

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

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

**PERMIT**

Permit Number: 070426

**PERMIT ISSUED**

MAY 18 2007

This is to certify that MARDIGAN STEPHEN E / c Richardson

has permission to Add a 40' x 21' deck

AT 865 FOREST AVE

137 C011001

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 procured before this building or part thereof is laid or closed-in. 24 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. \_\_\_\_\_

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

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

Other \_\_\_\_\_

Department Name

*[Signature]*  
5/17/07  
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

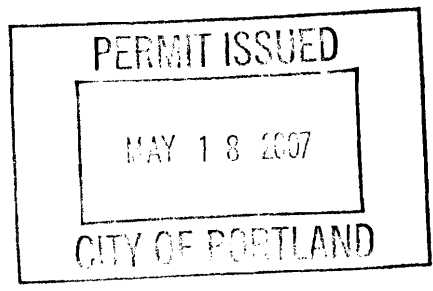
|                       |             |                     |
|-----------------------|-------------|---------------------|
| Permit No:<br>07-0426 | Issue Date: | CBL:<br>137 C011001 |
|-----------------------|-------------|---------------------|

|   |                                     |   |                      |
|---|-------------------------------------|---|----------------------|
| Location of Construction:<br>865 FOREST AVE | Owner Name:<br>MARDIGAN STEPHEN E   | Owner Address:<br>460 BAXTER BLVD               | Phone:               |
| Business Name:                              | Contractor Name:<br>Eric Richardson | Contractor Address:<br>3 Eisenhower Dr Portland | Phone:<br>2073293299 |
| Lessee/Buyer's Name                         | Phone:                              | Permit Type:<br>Additions - Commercial          | Zone:<br>B2          |

|   |   |   |   |                    |
|---|---|---|---|--------------------|
| Past Use:<br>Commercial / Restaurant, Flirts Grill    | Proposed Use:<br>Commercial / Restaurant, Flirts Grill add a 40' x 21' deck | Permit Fee:<br>\$120.00   | Cost of Work:<br>\$10,000.00  | CEO District:<br>4 |
| Proposed Project Description:<br>Add a 40' x 21' deck |   | FIRE DEPT: <input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br><i>See Conditions</i>   | INSPECTION:<br>Use Group: <i>A</i> Type: <i>5</i><br><i>IBC 2003</i><br>Signature: <i>[Signature]</i> |                    |
|   |   | PEDESTRIAN ACTIVITIES DISTRICT (P.A.R.)<br>Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied<br>Signature: _____ Date: _____ |   |                    |

|                             |                                 |                        |  |  |
|-----------------------------|---------------------------------|------------------------|--|--|
| Permit Taken By:<br>dmartin | Date Applied For:<br>04/20/2007 | <b>Zoning Approval</b> |  |  |
|-----------------------------|---------------------------------|------------------------|--|--|

|   |  |   |  |
|---|--|---|--|
| <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<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input checked="" type="checkbox"/> Site Plan <i>Exemption</i><br><i>2007-6078</i><br>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/><br><i>OK w/condition</i><br>Date: <i>5/19/07</i> <i>ABA</i> | <p><b>Zoning Appeal</b></p> <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: _____ | <p><b>Historic Preservation</b></p> <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><i>ABA</i><br>Date: _____ |
|---|--|---|--|



**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 |

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.

A Pre-construction Meeting will take place upon receipt of your building permit.

- 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.

~~CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR BEFORE THE SPACE MAY BE OCCUPIED~~

Gary Allen  
Signature of Applicant/Designee

Date

[Signature]  
Signature of Inspections Official

Date

CBL: 137-C-11

Building Permit #: 070426

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

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

|                              |  |                            |
|------------------------------|--|----------------------------|
| <b>Permit No:</b><br>07-0426 | <b>Date Applied For:</b><br>04/20/2007 | <b>CBL:</b><br>137 C011001 |
|------------------------------|--|----------------------------|

|  |  |  |                                |
|--|--|--|--------------------------------|
| <b>Location of Construction:</b><br>865 FOREST AVE | <b>Owner Name:</b><br>MARDIGAN STEPHEN E   | <b>Owner Address:</b><br>460 BAXTER BLVD               | <b>Phone:</b>                  |
| <b>Business Name:</b>                              | <b>Contractor Name:</b><br>Eric Richardson | <b>Contractor Address:</b><br>3 Eisenhower Dr Portland | <b>Phone</b><br>(207) 329-3299 |
| <b>Lessee/Buyer's Name</b>                         | <b>Phone:</b>                              | <b>Permit Type:</b><br>Additions - Commercial          |                                |

|  |  |
|--|--|
| <b>Proposed Use:</b><br>Commercial / Restaurant, Flirts Grill add a 40' x 21' deck | <b>Proposed Project Description:</b><br>Add a 40' x 21' deck |
|--|--|

