

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that JH HOLDINGS LLC – D'ANGELO
SANDWICH SHOP

Located At 275 ST JOHN ST

Job ID: 2012-06-4213-ALTCOMM

CBL: 064- B-001-001

has permission to Increase the front entry footprint 14" add raised facade, interior partition changes, including side vestibule 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


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: 2012-06-4213-ALTCOMM	Date Applied: 6/12/2012	CBL: 064- B-001-001	
Location of Construction: 275 ST JOHN ST	Owner Name: JH HOLDINGS, LLC - Jerry Howland	Owner Address: 42 GRAY RD CUMBERLAND CTR, ME 04021	Phone: 207-829-3668
Business Name: D'Angelo Sandwich Shop	Contractor Name: Mike Dubois	Contractor Address: 4 Caswell Rd., Gray, ME 04039	Phone: 207-831-2254
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-2
Past Use: Restaurant	Proposed Use: Same - Restuarant - interior renovations - bump out front vestibule 14"	Cost of Work: 10000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>Capt. R. R...</i>	Inspection: Use Group: <i>A-2</i> Type: <i>SB</i> <i>IBC-2009</i> Signature: <i>JMB</i> <i>6/29/12</i>
Proposed Project Description: Interior and Exterior renovations		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Gayle		Zoning Approval	

	Special Zone or Reviews	Zoning Appeal	Historic Preservation
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.	<input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Site Plan <i>Admin. Order: 2012-522</i> <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>06/12/12 ABM</i>	<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:	<input checked="" type="checkbox"/> Not in Dist 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>ABM</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 appication 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



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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-06-4213-ALTCOMM

Located At: 275 ST JOHN ST

CBL: 064- B-001-001

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. This property shall remain a restaurant. Any change of use shall require a separate permit application for review and approval.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. <http://www.portlandmaine.gov/citycode/chapter010.pdf>

Building

1. Application approval based upon information provided by the applicant or design professional. Any deviation from approved plans requires separate review and approval prior to work.
2. 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.
3. The glazed wall panels shall meet the loading requirements of IBC Sec. 2403 and Chap. 16.

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

Foundation/Rebar

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.

B2

2012 06 4213

66



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>275 St. John Street</u>		
Total Square Footage of Proposed Structure/Area <u>existing building 2234 increase vestibule 16.5</u>		Square Footage of Lot <u>18132</u>
Tax Assessor's Chart, Block & Lot Chart# <u>064</u> Block# <u>B</u> Lot# <u>1</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Jerry Howland/JH Holdings LLC</u> Address <u>42 Gray</u> City, State & Zip <u>Cumberland, ME 04021</u>	Telephone: <u>207-829-3668 x204</u>
Lessee/DBA (If Applicable) <u>Substantial Investments, Inc.</u> <u>d/b/a D'Angelo Sandwich Shop</u>	Owner (if different from Applicant) Name RECEIVED Address City, State & Zip JUN 12 2012 Dept. of Building Inspections City of Portland Maine	Cost Of Work: \$ <u>10,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>sandwich shop</u> If vacant, what was the previous use? <u>na</u> Proposed Specific use: <u>same</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Cosmetic interior renovation of dining room.</u> <u>Create interior side entrance vestibule. Enlarge depth of front vestibule.</u> <u>Alter facade over entrances to accommodate new signs with gooseneck lighting.</u>		
Contractor's name: <u>Mike Dubois</u> Address: <u>4 Caswell Rd.</u> City, State & Zip <u>Gray, ME 04039</u> Telephone: <u>831-2254</u> Who should we contact when the permit is ready: <u>Jerry Howland</u> Telephone: <u>632-3339</u> Mailing address: <u>42 Gray Rd. Cumberland, ME 04021</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: [Handwritten Signature] Date: 6/11/12

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



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules *NA*
- Complete electrical and plumbing layout. *NA*
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review *NA*
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003 *NA*
- Proof of ownership is required if it is inconsistent with the assessors records. *NA*
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant. *NA*

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)



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Receipts Details:

Tender Information: Check , BusinessName: Substantial Investments, Inc, Check Number: 10031

Tender Amount: 120.00

Receipt Header:

Cashier Id: gguertin

Receipt Date: 6/12/2012

Receipt Number: 44864

Receipt Details:

Referance ID:	6857	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	120.00	Charge Amount:	120.00
Job ID: Job ID: 2012-06-4213-ALTCOMM - Interior and Exterior renovations			
Additional Comments: Substantial Investments, Inc.			

