

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

CONSTRUCTION

PERMIT

Permit Number: 021209

PERMIT ISSUED
NOV - 1 2002
CITY OF PORTLAND

This is to certify that Giobbi Archie S & Jeremiah S III
has permission to Interior Renovations, including removal of walls.
AT 1 Danforth St L 040 B028001

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 when permission is procured before this building or part thereof is altered or closed-in. **48 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. UHM
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: 02-1209	Issue Date: NOV - 1	CBL: 040 B028001
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Location of Construction: 1 Danforth St	Owner Name: Giobbi Archie S &	Owner Address: 1 Danforth St	Phone: 207-232-5343
Business Name: n/a	Contractor Name: Jeremiah Ross III	Contractor Address: Portland	Phone
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Alterations - Commercial	Zone:

Past Use: Commercial / Restaurant	Proposed Use: Restaurant / Interior renovations, including removal of walls.	Permit Fee: \$93.00	Cost of Work: \$10,000.00	CEO District: 2
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>A</i> Type: <i>NA</i> <i>10/29/02</i> Signature: <i>[Signature]</i>
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Proposed Project Description:
Interior Renovations, including removal of walls.

Signature: *[Signature]* Signature: *[Signature]*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: gg	Date Applied For: 10/22/2002	Zoning Approval	
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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 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>10/29/02</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: _____
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NO EXPANSION

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

11/18/02 Craming inspection OK to Close subject to electrical
inspection JH

All Purpose 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>ONE DANFORTH STREET PORTLAND, ME 04101</u>		
Total Square Footage of Proposed Structure <u>2625 sq. ft. Existing Structure</u>	Square Footage of Lot <u>6378</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>40</u> Block# <u>B</u> Lot# <u>28</u> <u>040-B-028-001</u>	Owner: <u>ARCHIE S. GIOBBI</u> <u>MATILDA M. GIOBBI</u>	Telephone: <u>232-5343</u>
Lessee/Buyer's Name (If Applicable) <u>SATO SEARLE ENTERPRISES</u>	Applicant name, address & telephone: <u>SUSAN SATO</u> <u>929-6110</u> <u>768 RIVER ROAD</u> <u>BUXTON, ME 04093</u>	Cost Of Work: <u>\$10,000.-</u> Fee: \$ 93 <u>930</u>
Current use: <u>RESTAURANT</u> "Giobbi's" old		
If the location is currently vacant, what was prior use: <u>RESTAURANT</u> Bar		
Approximately how long has it been vacant: <u>ONE (1) MONTH</u>		
Proposed use: <u>RESTAURANT</u> "YOSAKU" New		
Project description: <u>Interior renovations including removal of walls</u>		
Contractor's name, address & telephone: <u>JEREMIAH ROSS III</u> <u>43 JUSTIN MERRILL ROAD</u> <u>BUXTON, ME 04093</u> <u>929-8246</u>		
Who should we contact when the permit is ready: <u>SUSAN SEARLE SATO</u>		
Mailing address: <u>768 RIVER ROAD</u> <u>BUXTON, ME 04093</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>929-6110</u> <u>Call</u>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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>October 21, 2002</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and address with the Planning Department on the 4th floor of City Hall.

DEPT. OF BUILDING INSPECTION

R

OCT 22 2002

1 Danforth St

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

Footing/Building Location Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill

Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

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]
Signature of applicant/designee

11/1/2002
Date

[Signature]
Signature of Inspections Official

11/1/02
Date

CBL: 040 3028 Building Permit #: 02 1209

2-1209

Building

Approved

Mike Nugent



10/29/2002

10/29/2002



Mike Nugent

10/29/2002

This permit does not include the Local Exhaust hood. Separate plans must be submitted for approval.

