

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

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

|                              |                                   |                            |
|------------------------------|-----------------------------------|----------------------------|
| <b>Permit No:</b><br>02-0898 | <b>Issue Date:</b><br>SEP 11 2002 | <b>CBL:</b><br>064 D006001 |
|------------------------------|-----------------------------------|----------------------------|

|  |  |   |                             |
|--|--|---|-----------------------------|
| <b>Location of Construction:</b><br>249 St John St | <b>Owner Name:</b><br>Ho Duc N &                 | <b>Owner Address:</b><br>17 Allen Rd              | <b>Phone:</b><br>772-3038   |
| <b>Business Name:</b>                              | <b>Contractor Name:</b><br>Maplewood Development | <b>Contractor Address:</b><br>Box 130 Eliot       | <b>Phone:</b><br>2072520162 |
| <b>Lessee/Buyer's Name:</b>                        | <b>Phone:</b>                                    | <b>Permit Type:</b><br>Change of Use - Commercial | <b>Zone:</b><br>B-2         |

|   |                                    |                               |                                    |                           |
|---|------------------------------------|-------------------------------|------------------------------------|---------------------------|
| <b>Past Use:</b><br>Office Space/Vacant | <b>Proposed Use:</b><br>Restaurant | <b>Permit Fee:</b><br>\$86.00 | <b>Cost of Work:</b><br>\$9,000.00 | <b>CEO District:</b><br>3 |
|---|------------------------------------|-------------------------------|------------------------------------|---------------------------|

|  |  |   |
|--|--|---|
| <b>Proposed Project Description:</b><br>Change of Use with interior renovations. | <b>FIRE DEPT:</b><br><input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied                     | <b>INSPECTION:</b><br>Use Group: A3 Type: SB<br>9/11/02<br>Signature: [Signature] |
|  | <b>Signature:</b> [Signature]  | <b>Signature:</b> [Signature]   |
|  | <b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>   |   |
|  | Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied |   |
|  | <b>Signature:</b>  | <b>Date:</b>  |

|                                |  |                        |  |
|--------------------------------|--|------------------------|--|
| <b>Permit Taken By:</b><br>gad | <b>Date Applied For:</b><br>08/09/2002 | <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> | <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br>Date: 8/14/02 | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: | <b>Historic Preservation</b><br><input checked="" type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br>Date: |
|   | Separate permits are required for any new signage   |   |  |

**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 \_\_\_\_\_

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

BUILDING INSPECTION

## PERMIT

Permit Number: 020898

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that Ho Duc N & /Maplewood Development

has permission to Change of Use with interior elevations

AT 249 St John St 064 D006001

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 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. *[Signature]*

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

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

Other \_\_\_\_\_  
Department Name

*[Signature]*  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

|                 |   |                  |                      |
|-----------------|---|------------------|----------------------|
| Prmt            | 10464   | New              |                      |
| 02-0898         | 249   | St John St       |                      |
| Pending         | Change of Use - Commercial  |                  |                      |
| 064 D006001     | 3   | \$9,000.00       |                      |
| 08/20/2002      | Need 30 cfm/person mechanical ventilation, 36" egress Doors and 60 lb. Sq. Ft. Floor system, a contractor |                  |                      |
|                 | mjn   |                  |                      |
| Created by: gad | Created Date: 08/09/2002  | Modified by: gad | Modified Date: 08/13 |



State of Maine  
 Department of Public Safety  
 Construction Permit



Not  
 Reviewed  
 for Barrier  
 Free

Not Sprinkled

# 12584

KAREOKE LOUNGE

Located at: 249 ST. JOHN STREET  
 PORTLAND

Occupancy/Use: ASSEMBLY CLASS C

APPROVAL  
 ISSUED BY  
 THE STATE FIRE MARSHAL

Permission is hereby given to:

DUC HO & YEM LE

249 ST. JOHN STREET  
 PORTLAND, ME 04101

to construct or alter the afore 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. This permit is issued under the provisions of Title 25, Chapter 317, Section 2448 .

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/available at the site of construction.

