



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date 8/17/92, 1992  
 Receipt and Permit number 2999

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine  
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of  
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:  
 LOCATION OF WORK: One Commercial St.  
 OWNER'S NAME: Pasquale Lapormada ADDRESS: \_\_\_\_\_

OUTLETS:	Receptacles _____	Switches _____	Plugmold _____	ft. TOTAL _____	FEES _____
FIXTURES: (number of)	Incandescent _____	Flourescent _____	(not strip) TOTAL _____		
	Strip Flourescent _____	ft. _____			
SERVICES:	Overhead <input checked="" type="checkbox"/> _____	Underground _____	Temporary <input checked="" type="checkbox"/> _____	TOTAL amperes <u>100</u>	<u>15.00</u>
METERS: (number of)	_____				_____
MOTORS: (number of)	_____				_____
	Fractional _____	_____			_____
	1 HP or over _____	_____			_____
RESIDENTIAL HEATING:	Oil or Gas (number of units) _____	_____			_____
	Electric (number of rooms) _____	_____			_____
COMMERCIAL OR INDUSTRIAL HEATING:	Oil or Gas (by a main boiler) _____	_____			_____
	Oil or Gas (by separate units) _____	_____			_____
	Electric Under 20 kws _____	Over 20 kws _____	_____		_____
APPLIANCES: (number of)	Ranges _____	Water Heaters _____	_____		_____
	Cook Tops _____	Disposals _____	_____		_____
	Wall Ovens _____	Dishwashers _____	_____		_____
	Dryers _____	Compactors _____	_____		_____
	Fans _____	Others (denote) _____	_____		_____
	TOTAL _____	_____			_____
MISCELLANEOUS: (number of)	Branch Panels _____	_____			_____
	Transformers _____	_____			_____
	Air Conditioners Central Unit _____	Separate Units (windows) _____	_____		_____
	Signs 20 sq. ft. and under _____	Over 20 sq. ft. _____	_____		_____
	Swimming Pools Above Ground _____	In Ground _____	_____		_____
	Fire/Burglar Alarms Residential _____	Commercial _____	_____		_____
	Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____	over 30 amps _____	_____		_____
	Circus, Fairs, etc. _____	_____			_____
	Alterations to wires _____	_____			_____
	Repairs after fire _____	_____			_____
	Emergency Lights, battery _____	_____			_____
	Emergency Generators _____	_____			_____

FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... INSTALLATION FEE DUE: \_\_\_\_\_  
 FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... DOUBLE FEE DUE: \_\_\_\_\_  
 TOTAL AMOUNT DUE: 15.00

INSPECTION: Will be ready on 8/17- p.m., 1992; or Will Call \_\_\_\_\_  
 CONTRACTOR'S NAME: C. A. DiSimone  
 ADDRESS: Box 144, Cumberland  
 TEL: 829-3123  
 MASTER LICENSE NO.: 402999 SIGNATURE OF CONTRACTOR: C. A. DiSimone  
 LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY -- WHITE  
 OFFICE COPY -- CANARY  
 CONTRACTOR'S COPY -- GREEN



923910

Permit # 923910 City of Portland **BUILDING PERMIT APPLICATION** Fee \$270 Zone \_\_\_\_\_ Map # \_\_\_\_\_

Owner: The Casa Company Phone # 773-5949

Address: One India St- Ptd, ME 04101

LOCATION OF CONSTRUCTION: One Commercial St.

Contractor: owner Sub: \_\_\_\_\_

Address: \_\_\_\_\_ Phone # \_\_\_\_\_

Est. Construction Cost: 50,000 Proposed Use: tavern, retail store Zoning: office space

# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_ Past Use: same W renov

Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_

# Storiv \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_

Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_

Explain Conversion Interior/exterior renovations

**For Official Use Only**

Date 7/1/92 Subdivision: \_\_\_\_\_

Inside Fire Limits: \_\_\_\_\_ Name: \_\_\_\_\_

Blg Code: \_\_\_\_\_ Ownership: \_\_\_\_\_

Time Limit: \_\_\_\_\_ Estimated Cost: 50,000 Private \_\_\_\_\_

Street Frontage Provided: \_\_\_\_\_ B3 PAD Encourage

Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_

Review Required:

Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_

Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_

Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_

Shoreland Zoning: Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain: Yes \_\_\_\_\_ No \_\_\_\_\_

Special Exception: \_\_\_\_\_

Other (Explain): WPA 7-8-92

**Foundation:**

1. Type of Soil: \_\_\_\_\_

2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_

3. Footings Size: \_\_\_\_\_

4. Foundation Size: \_\_\_\_\_

5. Other \_\_\_\_\_

**Floor:**

1. Sills Size: \_\_\_\_\_ Sills must be anchored.

2. Girder Size: \_\_\_\_\_

3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_

4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.