10/23/2002

gg

10/29/2002

mjn

2-1209

Zoning

Approved with Conditions

Mike Nugent

10/29/2002



Mike Nugent

10/29/2002

No expansion or change of use

Create Date

10/23/2002

gg

Rev Date

10/29/2002

mjn

S A T O S E A R L E E N T E R P R I S E S

October 21, 2002

Mr. Tom Markley
City of Portland – Code Enforcement
389 Congress Street
Portland, Maine 04101

Dear Mr. Markley:

Attached please find our application for a building permit for interior alterations consistent with tenant build out for a restaurant. We currently lease the former Giobbi's Restaurant from Archie Giobbi and plan to alter the interior of the building to accommodate a Japanese restaurant and sushi bar.

This scope of this project involves interior alterations only. There will be no structural changes nor exterior alterations, renovations, or upgrades. We propose to remove four small non-supporting walls and reframe the remaining structural elements. We designed the restaurant around the structural elements so as to not get involved with any structural changes to the building. Earlier this month we asked Joe Liesure of L & L Structural Engineers to identify and advise us on the structural elements in the building. His findings formed the basis of our design.

We plan to leave the bathrooms and kitchen area unchanged at this time. Alterations to the bathrooms and/or kitchen area will be done solely to bring these areas up to code as needed. We will upgrade wall surfaces in the food preparation area to meet the standards of smooth, easily cleanable and non-porous.

All building will be done in accordance with local, state and federal building codes. We are in the process of securing a master electrician and master plumber to complete the buildout. These professionals will be responsible for applying for the electrical and plumbing permits.

Given the limited scope of this project we hope to obtain your building permission as soon as possible. We welcome your comments and suggestions. We look forward to working with you and your staff.

