

**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 10-0549	Issue Date:	CBL: 055 E039001
Owner Address: 188 STATE STREET LLC		Phone:
Contractor Name: 188 STATE STREET LLC		Phone:
Permit Type: Change of Use - Commercial	Zone: B-3	
Permit Fee: \$995.00	Cost of Work: \$90,000.00	CEO District: 2
FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A-2/B Type: 3B	
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i> Date: 6/28/10	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	Date:	

Location of Construction: 188 STATE ST	Owner Name: 188 STATE STREET LLC
Business Name:	Contractor Name:
Lessee/Buyer's Name:	Phone:

Past Use: Commercial - Retail	Proposed Use: Commercial - Restaurant - Change of use from retail to Restaurant
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Proposed Project Description:  
 Change of use from retail to Restaurant - first floor - right side.  
 legal use - 3rd - 4th floor offices.

Permit Taken By: Idobson	Date Applied For: 05/20/2010	<b>Zoning Approval</b>	
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 Mnj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> OK w/ conditions Date: 5/24/10 JBA	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	Historic Preservation <input type="checkbox"/> Not in District or Landmark <input checked="" type="checkbox"/> YS <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 Any exterior work Date: review's approval thru historic preservation.
	Signature: <i>[Signature]</i> Date:		

**PERMIT ISSUED**

JUN 28 2010  
 City of Portland

**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)  
or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection 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 with construction.

Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.

PERMIT ISSUED

JUN 28 2010

City of Portland

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

## BU

# PERMIT

# PERMIT

This is to certify that 188 STATE STREET LLC  
has permission to Change of use from retail to Retail  
AT 188 STATE ST

JUN 28 2010

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.

Notation on specific permits must be given in writing before work begins. This building or other structure is not to be occupied until the date specified in the permit. 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. Capt. A. Stachee  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

Team Kuba 6/28/10  
Director - Building & Inspection Services

### PENALTY FOR REMOVING THIS CARD

Printed Version

Nick + Brian had last  
on 9/13/10

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

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

Location of Construction: 188 STATE ST Business Name:	Owner Name: 188 STATE STREET LLC Contractor Name:	Permit No: 10-0549	Date Applied For: 05/20/2010	Civil: 055 E039001
Lessee/Buyer's Name	Phone:	Owner Address: 56 ST LAWRENCE ST	Phone:	
		Contractor Address:	Phone:	
		Permit Type: Change of Use - Commercial		

**Proposed Use:**

Commercial - Restaurant "Paimen Miyake" - Change of use from retail to Restaurant - 1st floor, right side

**Proposed Project Description:**

Change of use from retail to Restaurant

Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 05/24/2010

Note: Legal use : 2nd floor - office (#97-1152 & #98-0050); third floor - office (#98-0235); 4th floor - office(#97- Ok to Issue:  1152

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 3) Separate permits shall be required for any new signage.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 06/28/2010

**Note:**

- 1) Application approval based upon information provided by applicant including revisions. Any deviation from approved plans requires separate review and approval prior to work.
- 2) Approval of City license is subject to health inspections per the Food Code.
- 3) New cafe, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes
- 4) Equipment must be installed in compliance per the manufacturer's specifications
- 5) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 6) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire Status: Approved with Conditions Reviewer: Capt Keith Gautreau Approval Date: 06/03/2010

**Note:**

- 1) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 2) Any cutting or welding and hot work taking place in a commercial building requires a separate "Hot Work Permit" from the Fire Department.
- 3) The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
- 4) All construction shall comply with NFPA 1 and 101.
- 5) Fire Alarm system shall be maintained.  
If system is to be off line over 4 hours a fire watch shall be in place.  
Dispatch notification required 874-8576.
- 6) Fire extinguishers required. Installation per NFPA 10