5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_

6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_

7. Other Material: \_\_\_\_\_

**Exterior Walls:**

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_

2. No. windows \_\_\_\_\_

3. No. Doors \_\_\_\_\_

4. Header Size \_\_\_\_\_ Span(s) \_\_\_\_\_

5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_

6. Corner Posts Size \_\_\_\_\_

7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_

8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_

9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_

10. Masonry Materials \_\_\_\_\_

11. Metal Materials \_\_\_\_\_

**Interior Wall:**

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_

2. Header Size \_\_\_\_\_ Span(s) \_\_\_\_\_

3. Wall Covering Type \_\_\_\_\_

4. Fire Wall if required \_\_\_\_\_

5. Other Materials \_\_\_\_\_

**Ceiling:**

1. Ceiling Joists Size \_\_\_\_\_ Not in District for Landmark

2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_ Does not require review

3. Type Ceilings: \_\_\_\_\_

4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_ Require Review

5. Ceiling Height: \_\_\_\_\_

**Roof:**

1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_ Action: \_\_\_\_\_ Approved

2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_ Approved with Conditions

3. Roof Covering Type \_\_\_\_\_

**Chimneys:**

Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_ Date: \_\_\_\_\_ Signature: \_\_\_\_\_

**Heating:**

Type of Heat: \_\_\_\_\_

**Electrical:**

Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

**Plumbing:**

1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_

2. No. of Tubs or Showers \_\_\_\_\_

3. No. of Flushes \_\_\_\_\_

4. No. of Lavatories \_\_\_\_\_

5. No. of Other Fixtures \_\_\_\_\_

**Swimming Pools:**

1. Type: \_\_\_\_\_

2. Depth: \_\_\_\_\_

**PERMIT ISSUED WITH LETTER**

**PERMIT ISSUED WITH LETTER**

7-92

Signature: \_\_\_\_\_ Applicant: \_\_\_\_\_

CEO's District: 1 Pasquale Lapandarda

White - Tax Assessor

CONTINUED TO REVERSE SIDE  
Ivory Tag - CEO IMaLean

930432

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee 60 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
Please fill out any part which applies to job. Proper plans must accompany form. \$300 Minor SP

PERMIT ISSUED

Owner: Pasquale Lapomarda Phone # 773-5949  
Address: One India St- Ptd. ME 04101  
LOCATION OF CONSTRUCTION One to Nine Commercial St.  
Contractor: \_\_\_\_\_ Sub: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
Est. Construction Cost: \$8000 Proposed Use: restaurant/retail  
Past Use: vacant/rest /bulk storage  
# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
# Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
Is Proposed Use: Seasonal Condominium \_\_\_\_\_ Conversion 5/12/93  
Explain Conversion Make a change of use int/extr renovations

For Official Use Only  
Date 4/14/93 Subdivision: \_\_\_\_\_  
Inside Fire Limits 5-20-93 Name: 277  
Bldg Code \_\_\_\_\_ Lot: \_\_\_\_\_  
Time Limit \_\_\_\_\_  
Estimated Cost \$8000  
CITY OF PORTLAND

Minor Site Plan  
Foundations:  
1. Type of Soil: \_\_\_\_\_  
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
3. Footings Size: \_\_\_\_\_  
4. Foundation Size: \_\_\_\_\_  
5. Other \_\_\_\_\_

Floors:  
1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
2. Girder Size: \_\_\_\_\_  
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
7. Other Material: \_\_\_\_\_

Exterior Walls:  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. No. windows \_\_\_\_\_  
3. No. Doors \_\_\_\_\_  
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
6. Corner Posts Size \_\_\_\_\_  
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
10. Masonry Materials \_\_\_\_\_  
11. Metal Materials \_\_\_\_\_

Interior Walls:  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
3. Wall Covering Type \_\_\_\_\_  
4. Fire Wall if required \_\_\_\_\_  
5. Other Materials \_\_\_\_\_

Zoning: \_\_\_\_\_  
Street Frontage Provided: \_\_\_\_\_  
Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_ Side \_\_\_\_\_  
Review Required:  
Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
Special Exception \_\_\_\_\_  
Other (Explain) \_\_\_\_\_

Ceiling:  
1. Ceiling Joists Size: \_\_\_\_\_  
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
3. Type Ceilings: \_\_\_\_\_ Size \_\_\_\_\_  
4. Insulation Type \_\_\_\_\_  
5. Ceiling Height: \_\_\_\_\_  
HISTORIC PRESERVATION  
 Not in District nor Landmark.  
 Pass not require review.  
 Requires Review.