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 05/09/2007**Note:** Adequate parking for expanded seating.**Ok to Issue:** 

- 1) 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:** Tammy Munson      **Approval Date:** 05/17/2007**Note:****Ok to Issue:** 

- 1) This permit approves outside seating only. Any food, alcohol or entertainment in this space requires licensing approvals from the City Clerk.
- 2) The tables and chairs must not block any means of egress of any building.
- 3) The bottom rail of the guard on the stairs must not allow passage of a 6" diameter sphere.
- 4) This permit approves the construction of the deck only. No interior alterations are approved.
- 5) Graspable rails must be installed on both sides of the stair guard.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 05/10/2007**Note:****Ok to Issue:** 

- 1) Prior to the issuance of a C-O a seating diagram will need to be approved

**Comments:**

4/26/2007-mes: called Eric Richardson and told him that this 840 sq ft structure requires a site plan review and that this permit would be on hold until the site plan process was completed.

5/9/2007-gg: received partial site exemption as of 5/09/07. (Ann). /gg



# 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>865 Forest Ave</u>                                  |  |   |
| Total Square Footage of Proposed Structure<br><u>840 sq - 200 sq of existing</u>         |  | Square Footage of Lot<br><u>1843 AC</u>                                   |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>137</u> Block# <u>C</u> Lot# <u>11</u>    | Owner: <u>Stephen Mandigan</u>   | Telephone: <u>772-5555</u>  |
| Lessee/Buyer's Name (If Applicable)<br><u>Vault Enterprises LLC, DBA<br/>Flints Cove</u> | Applicant name, address & telephone:<br><u>Vault Enterprises LLC, 865<br/>Forest Ave. 780-0011</u>                                   | Cost Of Work: \$ <u>10K</u><br>Fee: \$ <u>120</u><br>C of C Fee: \$ _____ |
| Current legal use (i.e. single family) <u>Restaurant &amp; Lounge</u>                    | <u>Flints Cove</u>   |   |
| If vacant, what was the previous use? _____  | Proposed Specific use: _____   |   |
| Is property part of a subdivision? <u>No</u>   | If yes, please name _____  |   |
| Project description:   | <u>We would like to add a 840 square foot deck (40x21')<br/>to the building. It will be located to the left of the<br/>entrance.</u> |   |
| Contractor's name, address & telephone: <u>Erik Richardson, 3 Eisenhower Drive</u>       | <u><del>329-3299</del><br/>329-3299</u>  |   |
| Who should we contact when the permit is ready: <u>Same as above</u>                     | Mailing address: _____ Phone: _____  |   |

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: <u>[Signature]</u> | Date: <u>4/2/07</u> |
|--|---------------------|

**This is not a permit; you may not commence ANY work until the permit is issued.**

APR 20 2007

RECEIVED



**From:** Amanda Berube  
**To:** Barbara Barhydt; Erik - Kitchen Concepts  
**Date:** 5/8/2007 9:56:49 AM  
**Subject:** Re: Flirts Grille

Thank you, Barbara.

Erik - Barbara is correct. If you plan to serve food and/or alcohol in your outside space you need to get City Council approval for that. I checked your file, and the information you submitted to the City Council did NOT include outside dining. That means you DO NOT have the authority to serve alcohol in that space. You will need to submit an application to City and the State, to expand your licensed premise to include the outside dining.

Please contact me so that I may explain this process to you.