This permit will expire at midnight on the 6th of February 2003

Dated the 7th day of August A.D. 2002

Commissioner

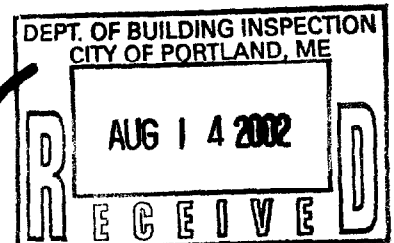
Copy-1 Owner

Comments:

DUC HO & YEM LE

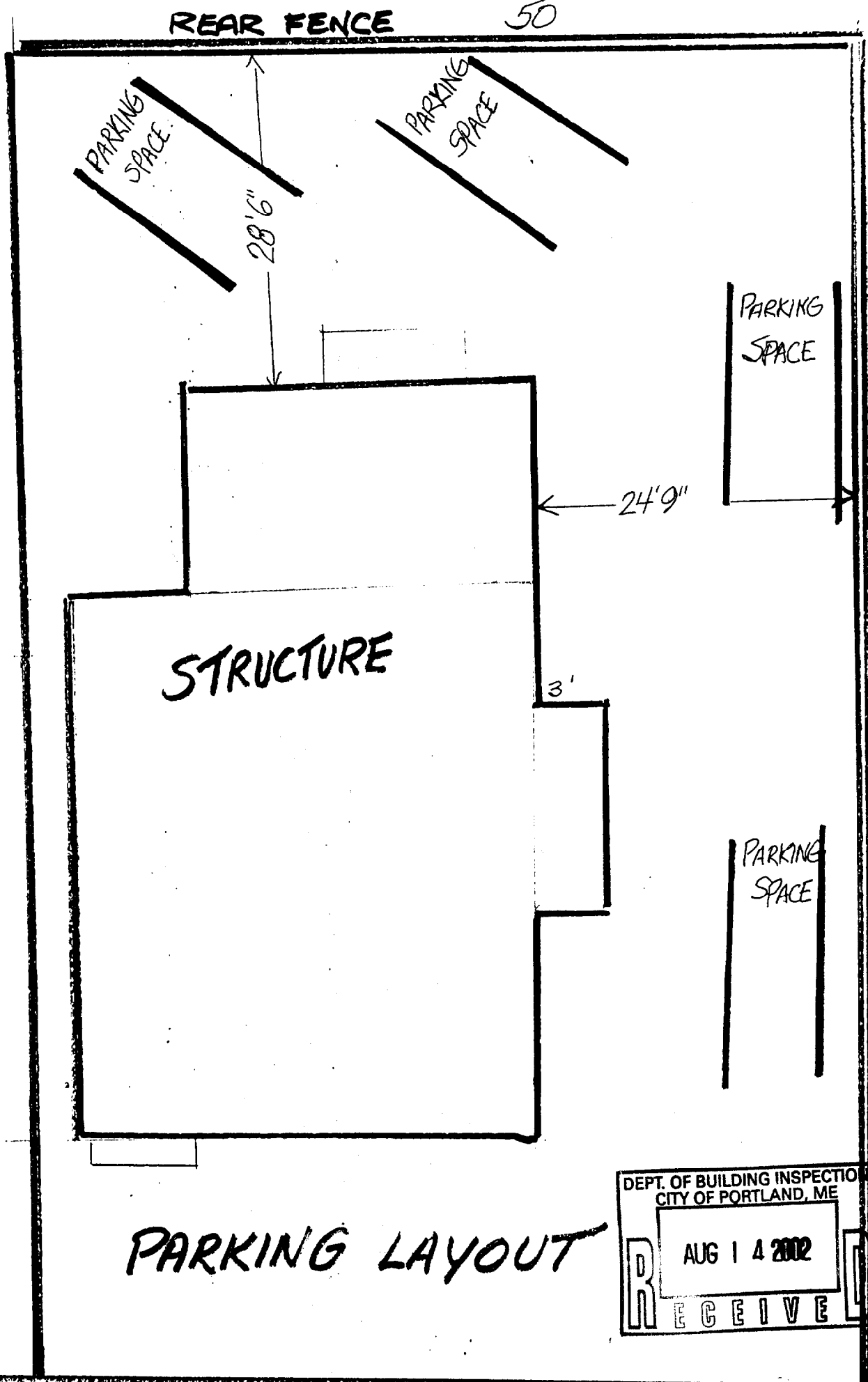
249 ST. JOHN STREET  
 PORTLAND, ME 04101

Received  
 AUG 12 2002



L. H. KARAOKE  
249 ST JOHN ST

LOT SIZE  
50 X 100



PARKING LAYOUT

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

AUG 14 2002

RECEIVE

ST JOHN STREET

Permit  
already issued

New Construction & Physical Improvements to Existing Space  
249 St. John Street - Portland, Maine

Scope of Work:

Electrical: Replace fuse panel W/ breaker panel  
Install circuit for smoke eater  
Install 2 elec. Baseboard heaters @ bathrooms  
Install emergency lighting circuit w/5 battery units  
Install 2 exit lights and 2 switched wall fixtures @ entries  
Install circuit for thru-the-wall AC unit  
Install duplex receptacles per plan  
Replace existing NM cable with MC cable

Plumbing: None required yet. Waiting for decision on food prep area and bar.