Roof:  
1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_  
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
3. Roof Covering Type \_\_\_\_\_  
Action: Approved  
Approval Conditions: \_\_\_\_\_

Chimneys:  
Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_  
Sign: \_\_\_\_\_

Heating:  
Type of Heat: \_\_\_\_\_  
Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Electrical:  
1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
2. No. of Tubs or Showers \_\_\_\_\_  
3. No. of Flushes \_\_\_\_\_  
4. No. of Lavatories \_\_\_\_\_  
5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:  
1. Type: \_\_\_\_\_  
2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
3. Must conform to National Electrical Code and State Law.

PERMIT ISSUED WITH LETTER  
Signature of CEO: Louise E. Chase Date: 4-14-93  
Signature of Applicant: Pasquale Lapomarda Date: \_\_\_\_\_  
Inspection Dates: \_\_\_\_\_

White-Tax Assessor Yellow-GPCOG White Tag-CEO  
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980504

Permit # \_\_\_\_\_ City of Portland BUILDING PERMIT APPLICATION Fee \$32.20 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
Please fill out any part which applies to job. Proper plans must accompany form.

Owner: The Finest Kind Phone # 883-5115  
Address: Nine Commercial St- Ptl'd, ME 04101  
LOCATION OF CONSTRUCTION Nine Commercial St.  
Contractor: \_\_\_\_\_ Sub: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
Est. Construction Cost: \_\_\_\_\_ Proposed Use: retail w 2 signs  
Past Use: retail  
# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
# Stories: \_\_\_\_\_ # Bedrooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion \_\_\_\_\_  
Explain Conversion erect two signs - 10'x2' & 16'x1'

For Official Use		PERMIT ISSUED
Date <u>6/8/93</u>	Sub-division	
Inside Fire Limits _____	Name _____	JUN 15 1993
Bldg Code _____	Ownership _____	
Time Limit _____	Estimated Cost _____	CITY OF PORTLAND

Zoning: B3  
Street Frontage Provided: PAO OK  
Provided Setback: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
Review Required:  
Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
Special Exception \_\_\_\_\_  
Other (Explain) WDA 6-14-93

Foundations:

1. Type of Soil: \_\_\_\_\_  
2. Set Backs - Front \_\_\_\_\_ Rear \_\_\_\_\_ Side(s) \_\_\_\_\_  
3. Footings Size: \_\_\_\_\_  
4. Foundation Size: \_\_\_\_\_  
5. Other \_\_\_\_\_

Floors:

prop owner: Erasmus, Inc  
1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
2. Girders Size: \_\_\_\_\_  
3. Lally Columns \_\_\_\_\_ Spacing \_\_\_\_\_  
4. Joists Size: \_\_\_\_\_ Spacing 16" O.C.  
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
7. Other Material: \_\_\_\_\_

Exterior Walls:

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. No. windows \_\_\_\_\_  
3. No. Doors \_\_\_\_\_  
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
5. Bracing Yes \_\_\_\_\_ No \_\_\_\_\_  
6. Corner Posts Size \_\_\_\_\_  
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
10. Masonry Materials \_\_\_\_\_  
11. Metal Materials \_\_\_\_\_

Interior Walls:

1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
3. Wall Covering Type \_\_\_\_\_  
4. Fire Wall if required \_\_\_\_\_  
5. Other Materials \_\_\_\_\_

Ceiling:

1. Ceiling Joists Size: \_\_\_\_\_  
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
3. Type Ceiling: \_\_\_\_\_  
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
5. Ceiling Height: \_\_\_\_\_  
**HISTORIC-PRESERVATION**  
Not in District nor landmark.  
Does not require review.  
Requires Review

Roof:

1. Truss or Rafter Size \_\_\_\_\_ Span \_\_\_\_\_ Action: \_\_\_\_\_  
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
3. Roof Covering Type \_\_\_\_\_

Chimneys:

Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_  
Date \_\_\_\_\_  
Signature \_\_\_\_\_

Heating:

Type of Heat: \_\_\_\_\_  
Electrical: Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_

Plumbing:

1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
2. No. of Tubs or Showers \_\_\_\_\_  
3. No. of Flushes \_\_\_\_\_  
4. No. of Lavatories \_\_\_\_\_  
5. No. of Other Fixtures \_\_\_\_\_

Swimming Pools:

1. Type: \_\_\_\_\_  
2. Pool Size: \_\_\_\_\_ x \_\_\_\_\_ Square Footage \_\_\_\_\_  
3. Must conform to National Electrical Code and State Law.