**From:** christopher campbell <ccamp44@gmail.com>  
**To:** Jeanie Bourke <JMB@portlandmaine.gov>  
**CC:** William Garfield <wgarfield88@gmail.com>  
**Date:** 6/28/2010 2:31 PM  
**Subject:** Re: Fwd: pai mei miyake - attn: Jeanie Bourke  
**Attachments:** Miyake SK 2.pdf

Hello Jeanie -

Please find SK-2, clarifying the hood condition to show that the hood area and soffit above is to be noncombustible construction, and adding the requested additional handwash sink. I will let William know I have sent this and I expect he will stop by later this afternoon or early tomorrow. Please call with any questions.

thank you,  
-christopher

christopher campbell  
536 congress st  
portland maine 04101

207 874-0455  
cell: 329-8344

<http://www.campbellarchitecture.com/>

On Mon, Jun 28, 2010 at 8:32 AM, Jeanie Bourke <JMB@portlandmaine.gov> wrote:

- > Hi Christopher,
- > I apologize for my error, as you can see I responded to this email that was
- > sent to the general mailbox and forwarded to me, but inadvertently did not
- > add your name to the email on the reply.
- >
- > Call me so we can discuss the information below. I am prepared to issue the
- > permit once these items are resolved.
- >
- > \*Jeanie Bourke
- > CEO/Plan Reviewer\*
- >
- > \*City of Portland
- > Planning & Urban Development Dept./ Inspections Division
- > 389 Congress St. Rm 315
- > Portland, ME 04101
- > [jmb@portlandmaine.gov](mailto:jmb@portlandmaine.gov)
- > (207)874-8715
- >
- >
- > >>> Jeanie Bourke 6/17/2010 12:12 PM >>>
- > Hi Christopher,
- > This detail although it meets the separation from the egress stairway for
- > the offices, will still need to meet the clearance reduction to combustibles
- > for hoods as required in NFFPA 96 Sec. 4.2 and IMC Sec. 507.9. Likewise for
- > consideration, distance of the hood to the ceiling will also fall under
- > these sections.

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Dept of Building Inspection  
City of Portland Maine

> As far as the sink, further information on how the 3 bay bar sink is  
> utilized is pertinent. Are the bar glasses to be washed in the DW or not,  
> will there be an ice well? It appears there will not be mixed drinks, so  
> there may be some options here.  
> Maybe we can discuss this later.  
> Thanks,  
>  
> \*Jeanie Bourke  
> CEO/Plan Reviewer\*  
>  
> \*City of Portland  
> Planning & Urban Development Dept./ Inspections Division  
> 389 Congress St. Rm 315  
> Portland, ME 04101  
> jmb@portlandmaine.gov  
> (207)874-8715  
> \*  
>  
> >>> Gayle Guertin 6/17/2010 11:55 AM >>>  
>  
>  
> >>> christopher campbell <ccamp44@gmail.com> 6/17/2010 11:44 AM >>>  
> Hello Jeanie -  
> Thanks for the call yesterday. I am attaching a sketch (SK-1) that  
> describes the one hour wall behind the hood that we were discussing.  
> Please call with any additional questions - I will try to call later for  
> any more clarification on the handwash sink issue.  
> Thanks,  
> -christopher  
>  
> christopher campbell  
> 536 congress st  
> portland maine 04101  
>  
> 207 874-0455  
> cell: 329-8344  
>  
> <http://www.campbellarchitecture.com/>  
>

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Dept. of Building Inspections  
City of Portland Maine

Sample Menu for Peimen Miyake

**Rolls**

Spicy Crunchy Roll \$7

Choice of Tuna/ Salmon/ Cucumber/ Yellowtail with Avocado

**Side**

Edamame \$3

Oshinko \$4

Kimchi \$3

BBQ Pork Steamed Buns \$7

Onigiri (Rice Ball) \$2

Shio-Tama ( Salt Taste Egg) \$2

**Bowls**

Shio Ramen (BBQ Pork, Salt Taste Egg, Scallop Powder, Scallion, Seaweed) \$11  
Gyolou Ramen ( Pork Belly, Bean Sprout, White Cabbage, Chopped Garlic) \$12  
Syo-yu Chasyumen ( BBQ Pork, Pork Belly, Soy Sauce Taste Egg, Seaweed) \$13  
Vegetable Ramen ( Fried garlic, Salt Taste Egg, Shredded Red Pepper, Broccoli) \$9