Thank You for your Payment!



Certificate of Design Application

ASSOCIATED DESIGN PARTNERS, INC

From Designer:

Date: 6-6-12

Job Name: D'ANGELOS RENOVATION

Address of Construction: 275 ST JOHN ST, PORTLAND MAINE

2009 International Building Code

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

Building Code & Year 2009 IBC/IEBC Use Group Classification (s) A-2

Type of Construction 5

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

Is the Structure mixed use? N If yes, separated or non separated or non separated (section 302.3) _____

Supervisory alarm System? N Geotechnical/Soils report required? (See Section 1802.2) N

Structural Design Calculations

NO Submitted for all structural members (106.1 – 106.11)

Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
<u>ASSEMBLY A-2</u>	<u>60 PSF (fixed seats)</u>
_____	_____
_____	_____
_____	_____

Wind loads (1603.1.4, 1609)

ANALYTICAL Design option utilized (1609.1.1, 1609.6)

100 Basic wind speed (1809.3)

1.0 Building category and wind importance Factor, I_w (table 1604.5, 1609.5)

B Wind exposure category (1609.4)

+/-0.18 Internal pressure coefficient (ASCE 7)

+/- 22PSF Component and cladding pressures (1609.1.1, 1609.6.2.2)

NA Main force wind pressures (7603.1.1, 1609.6.2.1)

Earth design data (1603.1.5, 1614-1623)

NA Design option utilized (1614.1)

NA Seismic use group ("Category")

NA Spectral response coefficients, S_D s & S_{D1} (1615.1)

NA Site class (1615.1.5)

NO Live load reduction

20 Roof *live* loads (1603.1.2, 1607.11)

42 Roof snow loads (1603.7.3, 1608)

60 Ground snow load, P_g (1608.2)

42 If $P_g > 10$ psf, flat-roof snow load P_f

1 If $P_g > 10$ psf, snow exposure factor, C_e

1 If $P_g > 10$ psf, snow load importance factor, I_s

1.0 WARM RF Roof thermal factor, C_t (1608.4)

NA Sloped roof snowload, P_s (1608.4)

NA Seismic design category (1616.3)

NA Basic seismic force resisting system (1617.6.2)

NA Response modification coefficient, R_f and deflection amplification factor, C_d (1617.6.2)

NA Analysis procedure (1616.6, 1617.5)

NA Design base shear (1617.4, 1617.5.1)

Flood loads (1803.1.6, 1612)

NA Flood Hazard area (1612.3)

NA Elevation of structure

Other loads

NA Concentrated loads (1607.4)

NA Partition loads (1607.5)

NA Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



Certificate of Design

Date: 6-6-12

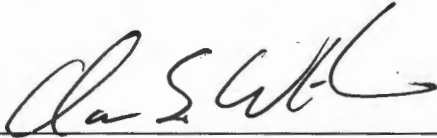
From: ASSOCIATED DESIGN PARTNERS, INC

These plans and / or specifications covering construction work on:

D'ANGELOS, 275 ST. JOHN ST, PORTLAND ME

ENTRY WALL FRAMING

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2009 *International Building Code*** and local amendments.