Permit Received By Louise E. Chase

Signature of Applicant \_\_\_\_\_ Date \_\_\_\_\_

Signature of CEO Art Banister Date 6-3-93

Inspection Dates \_\_\_\_\_

White-Tax Assessor

Yellow-GPCOG

White Tag-CEO

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CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION One to Nine Commercial St.

Issued to Pasquale Lapormada

Date of Issue 7/15/93

This is to certify that the building, remises, or part thereof, at the above location, built -- altered -- changed as to use under Building Permit No. 93/0432 has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

first floor only

restaurant ; retail stove shop

Limiting Conditions:

This certificate supersedes  
certificate issued

Approved:

*M. L. J. White*  
(Date) Inspector

*[Signature]*  
Inspector of Buildings

Notice: This certificate is not valid for use of building or premises, and ought to be transferred from owner to party when property changes hands. City will be furnished to owner or lessee for 0.25 dollar.

830432

Permit # 830432 City of Portland BUILDING PERMIT APPLICATION Fee 60 Zone \_\_\_\_\_ Map # \_\_\_\_\_ Lot# \_\_\_\_\_  
Please fill out any part which applies to job Proper plans must accompany form. \$300 Minor SP

PERMIT ISSUED

Owner: Pasquale Lapomarda Phone # 773-5999  
Address: One India St- Bldg. ME 04101  
LOCATION OF CONSTRUCTION One to Nine Commercial St.  
Contractor: \_\_\_\_\_ Sub: \_\_\_\_\_  
Address: \_\_\_\_\_ Phone # \_\_\_\_\_  
Est. Construction Cost: \$8000 Proposed Use: restaurant/retail  
Past Use: vacant/rest  
# of Existing Res. Units \_\_\_\_\_ # of New Res. Units \_\_\_\_\_  
Building Dimensions L \_\_\_\_\_ W \_\_\_\_\_ Total Sq. Ft. \_\_\_\_\_  
# Stories: \_\_\_\_\_ # Bed-rooms \_\_\_\_\_ Lot Size: \_\_\_\_\_  
Is Proposed Use: Seasonal \_\_\_\_\_ Condominium \_\_\_\_\_ Conversion 5/12/93  
Explain Conversion Make a change of use Int/extr renovations

For Official Use Only  
Date 4/14/93 Subdivision \_\_\_\_\_  
Inside Fire Limits \_\_\_\_\_  
Bid Code \_\_\_\_\_  
Time Limit \_\_\_\_\_  
Estimated Cost \$8000  
Name MAY 27 1993  
Lot \_\_\_\_\_  
Ownership CITY OF PORTLAND  
Zoning: \_\_\_\_\_  
Street Frontage Provided: \_\_\_\_\_  
Provided Setbacks: Front \_\_\_\_\_ Back \_\_\_\_\_ Side \_\_\_\_\_  
Review Required:  
Zoning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Planning Board Approval: Yes \_\_\_\_\_ No \_\_\_\_\_ Date: \_\_\_\_\_  
Conditional Use: \_\_\_\_\_ Variance \_\_\_\_\_ Site Plan \_\_\_\_\_ Subdivision \_\_\_\_\_  
Shoreland Zoning Yes \_\_\_\_\_ No \_\_\_\_\_ Floodplain Yes \_\_\_\_\_ No \_\_\_\_\_  
Special Exception \_\_\_\_\_  
Other (Explain) \_\_\_\_\_