**Beverage**

Asahi (12 oz) \$4

Spring Peeper (Pint) \$6

Narragansett (16 oz) \$2

Assorted Wine m/p

Assorted Sake m/p

---

To whom it may concern,

I represent Masa Miyake and his interest in launching a new restaurant venture in the coming months. Masa has been a resident in Maine for the past four years and resides in Freeport with his wife and three children. On June 7<sup>th</sup>, 2007 Masa opened his restaurant Food Factory Miyake located at 129 Spring Street. Since then the establishment has become both a popular neighborhood and tourist destination featured in the New York Times, Boston Globe, and Bon Appetit. It is now our intent to open a new space at 188 State Street called Paimen Miyake, which will bring a new food genre to the growing Portland scene. Our plan is to create a ramen noodle house serving authentic Japanese cuisine coupled with a limited selection of beer, wine, and sake. There would be seating for forty-six patrons and we will offer both a takeout and dine in option. We believe that our vision will provide the citizens of Portland with a new food experience as well as provide benefits and stable jobs for our employees. Attached you will find the required materials for a general building permit application, if there is anything missing or if you have any questions please contact me at 207-272-3346. Thank you for your time in reviewing our application for a building permit for 188 State Street.

Sincerely,

William Garfield & Masa Miyake





To whom it may concern,

My name is Stephen Benenson. I am an owner and Manager of 188 State Street, LLC. I have signed a lease with Masa Miyake, and approved the change of use for a first floor retail space at 188 State Street in Portland, Maine to become a restaurant.

If there are any questions Please do not hesitate to contact me at (207) 329 0206.

Thank You,

A handwritten signature in black ink, appearing to read 'S. Benenson', written over a horizontal line.

Stephen Benenson



## Certificate of Design

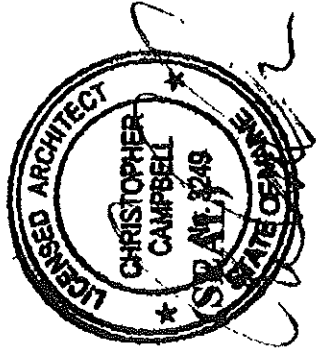
Date: 05/19/10

From: \_\_\_\_\_

These plans and / or specifications covering construction work on:

PAI MEI MIYAKE, 100 STATE ST, PORTLAND, ME

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Signature: [Handwritten Signature]

Title: PRINCIPAL

Firm: CHRISTOPHER CAMPBELL ARCHITECTURE

Address: 530 CONGRESS ST

PORTLAND, ME 04101

Phone: (207)

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)



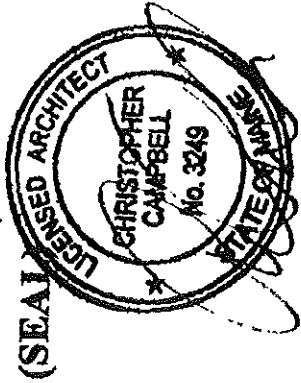
# Accessibility Building Code Certificate

Designer: CHRISTOPHER CAMPBELL ARCHITECTURE  
 Address of Project: 188 STATE ST, PORTLAND, ME  
 Nature of Project: INTERIOR FIT-OUT FOR NEW  
RESTAURANT.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

Signature: 

Title: PRINCIPAL  
 Firm: CHRISTOPHER CAMPBELL ARCHITECTURE  
 Address: 536 CONGRESS ST  
PORTLAND, ME 04101  
 Phone: (207)



For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

Location of Construction: 188 STATE ST	Owner Name: 188 STATE STREET LLC	Owner Address: 56 ST LAWRENCE ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: Change of Use - Commercial	

- 7) Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
- 8) Hood suppression system shall comply with NFPA 17A, 96, and UL 300. Activation of the suppression system shall activate the fire alarm system if available. A puff test is required. The Class K fire extinguisher and proper signage should be located at the suppression system pull station.