General: Install insulation in exterior walls  
Install double layer of 5/8 fire code sheetrock @ ceiling w/ resilient channel between  
Install 5/8 fire code sheetrock @ exterior walls  
Install double layers of 5/8 sheetrock at walls to common stairwells  
Install 1/2" sheetrock @ interior walls  
Install 2 fire rated doors and closers ( rated interior)  
Install 1 fire rated door and closers (rated exterior)

Note: At this time the general contractor's work is limited to the above. The building owner will finish (paint) the interior walls and ceiling, install floor covering, install interior trim and finish the interior space beyond what is identified on the attached plan.

Additional electrical, plumbing and heating may be requested by the building owner or required by the City of Portland. Such work will then be added to the scope of Work attached to the Permit Application.

Application ID Number: 2-0898

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 249 St. John St - I spoke with Greg about getting me a revised plan to show off-street parking - 4 spaces required  
8/13/02  
8/14/02 - received parking plan

Approval Date: 08/14/2002

Given On Date: 08/12/2002

OK to Issue Permit

Name: Marge Schmuckal

Date: 08/14/2002

Date 2:

Conditions Section:

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for any new signage.

Create Date: 08/09/2002 By: gad

Update Date: 08/14/2002 By: mes

02-0898 ~~2002~~ - ~~010~~

# 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.

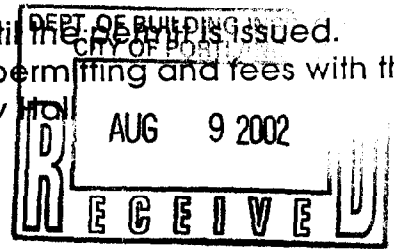
|  |  |   |
|--|--|---|
| Location/Address of Construction: <u>249 ST JOHN ST. PORTLAND, MAINE</u>   |  |   |
| Total Square Footage of Proposed Structure   | Square Footage of Lot  |   |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>064</u> Block# <u>D</u> Lot# <u>007</u>   | Owner: <u>DUC HO</u><br><u>YEM LE</u>  | Telephone: <u>772-3038</u>                          |
| Lessee/Buyer's Name (If Applicable)  | Applicant name, address & telephone: <u>DUC HO</u><br><u>17 ALLEN ROAD</u><br><u>50 PORTLAND MAINE</u><br><u>8791912</u> | Cost Of Work: \$ <u>9,000</u><br>Fee: \$ <u>86-</u> |
| Current use: <u>VACANT</u>   |  |   |
| If the location is currently vacant, what was prior use: <u>OFFICE SPACE</u>   |  |   |
| Approximately how long has it been vacant: <u>4 MONTHS</u>   |  |   |
| Proposed use: <u>KARAOKE</u><br><u>BAR / ENTERTAINMENT / EATING EST.</u>   |  |   |
| Project description: <u>MAKING GENERAL REPAIRS AND IMPROVEMENTS RELATING TO</u><br><u>A PROPOSED CHANGE OF USE TO THE ABOVE (SEE CONTRACTOR SUBMITTALS ATTACHED).</u>  |  |   |
| Contractor's name, address & telephone: <u>MAPLEWOOD DEVELOPMENT</u> 207-408 6217<br><u>BOX 130 - ELIOT MAINE 03903 - CEL 252-0162</u>   |  |   |
| Who should we contact when the permit is ready: <u>DUC HO</u>  |  |   |
| Mailing address: <u>249 ST JOHN ST.</u><br><u>PORTLAND MAINE 04102</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>772 3038</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: <u>[Signature]</u> | Date: <u>8/8/02</u> |
|--|---------------------|

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 fees with the Planning Department on the 4th floor of City





**CONTRACTOR'S SUBMITTALS**  
for  
**Change-In-Use Application**  
249 St. John Street - Portland, Maine

Copy of Construction Detail: No new construction planned

Copy of Letter explaining the Project: Attached

Copy of Floor Plan: Attached (existing only - no changes at this time)

Cross section of framing details: N/A

Detail of new walls / partitions: N/A

Floor plans & Elevations: No Changes

Window & Door Schedule: No Changes

Foundation Plans, Drainage: No Changes

Electrical Layout: Attached (new work only)

Plumbing Layout: N/A

Note: If Details, Elevations and Layouts of existing systems and structure are required, the owner or contractor will arrange to have them prepared.