Respectfully,



Susan Searle Sato
General Manager

YOSAKU

One Danforth Street, Portland Maine

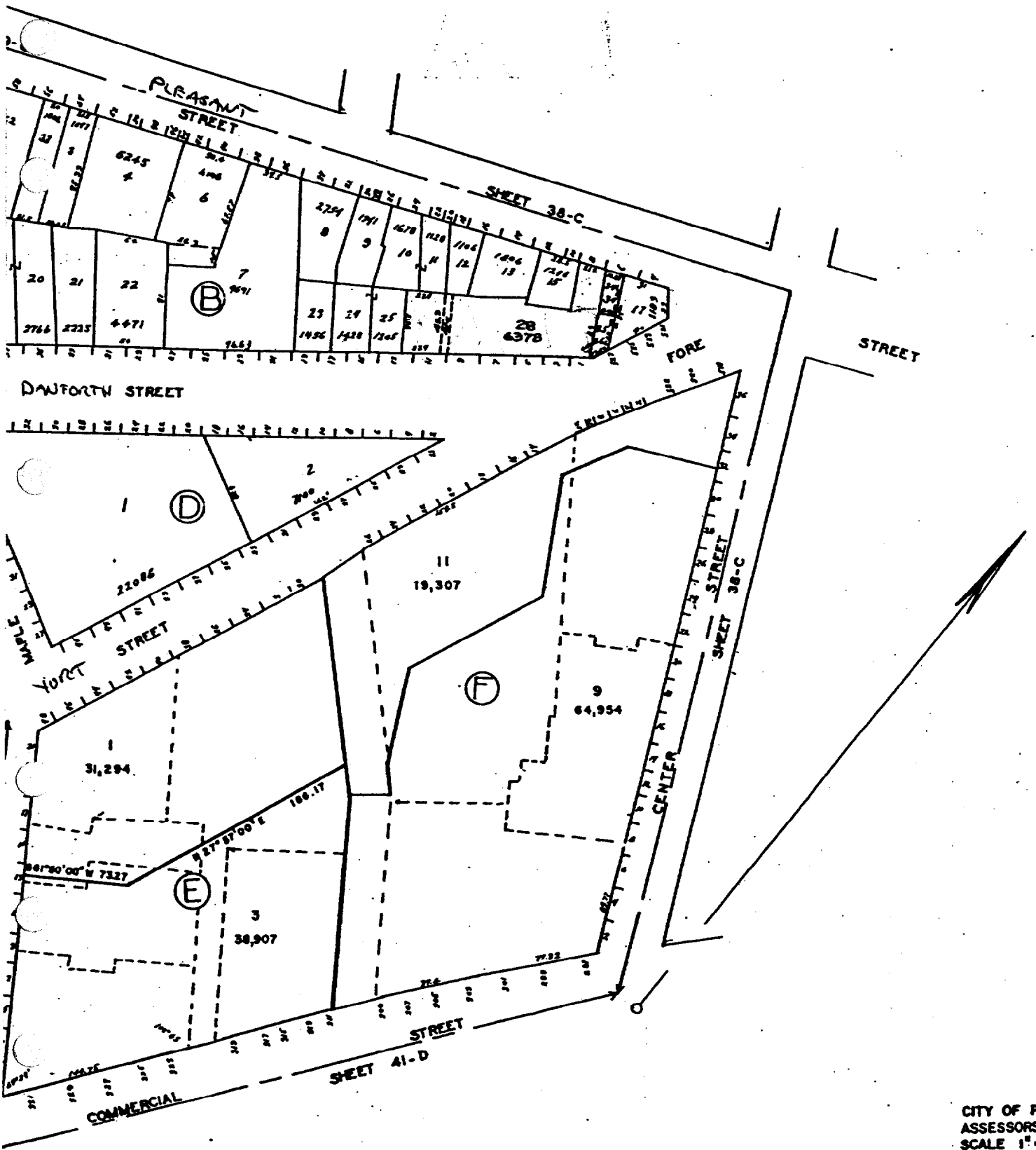
October 21, 2002

Building Permit Project Description

<u>Task Description</u>	<u>Reference Plan</u>
1 Remove glass vestibule	Existing Floor Plan <i>original</i>
2 Remove walls A, B, C, and D including swinging doors	Existing Floor Plan <i>original</i>
3 Remove partial wall E	Existing Floor Plan <i>original</i>
4 Remove wallboard and other sheathing from supporting wall F	Existing Floor Plan <i>original</i>
5 Box in wall F with 5/8" sheetrock	Proposed Floor Plan
6 Rebuild wall D 7 ft., 5/8" sheetrock, waterproof sheathing on dishwashing side	Proposed Floor Plan
7 Complete wall E to 3'6"	Proposed Floor Plan
8 Build sushi bar, dish storage passthrough cabinet, waitress station passthrough cabinet.	Proposed Floor Plan
9 Reinstall existing liquor bar to the left of support wall F	Proposed Floor Plan
10 Build 8' kneewall with bench 4' from entranceway.	Proposed Floor Plan
11 Build 7' bench along wait area wall, 22'+ bench along front wall facing sushi bar.	Proposed Floor Plan
12 Plumber and electrician to submit plans for plumbing and wiring changes and will be responsible for obtaining their respective permits.	
13 No changes to elevations, foundation, or windows and doors.	
14 Framing - 2x4 construction sheathed in 5/8" sheetrock installed with drywall screws. Finished with primer and 2 coats of washable enamel paint.	
15. <i>Install new 13' Ventilating Hood</i>	<i>Proposed Floor Plan</i>