**Comments:**

- 6/16/2010-jmb: Spoke with Christopher C. For details on construction type for wall that hood will be mounted, and extra handwash for the wash room. He will get back with details. Also need to verify the bar area sink use, ice sink, stop?
- 6/17/2010-jmb: Responded to Chris C. Email with wall type details
- 6/28/2010-jmb: Received email from Chris C. via the general mailbox inquiring on the permit status. I realized that my response on 6/17 did not include his email and only went to Gayle G. Forwarded this email to Chris. William G. Came in and we discussed the handwash sink locations. They will not be serving mixed drinks or soda fountain, the 3 bay bar sink can have a designated handwash sink if they use the DW for washing glasses, or if used for glass wash can use the HW near the cook line. Received revised plans from Christopher C. Ok to issue.

**ORTLAND, MAINE**  
Department of Building Inspections  
**Original Receipt**

Received from Bauer 5-20 20 11  
Location of Work 188 State  
Cost of Construction \$ \_\_\_\_\_  
Permit Fee \$ \_\_\_\_\_  
Building Fee: \_\_\_\_\_  
Site Fee: \_\_\_\_\_  
Certificate of Occupancy Fee: \_\_\_\_\_  
Total: \_\_\_\_\_  
Building (1L) \_\_\_\_\_ Plumbing (1S) \_\_\_\_\_ Electrical (1Z) \_\_\_\_\_ Site Plan (U2) \_\_\_\_\_  
Other \_\_\_\_\_  
Check #: 55-E-34  
1002

Total Collected \$ 995

**No work is to be started until permit issued.**  
**Please keep original receipt for your records.**

Taken by: Sp

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



# General Building Permit Application

If you or the property owner owns 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>188 STATE ST, PORTLAND, ME</u>		Square Footage of Lot: <u>.0086 ACRES</u>	
Total Square Footage of Proposed Structure/Area: <u>1,250 SQ. FT.</u>		Applicant *must be owner, Lessee or Buyer*	
Tax Assessor's Chart, Block & Lot Chart#	Lot#	Name	Telephone:
<u>055 E039001</u>		<u>MASA MIYAKE</u>	<u>(207) 871-9170</u>
Address <u>129 SPRING ST.</u>		City, State & Zip <u>PORTLAND, ME 04101</u>	
Lessee/DBA (If Applicable)		Owner (if different from Applicant)	Cost Of
		<u>188 STATE ST, LLC</u>	Work \$ <u>90,000</u>
		Address <u>56 ST LAWRENCE ST</u>	C of O Fee: \$ <u>75</u>
		City, State & Zip <u>PORTLAND, ME 04101</u>	Total Fee: \$ <u>995</u>
Current legal use (i.e. single family) <u>COMMERCIAL / RETAIL</u> If vacant, what was the previous use?			
Proposed Specific use: <u>NEOPLE RESTAURANT</u>			
Is property part of a subdivision? <u>NO</u> If yes, please name _____			
Project description: <u>Retail to Restaurant 46 seats -</u>			
Contractor's name: _____			
Address: _____			
City, State & Zip _____ Telephone: _____			
Who should we contact when the permit is ready: <u>William Gessfield</u> Telephone: <u>207-772-3346</u>			
Mailing address: <u>129 Spring Street Apt 1 Portland, ME 04101</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](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: [Signature] Date: 5-20-10

This is not a permit, you may not commence ANY work until the permit is issued

SK 2

Pai Men Myyaka  
188 State Street, Portland, Maine  
Masa Myyaka  
architect as noted  
date: 06.28.10

Christopher Campbell Architecture  
536 Congress Street, Portland, Maine 04101  
207.329.8344 ccamp44@gmail.com

*Revision*

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