# Application for Construction Permit

Department of Public Safety  
State Fire Marshall's Office  
52 State House Station  
Augusta, Maine 04333-0052  
Tel: 207-624-8744 x1  
Fax: 207-624-8757

### Project Information

Name: KARECKE LOUNGE

Location: 249 ST. JOHN STREET

Town Location: PORTLAND

County: CUMBERLAND

New Building:

Renovation:

Addition:

Occupancy Change:

Sprinkler System:  Yes  No

Sprinkler System Supervised:  Yes  No

Date of Construction Start-up: 8-1-02

Estimated Project Cost: \$ 7,000

Date of Construction Completion: 8-31-02

Construction Permit Fee: 25.00

(Fee schedule is on back)

### Occupancy Classification

Apartments

Hotel / Motel

Rooming & Lodging

Congregate Housing

Hospital

Limited Care

Nursing Home

Industrial

Residential Care Level I

Residential Care Level II

Assembly Class  $\geq 1000$    $>300 < 1000$    $\leq 300$

Mercantile A  B  C

Educational

Daycare

Detention

Business

Other

### Construction Type

Fire Resistive: Type I (443), (332)

Protected Non-Combustible: Type II (222), (111)

Unprotected Non-Combustible: Type II (000)

Protected Ordinary: Type III (211)

Unprotected Ordinary: Type III (200)

Heavy Timber: Type IV (2HH)

Protected Wood Frame: Type V (111)

Unprotected Wood Frame: Type V (000)

### Addresses

Owner's Name: DUC HO & YEM LE

Telephone: (207) 715-4551 Fax: 775-3233

Address: 249 ST. JOHN STREET (BUSINESS)

City: PORTLAND

State: MAINE

Zip Code: \_\_\_\_\_

Professional: N/A

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Registration Number: \_\_\_\_\_ E-mail: \_\_\_\_\_

Address: \_\_\_\_\_

State: \_\_\_\_\_

Zip Code: \_\_\_\_\_

Contractor: MAPLEWOOD DEV.

Telephone: (207) 408-6277 Fax: (207) 676-1861

Address: PO BOX 130

City: PORTLAND

State: ME

Zip Code: 04103

Name of Applicant: [Signature]

Mayor Approval:

Date: \_\_\_\_\_

Approved By: \_\_\_\_\_

Construction Permit:

Date: \_\_\_\_\_

Approved By: \_\_\_\_\_

Final Letter:

Date: \_\_\_\_\_

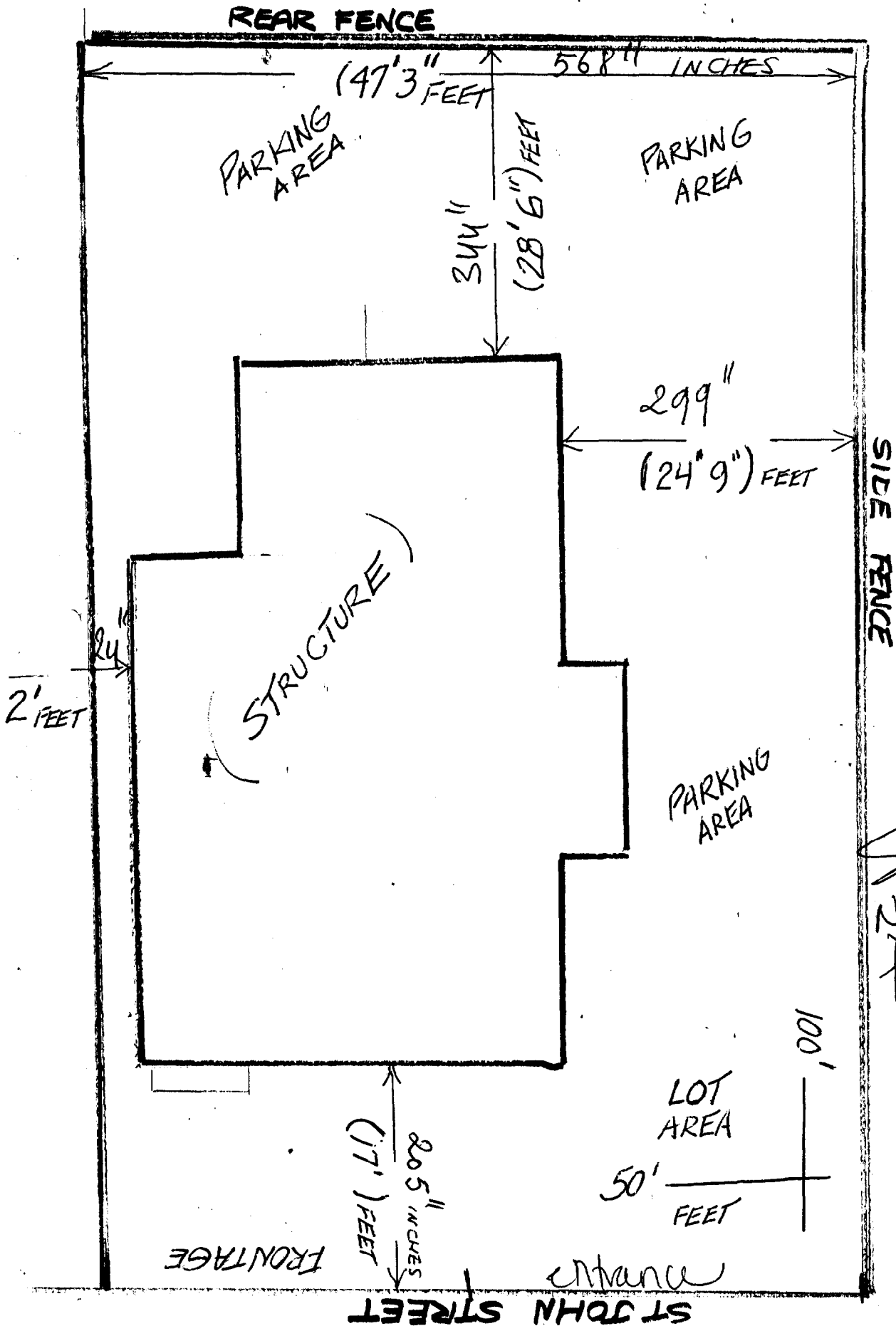
Approved By: \_\_\_\_\_

(Permit is not required)

| DATE PLANS RECEIVED | REVIEW FEE | DATE FEE RECEIVED | CHECK # | PLAN REVIEWER | DATE PERMIT ISSUED | PERMIT # |
|---------------------|------------|-------------------|---------|---------------|--------------------|----------|
|                     |            |                   |         |               |                    |          |

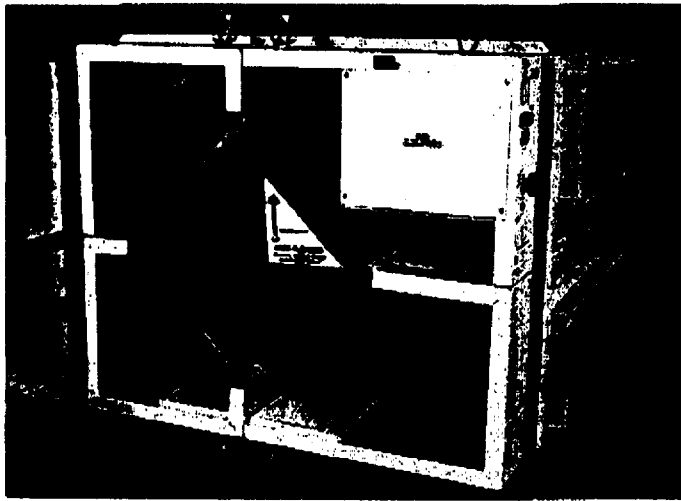
4 parking spaces required

249 ST JOHN ST  
PORTLAND ME



ATTN: Greg

1/2



### LIFEBREATH® QUALITY

The LIFEBREATH® HRV has a lot to offer... effective balanced ventilation, superior efficiency, high quality components, ease of service and trouble free operation.

It's all backed up by the LIFEBREATH® reputation for quality and for the last 12 years an industry leader and innovator.

Your LIFEBREATH® dealer will provide expert, professional care for your ventilation system. LIFEBREATH® commercial units carry a 15 year warranty on the heat exchange cores and a two (2) year parts warranty.