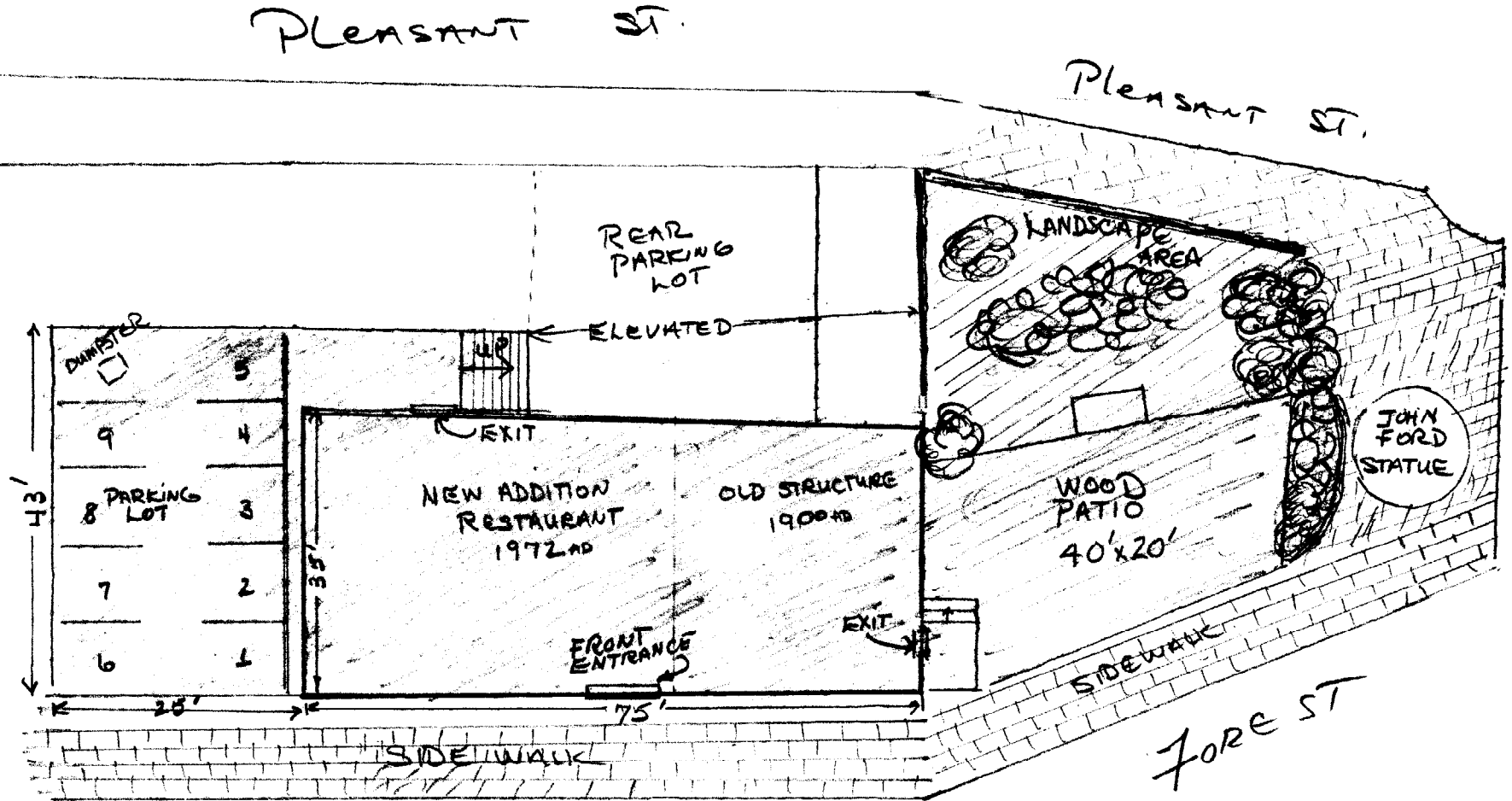
All construction will be conducted in compliance with the 1999 B.O.A.C. Building Code as amended by Section 6-Art. II.

SCHEDULE A (pg 2)