Minor Site Plan

Foundation:  
1. Type of Soil: \_\_\_\_\_  
2. Set Backs - Front \_\_\_\_\_ near \_\_\_\_\_ Side(s) \_\_\_\_\_  
3. Footings Size: \_\_\_\_\_  
4. Foundation Size: \_\_\_\_\_  
5. Other: \_\_\_\_\_  
Floor:  
1. Sills Size: \_\_\_\_\_ Sills must be anchored.  
2. Girder Size: \_\_\_\_\_  
3. Lally Column Spacing: \_\_\_\_\_ Size: \_\_\_\_\_  
4. Joists Size: \_\_\_\_\_ Spacing 16" O C  
5. Bridging Type: \_\_\_\_\_ Size: \_\_\_\_\_  
6. Floor Sheathing Type: \_\_\_\_\_ Size: \_\_\_\_\_  
7. Other Material: \_\_\_\_\_  
Exterior Walls:  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. No. windows \_\_\_\_\_  
3. No. Doors \_\_\_\_\_  
4. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
5. Bracing: Yes \_\_\_\_\_ No \_\_\_\_\_  
6. Corner Posts Size \_\_\_\_\_  
7. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
8. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
9. Siding Type \_\_\_\_\_ Weather Exposure \_\_\_\_\_  
10. Masonry Materials \_\_\_\_\_  
11. Metal Materials \_\_\_\_\_  
Interior Walls:  
1. Studding Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. Header Sizes \_\_\_\_\_ Span(s) \_\_\_\_\_  
3. Wall Covering Type \_\_\_\_\_  
4. Fire Wall if required \_\_\_\_\_  
5. Other Materials \_\_\_\_\_

Ceiling:  
1. Ceiling Joists Size: \_\_\_\_\_ Spacing \_\_\_\_\_  
2. Ceiling Strapping Size \_\_\_\_\_ Spacing \_\_\_\_\_  
3. Type Ceilings: \_\_\_\_\_  
4. Insulation Type \_\_\_\_\_ Size \_\_\_\_\_  
6. Ceiling Height: \_\_\_\_\_  
Roof:  
1. Truss or Rafter Size \_\_\_\_\_ Spacing \_\_\_\_\_  
2. Sheathing Type \_\_\_\_\_ Size \_\_\_\_\_  
3. Roof Covering Type 0.07  
Chimneys:  
Type: \_\_\_\_\_ Number of Fire Places \_\_\_\_\_  
Heating:  
Type of Heat: \_\_\_\_\_  
Electrical:  
Service Entrance Size: \_\_\_\_\_ Smoke Detector Required Yes \_\_\_\_\_ No \_\_\_\_\_  
Plumbing:  
1. Approval of soil test if required Yes \_\_\_\_\_ No \_\_\_\_\_  
2. No. of Tubs or Showers \_\_\_\_\_  
3. No. of Flushes \_\_\_\_\_  
4. No. of Lavatories \_\_\_\_\_  
5. No. of Other Fixtures \_\_\_\_\_  
Swimming Pool: \_\_\_\_\_

ISTORIC PRESERVATION

PERMIT ISSUED

PERMIT ISSUED  
WHILE LETTER

Applicant Pasquale Lapomarda Date 4-14-93  
Signature Louise E. Chase Date \_\_\_\_\_  
Sig. of JEO \_\_\_\_\_ Date \_\_\_\_\_  
Inpection Dates \_\_\_\_\_

ER-11-1 White-Tax Assesor Yellow-GPCOG White Tag-CEO © Copyright GPCOG 1988

PLOT PLAN



FEES (Breakdown From Front)

Base Fee \$ 60

Subdivision Fee \$ \_\_\_\_\_

Site Plan Review Fee \$ 300

Other Fees \$ \_\_\_\_\_

(Explain) \_\_\_\_\_

Late Fee \$ \_\_\_\_\_

Type	Inspection Record	Date
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____
_____	_____	____/____/____

COMMENTS 6-2-93 All planning is completed throughout. Handcrafted  
accessibility is all completed  
7-15-93 OK for Cop 1940's Kid Store Shop & restaurant outside

Signature of Applicant *Reginald [Signature]* Date 4-14-93



923910

Permit # 923910 City of Portland BUILDING PERMIT APPLICATION Fee \$270 Zone      Map #      Lot#     

Please fill out any part which applies to job. Proper plans must accompany form.

Owner: The Casa Company Phone # (773-5949)  
 Address: One India St- Ptd, ME Q1101  
 LOCATION OF CONSTRUCTION One Commercial St.  
 Contractor: owner Sub.       
 Address:      Phone #       
 Est. Construction Cost: 50,000 Proposed Use: lavern, retail store Zoning: office space  
 Past Use: same w renov  
 # of Existing Res. Units      # of New Res. Units       
 Building Dimensions L      W      Total Sq. Ft.       
 # Stories:      # Bedrooms      Lot Size:       
 Is Proposed Use: Seasonal      Condominium      Conversion       
 Explain Conversion Interior/Exterior renovations