Thank you,  
~Amanda

Amanda L. Berube  
Business License Administrator  
Assistant City Clerk  
City Clerk's Office  
P.O. Box 17796  
Portland, ME 04112-7796  
Phone: (207) 874-8557  
Fax: (207) 874-8612

>>> Barbara Barhydt 5/8/2007 9:42:54 AM >>>  
Hello Eric:

Thank you for your e-mail. As I understand it, your building permit was put on hold until your project completed site plan review. With your e-mail, I will complete the site plan exemption form and send a copy to the Inspections Office and you will receive a copy in the mail. You will then need to complete your building plan review with the Inspection Office in order to receive a building permit.

Also, Amanda Berube (874-8557) handles licenses in the City. You and I talked about the fact you would need a revised business license if you were proposing entertainment outside. After I spoke with you, Amanda noted that if you plan on serving alcohol outside you would need to revise your liquor license.

Thank you for providing the additional information.

Barbara

Barbara Barhydt  
Development Review Services Manager  
Planning Division  
389 Congress Street 4th Floor  
Portland, ME 04101  
(207) 874-8699  
Fax: (207) 756-8256  
[bab@portlandmaine.gov](mailto:bab@portlandmaine.gov)

>>> "Erik - Kitchen Concepts" <[erik@kitchenconceptsne.com](mailto:erik@kitchenconceptsne.com)> 05/07 5:08 PM >>>  
Hello Barbara,

We are writing you today to let you know that per our discussion the other day. Our outside deck permit will be issued with the intentions that we do not plan to have outdoor entertainment, we will only have approx 8 tables with 4 chairs at each table, and will only have a few outdoor low wattage speakers as background music only as it appears inside the restaurant. It was my understanding that with this email we will be granted a permit to build or construct the deck. Thank you very much for all of your help and we look forward to seating you at our outdoor deck soon...

Erik Richardson

Larry Allen

---

Erik Richardson  
Kitchen Concepts  
3 Eisenhower Drive  
Westbrook, ME 04092  
Office : 207-856-7900  
Fax : 207-856-2211  
Email : [Erik@kitchenconceptsne.com](mailto:Erik@kitchenconceptsne.com)

<<mailto:erik@stoneconcepts2000.com>>

**CC:** Alex Jaegerman ; Ann Machado; Jeanie Bourke; Marge Schmuckal



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

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

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| Proposed Use:<br>Commercial / Restaurant, Flirts Grill add a 40' x 21' deck | Proposed Project Description:<br>Add a 40' x 21' deck |
|---|---|

|                |                 |                           |                |                                       |
|----------------|-----------------|---------------------------|----------------|---------------------------------------|
| Dept: Zoning   | Status:         | Reviewer: Marge Schmuckal | Approval Date: | Ok to Issue: <input type="checkbox"/> |
| Note:          |                 |                           |                |                                       |
| Dept: Building | Status: Pending | Reviewer:                 | Approval Date: | Ok to Issue: <input type="checkbox"/> |
| Note:          |                 |                           |                |                                       |

**Comments:**

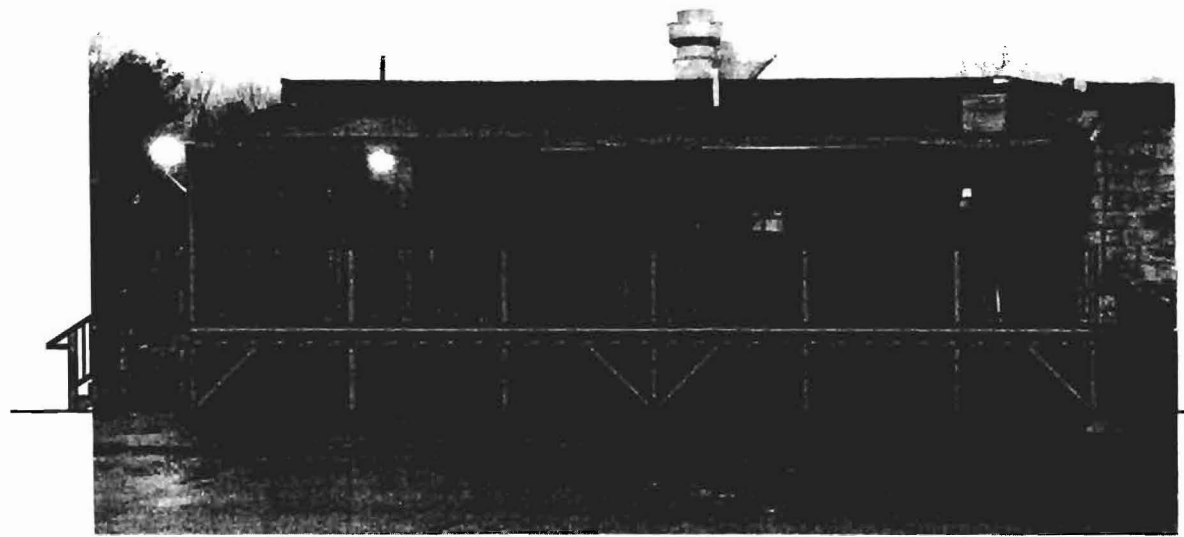
4/26/2007-mes: called Eric Richardson and told him that this 840 sq ft structure requires a site plan review and that this permit would be on hold until the site plan process was completed.

