

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Permit Number: 080171

Please Read Application And Notes, If Any, Attached

This is to certify that HARBOR PLAZA ASSOCIATES II / Allied/Cook Construct  
has permission to Portland Harbor Hotel Kitchen Expansion  
AT 259 COMMERCIAL ST 038 F009001

provided that the person or persons who perform or supervise the construction accepting this permit shall comply with all of the provisions of the Statutes of the State of Oregon 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 loaded or service closed-in. 24 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

#### OTHER REQUIRED APPROVALS

Fire Dept. Craig Class  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

Jaime Bonke 3/7/08  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

PERMIT ISSUED  
MAR - 7 2008  
CITY OF PORTLAND

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

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

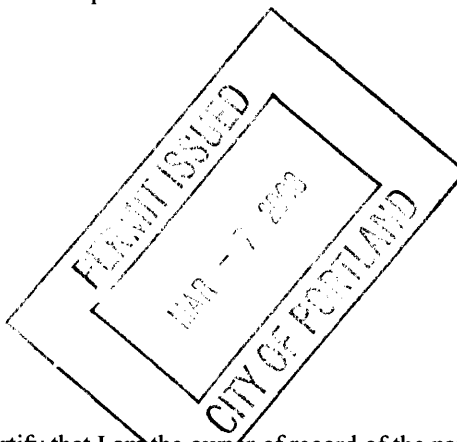
Permit No: 08-0171	Issue Date:	CBL: 038 F009001
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Location of Construction: 259 COMMERCIAL ST	Owner Name: HARBOR PLAZA ASSOCIATES I	Owner Address: PO BOX 3572	Phone:
Business Name:	Contractor Name: Allied/Cook Construction	Contractor Address: PO Box 1396 Portland	Phone 2077722888
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Hotel	Proposed Use: Hotel - Portland Harbor Hotel Kitchen Expansion	Permit Fee: \$600.00	Cost of Work: \$58,000.00	CEO District: 1
Proposed Project Description: Portland Harbor Hotel Kitchen Expansion		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: R1/A2 Type: 1B IBC-2003	
		Signature: <i>Corey Cook</i>	Signature: <i>JMB 3/7/08</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: Idobson	Date Applied For: 02/27/2008	<b>Zoning Approval</b>		
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <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><b>Special Zone or Reviews</b></p> <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 checked="" type="checkbox"/> MM <input type="checkbox"/> Date: <i>2/27/08</i>	<p><b>Zoning Appeal</b></p> <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: _____	<p><b>Historic Preservation</b></p> <input checked="" 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: _____
	<p><i>ok with conditions</i></p> <p><i>2/27/08</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

**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.

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]* *Anna Cook*  
Signature of Applicant/Designee

3/7/08  
Date

*[Signature]*  
Signature of Inspections Official

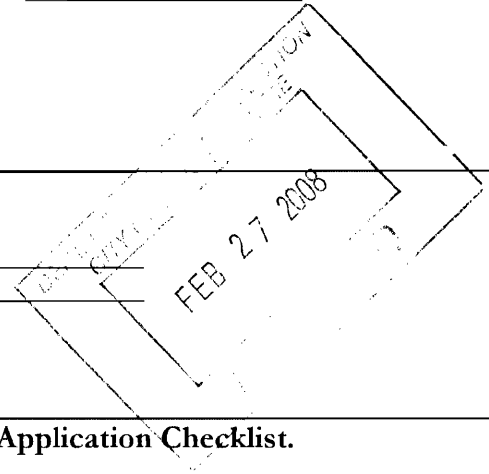
3/7/08  
Date



# 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.

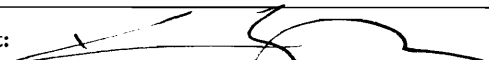
Location/Address of Construction: 468 - 470 Fore Street		
Total Square Footage of Proposed Structure Existing 694 sq. ft.		Square Footage of Lot N/A
Tax Assessor's Chart, Block & Lot Chart# 38 Block# F Lot# 9	Owner: Harbor Plaza Associates II PO Box 3752 Portland, Maine 04104	Telephone: (207)772-2292
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: David Bateman Harbor Plaza Associates II PO Box 3752 Portland, Maine 04104 (207) 772-2992	Cost Of Work: \$ 58,000 Fee: \$ 600.00 C of O Fee: \$ 75.00
Current legal use (i.e. single family) <u>Hotel</u> \$675.00 If vacant, what was the previous use? _____ Proposed Specific use: <u>Hotel</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Portland Harbor Hotel Kitchen Expansion</u>		
Contractor's name, address & telephone: <u>Allied Cook Construction</u> <u>PO Box 1396</u> <u>Portland, ME (207) 772-2888</u> Who should we contact when the permit is ready: <u>David Lloyd - Archetype</u> Mailing address: <u>David Lloyd</u> Phone: <u>(207) 772-6022</u> <u>Archetype, P.A.</u> <u>48 Union Wharf</u> <u>Portland, ME 04101</u> <u>(207) 772-6022</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 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.

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: 	Date: <u>27 Feb 2008</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**

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

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

<b>Permit No:</b> 08-0171	<b>Date Applied For:</b> 02/27/2008	<b>CBL:</b> 038 F009001
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<b>Location of Construction:</b> 259 COMMERCIAL ST	<b>Owner Name:</b> HARBOR PLAZA ASSOCIATES II	<b>Owner Address:</b> PO BOX 3572	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Allied/Cook Construction	<b>Contractor Address:</b> PO Box 1396 Portland	<b>Phone:</b> (207) 772-2888
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Hotel - Portland Harbor Hotel Kitchen Expansion	<b>Proposed Project Description:</b> Portland Harbor Hotel Kitchen Expansion
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 02/27/2008  
**Note:** **Ok to Issue:**

- 1) All prior conditions on the original construction permit are still in force.
- 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:** 03/07/2008  
**Note:** **Ok to Issue:**

- 1) Kitchen required to meet the Food Code and a health inspection is needed prior to opening.
- 2) Separate permit required for kitchen hood
- 3) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 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.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 02/28/2008  
**Note:** **Ok to Issue:**

- 1) A separate permit is required for the hood installation.
- 2) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 3) All construction shall comply with NFPA 101
- 4) Application requires State Fire Marshal approval.