**PERMIT ISSUED**  
**For Official Use Only**  
 Date 7/1/92 Subdivision       
 Inside Fire Limits      Name       
 Bldg Code      Lot       
 Time Limit      Ownership       
 Estimated Cost 50,000  
**CITY OF PORTLAND**  
 Street Frontage Provided: B3 PAD Encourage  
 Provided Setbacks: Front      Back      Side      Side       
 Review Required:  
 Zoning Board Approval: Yes      No      Date:       
 Planning Board Approval: Yes      No      Date:       
 Conditional Use:      Variance      Site Plan      Subdivision       
 Shoreland Zoning Yes      No      Floodplain Yes      No       
 Special Exception       
 Other (Specify)     

**Foundations**  
 1. Type of Soil:       
 2. Set Backs - Front      Rear      Side(s)       
 3. Footings Size:       
 4. Foundation Size:       
 5. Other     

**Floors**  
 1. Sills Size:      Sills must be anchored.  
 2. Girder Size:       
 3. Lally Column Spacing:      Size:       
 4. Joists Size:      Spacing 16" O.C.  
 5. Bridging Type:      Size:       
 6. Floor Sheathing Type:      Size:       
 7. Other Material:     

**Exterior Walls**  
 1. Studding Size      Spacing       
 2. No. windows       
 3. No. Doors       
 4. Header Sizes      Span(s)       
 5. Bracing: Yes      No       
 6. Corner Posts Size       
 7. Insulation Type      Size       
 8. Sheathing Type      Size       
 9. Siding Type      Weather Exposure       
 10. Masonry Materials       
 11. Metal Materials     

**Interior Walls**  
 1. Studding Size      Spacing       
 2. Header Sizes      Span(s)       
 3. Wall Covering Type       
 4. Fire Wall if required       
 5. Other Materials     

**Ceiling**  
 1. Ceiling Joists Size:      Not in District or Location  
 2. Ceiling Strapping Size      Spacing      Does not require review  
 3. Type Ceiling:       
 4. Insulation Type      Size      Requires Review  
 5. Ceiling Height:       
**Roof**  
 1. Truss or Rafter Size      Span      Action:      Approved  
 2. Sheathing Type      Size      Approved with Conditions  
 3. Roof Covering Type      Size      Details  
**Chimneys**  
 Type:      Number of Fire Places      Signature:       
**Heating**  
 Type of Heat:       
**Electrical**  
 Service Entrance Size:      Smoke Detector Required Yes      No       
**Plumbing**  
 1. Approval of soil test if required Yes      No       
 2. No. of Tubs or Showers       
 3. No. of Flushes       
 4. No. of Lavatories       
 5. No. of Other Fixtures     

**Swimming Pools**  
 1. Size      Square Footage       
 2. Location       
 3. Construction       
 Received By Louise Pasquale  
 Signature of Applicant Pasquale Date 7-1-92  
 CEO's District     

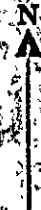
**PERMIT ISSUED WITH LETTER**

**PERMIT ISSUED WITH LETTER**

White - Tax Assessor

CONTINUED TO REVERSE SIDE  
Ivory Tag - CEO

PLOT PLAN



FEES (Breakdown From Front)	Type	Inspection Record	Date
Base Fee: \$ 270			
Subdivision Fee \$			
Site Plan Review Fee \$			
Other Fees \$			
(Explain)			
Late Fee \$			

COMMENTS: 9-24-92. Plans rev. has been submitted. 1-27-93  
 Framing is nearly complete. Front exterior finished 3-25-93 Framing complete.

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 has authorized agent and 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 or the code official's authorized representative shall have the authority to enter areas covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such permit.

*Pargual Japomandif*  
 SIGNATURE OF APPLICANT

ONE INDIA STREET

ADDRESS

7735949

PHONE NO.

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE NO.

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

July 14, 1992

The Casa Company  
One India St.  
Portland, ME 04101

Re: One Commercial Street

Dear Sir,

Your application to make interior and exterior renovations has been reviewed and a permit is herewith issued subject to the following requirements:

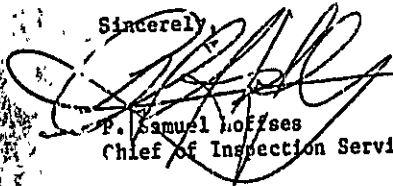
No certificate of occupancy can be issued until all the requirements of this letter are met.