289 St. John Street

Change of use

### TECHNICAL SPECIFICATIONS

| MODEL                             | 700   | 900   | 1200   | 500DCS                                 | 850DCS  |
|-----------------------------------|---|---|--|--|---|
| CFM HIGH (L/s)<br>LOW (L/s)       | 700 (320)<br>400 (188)                        | 900 (424)<br>500 (235)                        | 1200 (566)<br>800 (378)                        | 500 (235)<br>200 (94)                  | 900 (424)<br>775 (366)                          |
| SPEEDS                            | 3   | 5   | 3  | 5                                      | 3   |
| SENSIBLE HEAT RECOVERY            | 65%   | 60%   | 65%  | 90%                                    | 85%   |
| CORE ARRANGMENT                   | SINGLE PASS                                   | SINGLE PASS                                   | SINGLE PASS                                    | DOUBLE PASS                            | DOUBLE PASS                                     |
| NUMBER OF CORE MODULES            | 2   | 2   | 3  | 4                                      | 6   |
| VOLTAGE/ PHASE                    | 120V/SINGLE                                   | 120V/SINGLE                                   | 120V/SINGLE                                    | 120V/SINGLE                            | 120V/SINGLE                                     |
| AMPS (TOTAL), WATTS               | 5.5, 660                                      | 6.5, 620                                      | 8.1, 972                                       | 6.3, 610                               | 7.9, 848  |
| BLOWER MOTORS (#)<br>HP/EACH      | (2), 1/5                                      | (2), 1/10                                     | (2), 1/4                                       | (2), 1/10                              | (2), 1/4  |
| DUCT CONNECTION<br>in. (mm)       | 14 X 8<br>(356 x 200)                         | 14 X 8<br>(356 x 200)                         | 20 X 8<br>(508 x 200)                          | 14 X 8<br>(356 x 200)                  | 20 X 8<br>(508 x 200)                           |
| DIMENSIONS<br>in. (mm) l x w x h  | 28 1/2 x 29 1/2 x 24 1/2<br>(720 x 753 x 625) | 28 1/2 x 29 1/2 x 24 1/2<br>(720 x 753 x 625) | 41 1/2 x 29 1/2 x 24 1/2<br>(1055 x 760 x 625) | 49 x 28 1/2 x 19<br>(1244 x 720 x 482) | 41 1/2 x 29 1/2 x 24 1/2<br>(1053 x 1165 x 625) |
| DEFROST - FAN<br>DEFROST - DAMPER | FD<br>DD                                      | FD<br>DD                                      | FD<br>DD                                       | N/A<br>DCSDD                           | DCSFD<br>DCSDD                                  |
| WEIGHT lb./ kg                    | 142 (65)                                      | 142 (65)                                      | 191 (87)                                       | 178 (81)                               | 255 (116)                                       |



511 McCORMICK BLVD.  
LONDON, ONT.  
N5W 4G8

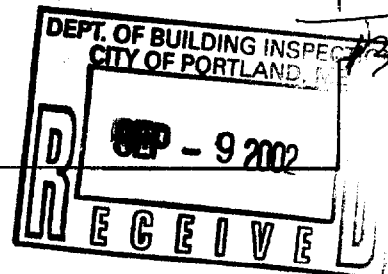
270 REGENCY RIDGE  
SUITE 210  
DAYTON, OHIO 45459

PH: (519) 457-1904  
FX: (519) 457-1676

PH: (513) 439-6676  
FX: (513) 439-6685

FOR MORE INFORMATION CONTACT:

plus 2 mech vent fans @ 80 cfm x 2 = 160  
+ 1 A/E/V



RE: Zunita # 020898

064 3006

Need 1320 cfm @ full occupancy

Application ID Number:

Department:

Status:

Reviewer:

Comments:

Approval Date:

Given On Date:

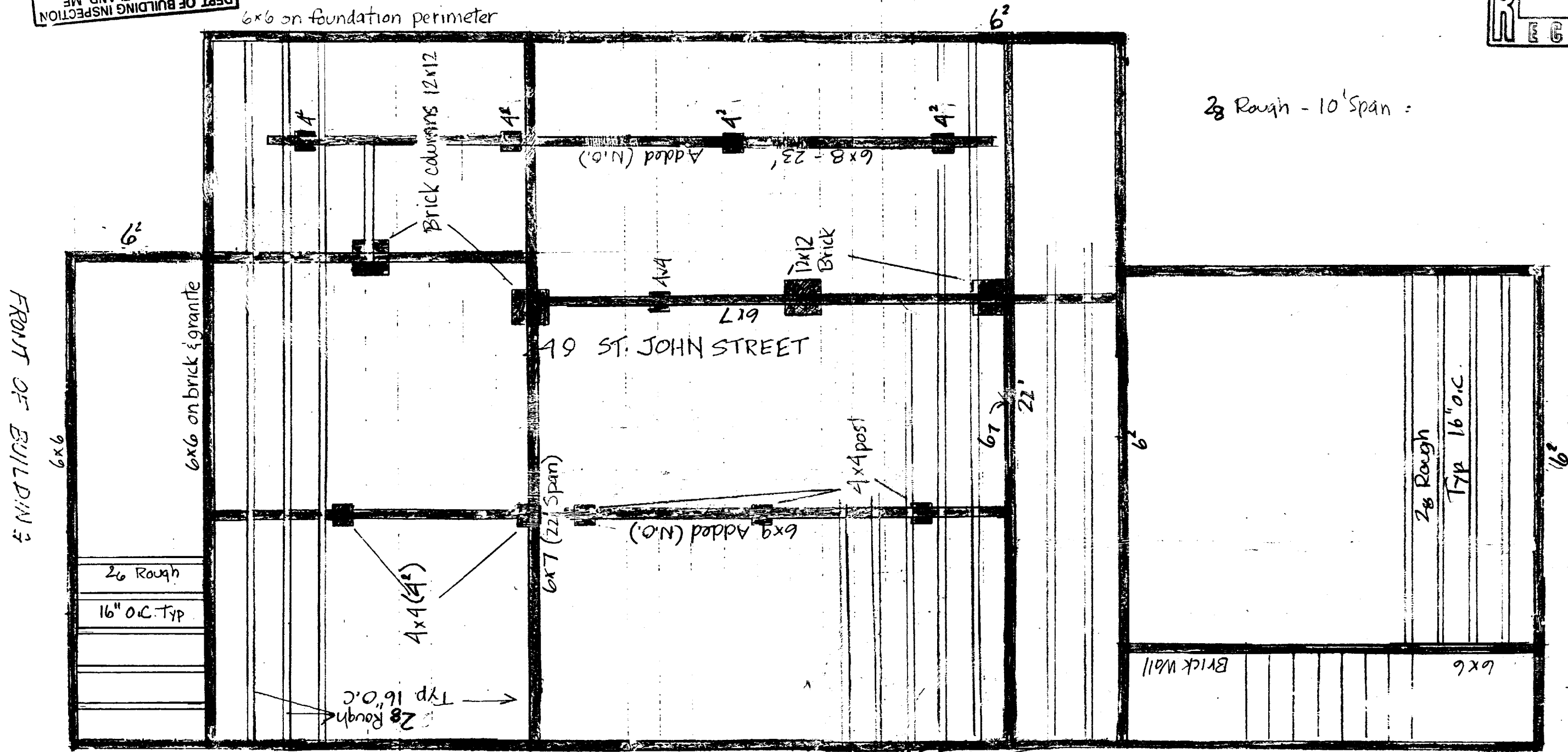
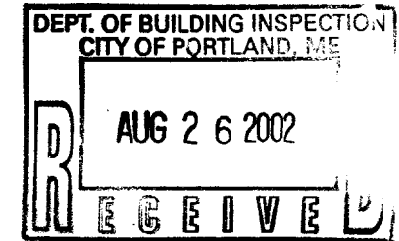
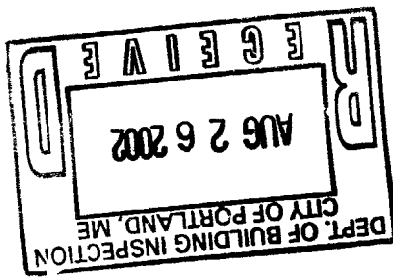
OK to Issue Permit    Name:     Date:     Date 2:

**Conditions Section:**

Ventilation as required by Mechanical Code must be installed.  
Floor System must be upgraded as shown in the plans.