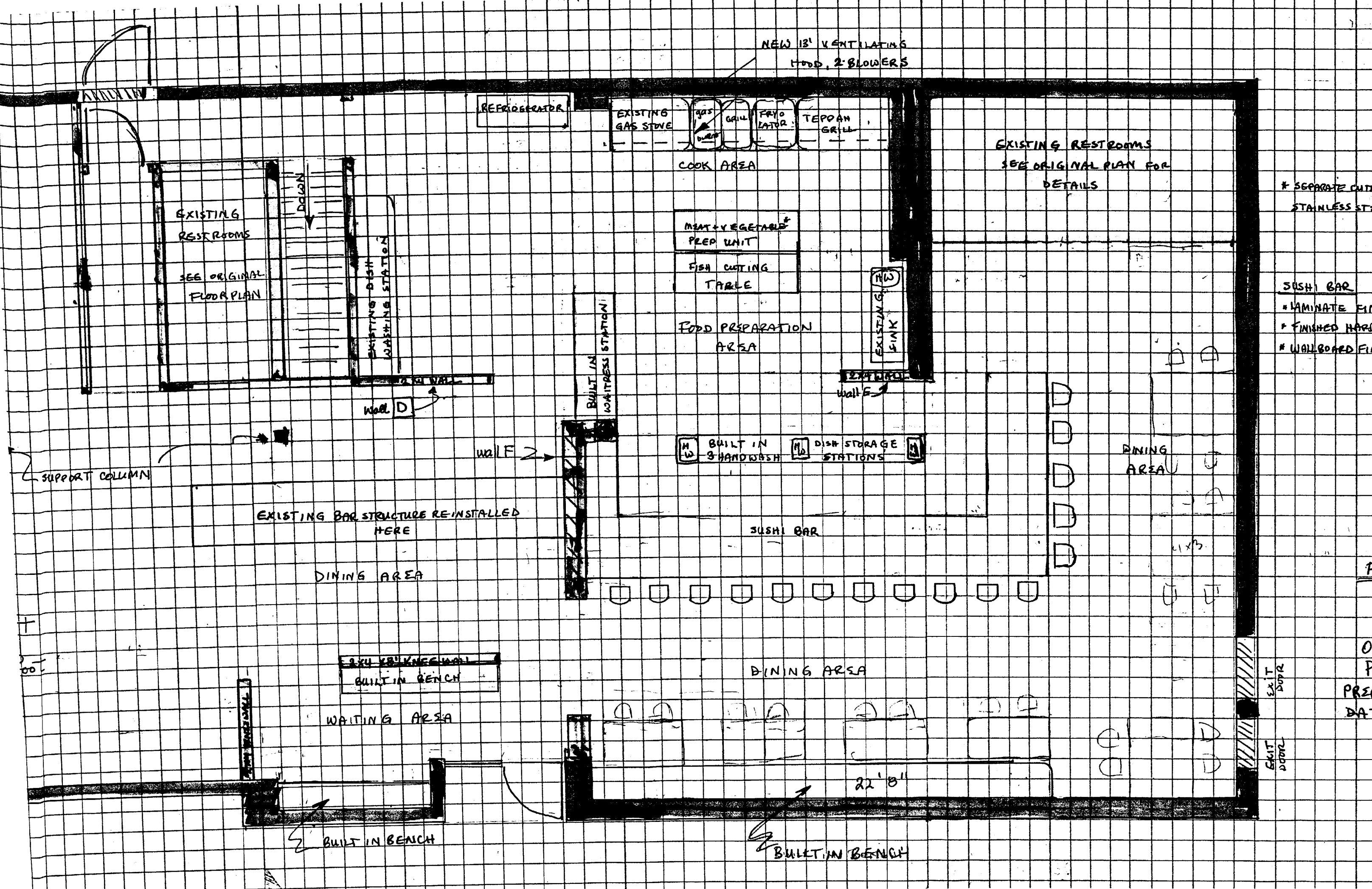
LEGEND:

1. SHADED AREA = LEASED TO SATO-SEARLE ENTERPRISES



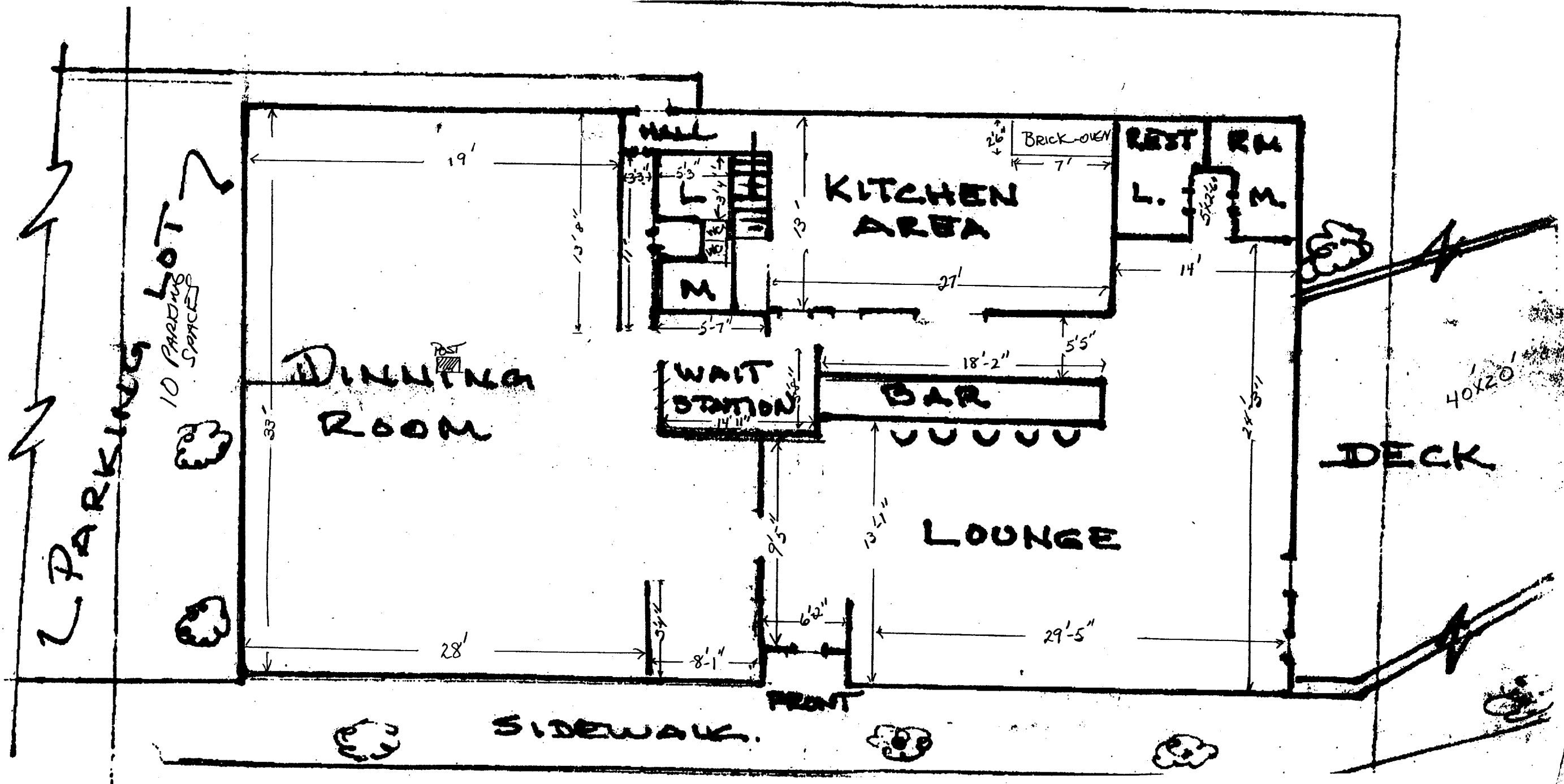
DAN FORTH ST.