1. All required fire alarm systems shall have the capability of "Zone Disconnect" via switches or key pad program provided the method is approved by the Fire Prevention Bureau.
2. All remote annunciators shall have a visible "trouble" indicator along with the fire alarm "Zone" indicators.
3. Plan, July 10th, 1992 revision, is being reviewed as undeveloped mercantile use on 1st floor and undeveloped business use on upper floors.
4. Stairs, rails, and guards shall be in accordance with Section 5-2 of N.F.P.A. 101 or Article 8 of the Building Code.
5. Means of egress and 2nd and 3rd floors are not shown on plans as "separate and remote" as required in Section 5-1.4 of the N.F.P.A. 101 Life Safety Code. Revised plans must be submitted prior to construction for review by the Fire Prevention Bureau.
6. Exit discharge shall meet the requirements of Section 5-7 and the exit passage way shall meet the requirements of Section 5-2.6. Note: Fire windows are not permitted unless the building is protected throughout by an automatic sprinkler system.
7. Illumination, emergency lighting, and marking of the means of egress not shown on plans shall be in accordance with Section 5-8, 5-9, and 5-10, and the proposed locations shown on plans to be submitted for further review.
8. Vertical openings shall be protected in accordance with Section 5-2 and any openings therein protected with self-closing fire doors and jambs with a minimum of a 1 hour fire rated resistance. Doors shall be equipped with fire exit hardware.

9. Hazardous areas shall be protected in accordance with Section 26-3.2.
10. Interior finish shall be in accordance with Section 26-3.3.
11. A fire alarm system is required and must be reviewed by separate plans submission showing all associated equipment and proposed locations.
12. Portable fire extinguishers shall be provided in accordance with N.F.P.A. #10.
13. Openings in corridors shall be protected in accordance with Section 6-2.3.5. Exceptions shall not apply to the 1st floor exit discharge corridor.
14. The mezzanines above the 3rd floor areas must not exceed 1/3 of the floor area below.
15. All doors and gates in the means of egress shall swing in the direction of exit travel and shall be equipped with fire exit hardware.
16. Before any occupancy permit is granted, a use must be established for that area.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

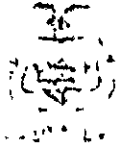
Sincerely,



P. Samuel Hoffses  
Chief of Inspection Services

cc: LT W. Garroway, FPB

Planning & Urban Development



Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

May 11, 1993

Pasquale Lapomarda  
One India Street  
Portland, ME 04101

Re: One India Street

Dear Mr. Lapomarda:

On Tuesday, May 11, 1993 the Portland Planning Authority granted minor site plan approval for renovations and site work at One India Street. The approval is subject to the following conditions:

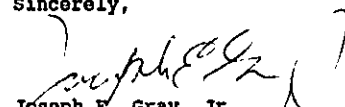
1. That the concrete sidewalk around the perimeter of the building be replaced with a brick sidewalk, specifications for which to be approved by the City Engineer.
2. That the areas marked "lawn" on the submitted site plan be loamed and seeded.
3. That the trash dumpster be enclosed by a 6' high stockade fence.

The approval is based on the revised site plan submitted 4-28-93. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval. The site plan approval will be deemed to have expired unless work in the development has commenced within one (1) year of the approval or within a time period agreed upon in writing by the City and the applicant.

A performance guarantee in a form acceptable to the City of Portland and an inspection fee equal to 1.7% of the performance guarantee will have to be posted before a building permit can be issued. A defect bond, consisting of 10% of the performance guarantee, must be posted before the performance guarantee will be released.

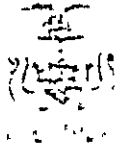
If there are any questions, please contact the Planning Staff.

Sincerely,

  
Joseph E. Gray, Jr.  
Director of Planning and Urban Development

cc: Joseph E. Gray, Jr., Director of Planning and Urban Development  
Alexander Jaegerman, Chief Planner  
Deborah Andrews, Senior Planner  
✓ P. Samuel Hoffses, Chief of Building Inspections  
William Giroux, Zoning Administrator  
Melodie Esterberg, Development Review Coordinator  
George Flaherty, Director of Parks and Public Works  
William Bray, Deputy Director of Parks and Public Works  
Jeff Tarling, City Arborist  
Natalie Burns, Associate Corporation Counsel  
Lt. Gaylen McDougall, Fire Prevention  
Paul Niehoff, Materials Engineer  
Louise Chase, Building Permit Secretary  
Approval Letter File

Planning & Urban Development



Joseph E. Gray Jr.  
Director

CITY OF PORTLAND

May 18, 1993

*Ok to make city permit,  
CFO*

Pasquale Lapomarda  
One India Street  
Portland, ME 04101

RE: One India Street

Dear Mr. Lapomarda:

On May 11, 1993, this department wrote to you advising you that your renovation project at One India Street had received site plan approval, subject to a number of conditions (see attached approval letter.) In subsequent conversations, we have come to an agreement that Condition #1, replacement of the existing sidewalk, will be met by or before December 31, 1994. You may elect to complete the work yourself (subject to approval by the City Engineer), or, as an alternative, provide funds to the City of Portland sufficient to complete the work.