Create Date:  By:

Update Date:  By:



2x8 Rough - 10' span :

Existing Floor Framing

2x8 @ 16" o.c. Rough Cut

249 St. John

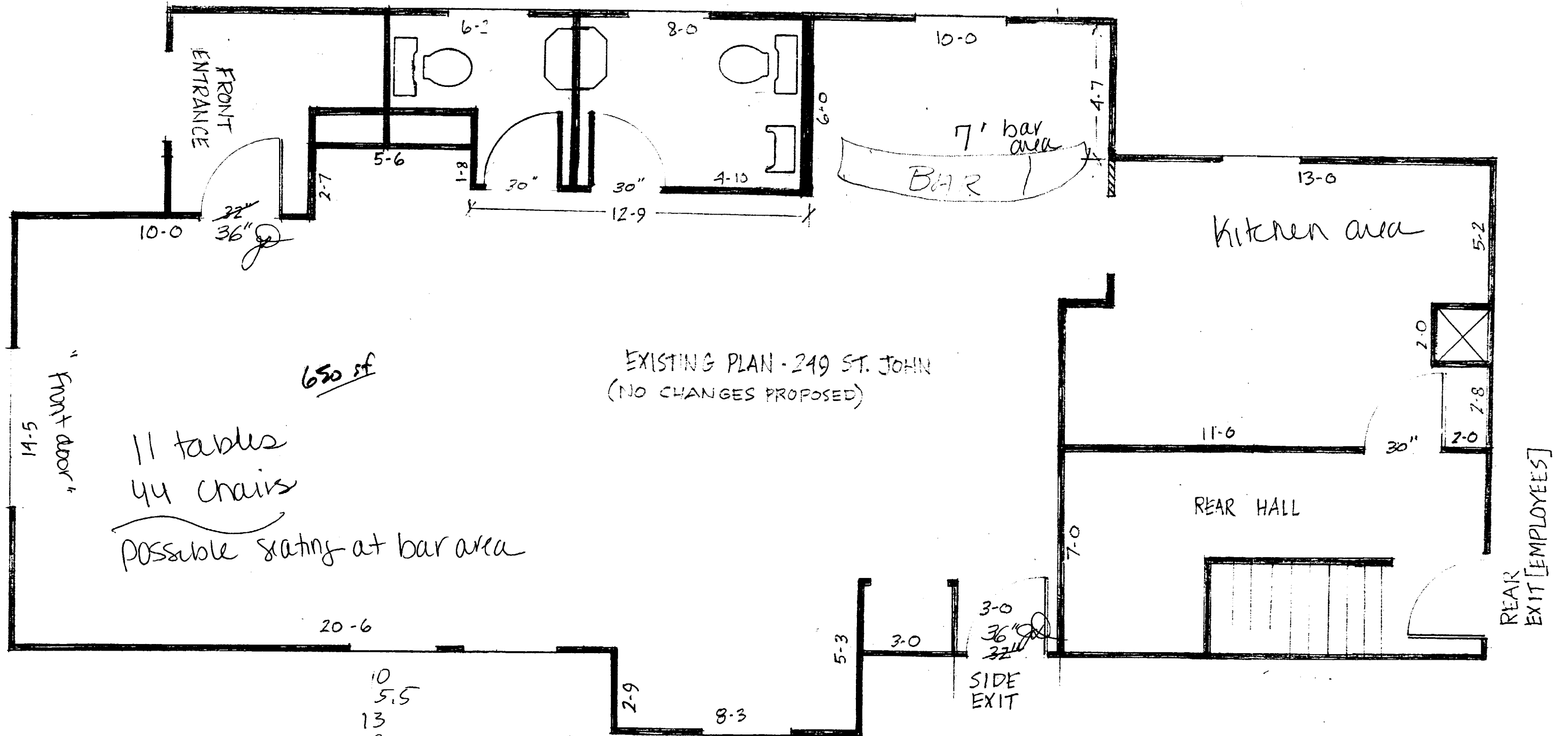
□ = 1 sf

N.O. = Not Original Framing - added at some later date

6<sup>2</sup> = 6"x6" square, 4<sup>2</sup> = 4"x4" square

- 2x8 Rough cut joists @ 16" o.c. - 1<sup>st</sup> Floor framing Supported by Various size Timbers supported by 4x4 posts and 12x12 brick columns
- Maximum 2x8 Span is 10 feet @ customer areas  
" 2x8 " " 12 feet @ office area

Planning on building perm.  
 counter for bar area, will  
 have opening of 3' for travel  
 in emergency



$$\begin{array}{r}
 10 \\
 5.5 \\
 13 \\
 10 \\
 \hline
 38.5
 \end{array}
 \times 14.5 = 558.25$$

$$3 \times 8 = \frac{582.25 \text{ ft} \div 150 \text{ ft}}{24} = 3.88 \text{ or } 4 \text{ parking spaces}$$