #

CMP ACCOUNT #

OWNER

TENANT

PHONE #

## TOTAL EACH FEE

OUTLETS	30	Receptacles	12	Switches		Smoke Detector	.20
FIXTURES	Track 5	Incandescent	5	Fluorescent		Strips	.20
SERVICES	4	Overhead		Underground		TTL AMPS <800	15.00
		Overhead		Underground		>800	25.00
Temporary Service		Overhead		Underground		TTL AMPS	25.00
METERS		(number of)					1.00
MOTORS		(number of)					2.00
RESID/COM		Electric units					1.00
HEATING		oil/gas units		Interior		Exterior	5.00
APPLIANCES	1	Ranges		Cook Tops		Wall Ovens	2.00
		Insta-Hot	1	Water heaters		Fans	2.00
		Dryers		Disposals	1	Dishwasher	2.00
		Compactors		Spa		Washing Machine	2.00
		Others (denote)	1	Pasta Maker	1	Pasta Cooker	2.00
MISC. (number of)		Air Cond/win					3.00
		Air Cond/cent				Pools	10.00
		HVAC		EMS		Thermostat	5.00
		Signs					10.00
		Alarms/res					5.00
		Alarms/com					15.00
		Heavy Duty(CRKT)					2.00
		Circus/Carnv					25.00
		Alterations					5.00
		Fire Repairs					15.00
	4	E Lights					1.00
		E Generators					20.00
PANELS		Service	1	Remote		Main	4.00
TRANSFORMER		0-25 Kva					5.00
		25-200 Kva					8.00
		Over 200 Kva					10.00
						TOTAL AMOUNT DUE	
						MINIMUM FEE/COMMERCIAL 55.00	
						MINIMUM FEE	45.00

CONTRACTORS NAME Jim ArsenaultMASTER LIC. # 13861ADDRESS 42 Longmeadow Rd. Scarborough, ME 04074

LIMITED LIC. #

TELEPHONE 831-6583

SIGNATURE OF CONTRACTOR

White Copy - Office

• Yellow Copy - Applicant

**Nathan Bateman**

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**From:** Kevin Gough [gough@archetypepa.com]  
**Sent:** Wednesday, October 15, 2008 4:36 PM  
**To:** Nathan Bateman  
**Subject:** FW: 468 Fore Street - Tenant Fit-Up

Nathan,  
Please make sure that the bullder for the retail space has this letter with him when he applies for a permit.

Kevin

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**From:** Jeanie Bourke [mailto:JMB@portlandmaine.gov]  
**Sent:** Tuesday, October 14, 2008 9:35 AM  
**To:** gough@archetypepa.com  
**Cc:** lloyd@archetypepa.com; david@batemanpartnersllc.com; nathan@batemanpartnersllc.com  
**Subject:** Re: 468 Fore Street - Tenant Fit-Up

Hi Kevin,  
This is a conversation I had with the contractor at the counter. I did not have the information from the previously approved permit that includes the design criteria for the use and construction type. As this building is classified as a mixed use non-separated and meets the criterial you sited below, you are correct, no fire separation is required between uses, Sec. 302.3.1. It would be helpful if this email was submitted with the tenant fit up application.  
Thanks

*I Agree too 11/05/08*  
*[Signature]*

Jeanie Bourke  
Code Enforcement Officer/Plan Reviewer

City of Portland  
Planning & Urban Development Dept./ Inspections Division  
389 Congress St. Rm 315  
Portland, ME 04101  
[jmb@portlandmaine.gov](mailto:jmb@portlandmaine.gov)  
(207)874-8715

00117

>>> "Kevin Gough" <[gough@archetypepa.com](mailto:gough@archetypepa.com)> 10/09 10:08 AM >>>

Jeannie,

I have been asked by the tenant in the retail space in the old Akari building which we renovated as part of the Portland Harbor Hotel addition to discuss with you the fire resistance rating of the ceiling of his tenant space on Fore Street. He has been told (I am not clear whether it was you who told him, or someone else) that there needs to be a one hour rating between his space and the offices above.

By our interpretation, this space is a Mercantile Use as they will be selling wine and cheese and take away food, and will only have 6 tables (this would be defined technically as Retail or Market space in IBC Sec 309.1). In our interpretation this does not constitute an Assembly occupancy.

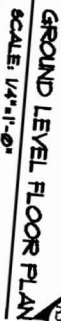
However, were we to be conservative and classify this as A2 Assembly, we would be allowed three stories where sprinkled according to T-503 in IBC 2003 where the building is classified as 3B Construction. Given that the building is three stories plus a basement, it follows from Table 601 that the floor assembly would carry a 0 hour rating.

Please let me know if you agree with this interpretation.

1 *I Agree too.*  
*[Signature]* 11/05/08

77

Menic Building



FORE STREET