Signature: 

Title: ENGINEER

Firm: ASSOCIATED DESIGN PARTNERS, INC

Address: 80 LEIGHTON RD

FALMOUTH, ME 04105

Phone: 878-1751



For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Administrative Authorization Application

Portland, Maine

Planning and Urban Development Department, Planning Division

2012 06 4213

PROJECT NAME: D'Angelo Sandwich Shop

PROJECT ADDRESS: 275 St. John Street CHART/BLOCK/LOT: 64-B-1

APPLICATION FEE: _____ (\$50.00)

PROJECT DESCRIPTION: (Please Attach Sketch/Plan of the Proposal/Development)

D'Angelo Sandwich Shop Renovation ext Westable -

CONTACT INFORMATION:

OWNER/APPLICANT

Name: JH Holdings LLC / Jerry Howland

Address: 42 Gray Road
Cumberland, ME 04021

Work #: (207) 829-3668 X204

Cell #: (207) 632-3339

Fax #: (207) 829-4092

Home #: (207) 829-4487

E-mail: jerry@subsinvest.com

CONSULTANT/AGENT

Name: _____ Address: RECEIVED

Work #: _____ JUN 12 2012

Cell #: _____
Fax #: _____ City of Portland
Planning Division

Home #: _____
E-mail: _____

Criteria for an Administrative Authorizations: (see section 14-523(4) on pg .2 of this appl.)

- a) Is the proposal within existing structures? _____
- b) Are there any new buildings, additions, or demolitions? _____
- c) Is the footprint increase less than 500 sq. ft.? _____
- d) Are there any new curb cuts, driveways or parking areas? _____
- e) Are the curbs and sidewalks in sound condition? _____
- f) Do the curbs and sidewalks comply with ADA? _____
- g) Is there any additional parking? _____
- h) Is there an increase in traffic? _____
- i) Are there any known stormwater problems? _____
- j) Does sufficient property screening exist? _____
- k) Are there adequate utilities? _____
- l) Are there any zoning violations? _____
- m) Is an emergency generator located to minimize noise? _____
- n) Are there any noise, vibration, glare, fumes or other impacts? _____

Applicant's Assessment Planning Division Y(yes), N(no), N/A

Y(yes), N(no), N/A	Y(yes), N(no), N/A
Y	_____
Y	_____
Y	_____
N	_____
Y	_____
Y	_____
N	_____
N	_____
N	_____
NA	_____
Y	_____
N	_____
NA	_____
N	_____

Signature of Applicant: [Signature] Date: 6/11/12

Administrative Authorization Decision

Name: D'Angelo Sandwich Shop
Address: 275 St. John Street
Project Description: vestibule expansion

Criteria for an Administrative Authorizations:
Section 14-523 (4) on page 2 of this application)

Applicant's Assessment
Y(yes), N(no), N/A

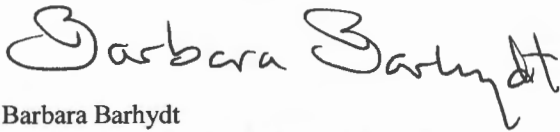
Planning Division
Use Only

(See

a) Is the proposal within existing structures?	Y	Y
b) Are there any new buildings, additions, or demolitions?	Y	Y
c) Is the footprint increase less than 500 sq. ft.?	Y	Y – expanded entry less than 500
d) Are there any new curb cuts, driveways or parking areas?	N	N
e) Are the curbs and sidewalks in sound condition?	Y	Y
f) Do the curbs and sidewalks comply with ADA?	Y	Y
g) Is there any additional parking?	N	N
h) Is there an increase in traffic?	N	N
i) Are there any known stormwater problems?	N	N
j) Does sufficient property screening exist?	Na	Na
k) Are there adequate utilities?	Y	Y
l) Are there any zoning violations?	N	N
m) Is an emergency generator located to minimize noise?	NA	NA
n) Are there any noise, vibration, glare, fumes or other impacts?	N	N

The Administrative Authorization for D'Angelo's at 275 St. John Street was approved by Barbara Barhydt, Development Review Services Manager on June 25, 2012 with the following condition(s) of approval listed below:

1. Standard Condition of Approval: The applicant shall obtain all required City Permits, including building permits from the Inspection Division (874-8703) and any other permits required from the Department of Public Services (874-8801) prior to the start of any construction.



Barbara Barhydt
Development Review Services Manager
Date of Approval: June 25, 2012