(Ann m.)  
Larry Allen  
749-5555  
865 Forest Ave  
Deck for Flirts Grill









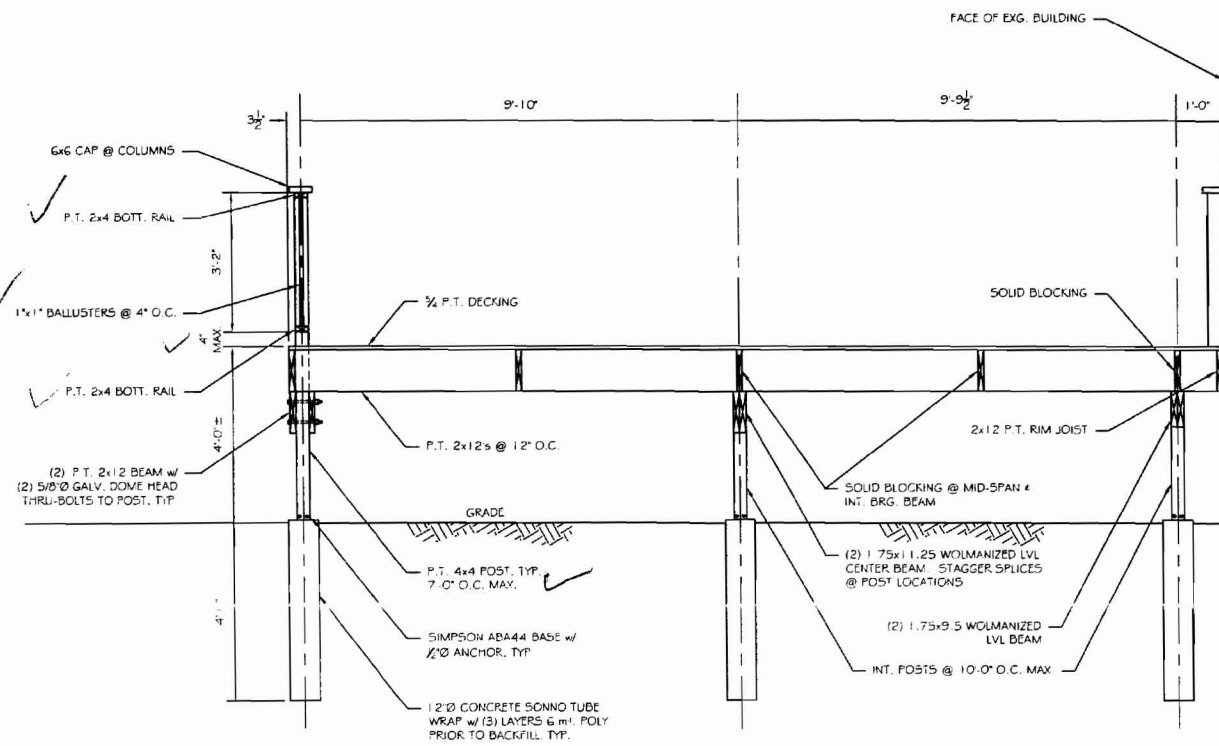
C4

B2

DECK ELEVATION

SCALE: NO SCALE

B4



A4

A2

TYPICAL DECK CROSS SECTION

SCALE: 1/4" = 1'-0"