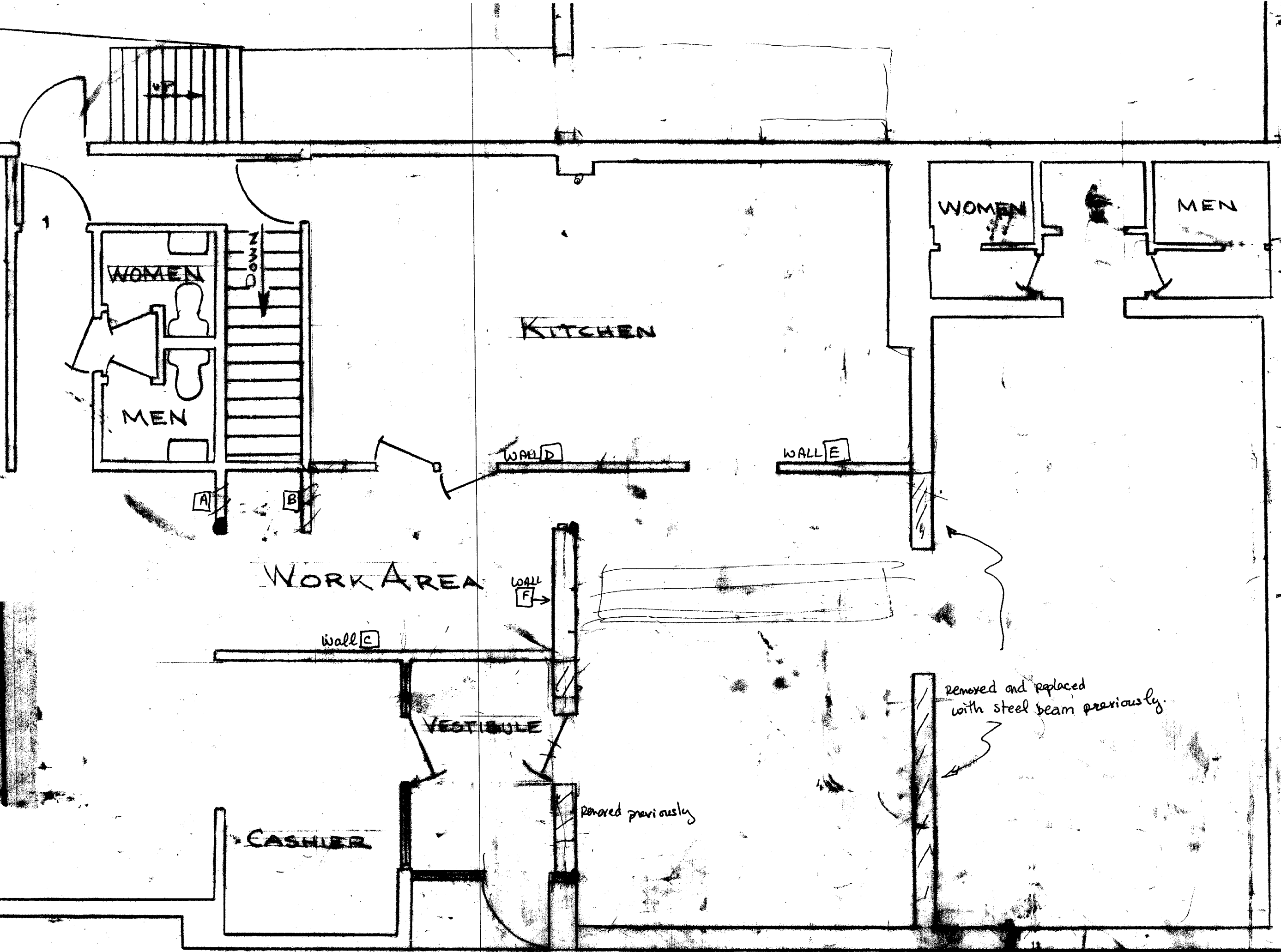
1" = 20' SCALE



GIOPPI'S FLOOR PLAN

EXISTING FLOOR PLAN OCTOBER, 2002







CITY OF PORTLAND, MAINE
Department of Building Inspections

20

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

Building (I1) Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

*over 9.00
will bring
in.*

CBL: _____

Check #: _____

Total Collected \$ _____

THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy



CITY OF PORTLAND, MAINE
Department of Building Inspections

20

Received from _____

Location of Work _____

Cost of Construction \$ _____

Permit Fee \$ _____

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Other _____

CBL: _____

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