If this letter accurately represents your understanding of our agreement, please sign, date and return this letter to the Planning Department. If you have any questions, do not hesitate to give me or Deborah Andrews, Senior Planner, a call.

Sincerely,

Joseph E. Gray, Jr.  
Director of Planning and Urban Development

- cc: Alexander Jaegerman, Chief Planner
- Deborah Andrews, Senior Planner
- George Flaherty, Director of Parks and Public Works
- Melodie Esterberg, Development Review Coordinator
- William Bray, Traffic Engineer/Deputy Director Parks and Public Works

seen and agreed to by:

Name

May 20, 1993

Date

Inspection Services  
Samuel P. Hoffses  
Chief



Planning and Urban Development  
Joseph E. Gray Jr.  
Director

**CITY OF PORTLAND**

May 25, 1993

Mr. Pasquale Lapomarda  
One India Street  
Portland, ME 04101

RE: One to Nine Commercial Street, Portland, Maine

Dear Sir:

Your application to make a change of use from vacant to restaurant interior/exterior renovations has been reviewed and a permit is herewith issued subject to the following requirements:

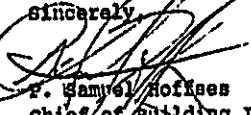
No certificate of occupancy can be issued until all requirements of this letter are met.

SITE PLAN REVIEW REQUIREMENTS

Inspection Services - Approved - William Giroux  
Fire Department - Approved - Lt. MacDougall  
Public Works - Approved - Melodie Esterberg  
Planning Division - 1) That the concrete sidewalk and the perimeter of the building be replaced with a brick sidewalk, specifications for which to be approved by the City Engineer. 2) That the areas marked "lawn" on the submitted site plan be loamed and seeded. 3) That the trash dumpster be enclosed by a 6' high stockade fence.

1. All exit signs, lights and means of egress lighting shall be installed in accordance with Article 8 section and subsection 822 and 823 of the city's building code, the BOC National Building Code/1990.
2. A complete floor plan showing restaurant floor plan must be submitted for approval.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,  
  
S. Samuel Hoffses  
Chief of Building Inspections

cc: William Giroux, Zoning Administrator  
Lt. MacDougall, Fire Prevention



**CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form**

Applicant Pasquale Iapomarda 773-5949 (contact person) Date 4/14/93  
 Mailing Address One India St- Ptd. ME 04101 Address of Proposed Site One to Nine Commercial St.  
 Proposed Use of Site restaurant/retail/bulk storage Site Identifier(s) from Assessors Maps \_\_\_\_\_  
 Acreage of Site / Ground Floor Coverage appx 22,476 sq ft - existing bldg - Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors \_\_\_\_\_  
 Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area \_\_\_\_\_  
 Planning Board Action Required: ( ) Yes ( ) No

Other Comments: make a Change of Use - from vacant/restaurant to restaurant/retail  
/bulk storage

Date Dept. Review Due: \_\_\_\_\_

----- Minor Site Plan review -----

**BUILDING DEPARTMENT SITE PLAN REVIEW**  
(Does not include review of construction plans)

- Use does NOT comply with Zoning Ordinance
  - Requires Board of Appeals Action
  - Requires Planning Board/City Council Action

Explanation \_\_\_\_\_

Use complies with Zoning Ordinance -- Staff Review Below

Zoning: **SPACE & BULK,**  
as applicable

	DATE	ZONE LOCATION	INTERIOR OR CORNER LOT	40 FT. SETBACK AREA (SEC. 21)	USE	SEWAGE DISPOSAL	REAR YARDS	SIDE YARDS	FRONT YARDS	PROJECTIONS	HEIGHT	LOT AREA	BUILDING AREA	AREA PER FAMILY	WIDTH OF LOT	LOT FRONTAGE	OFF-STREET PARKING	LOADING BAYS	
COMPLIES																			
COMPLIES CONDITIONALLY																			CONDITIONS SPECIFIED BELOW
DOES NOT COMPLY																			REASONS SPECIFIED BELOW

REASONS: WSP  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

SIGNATURE OF REVIEWING STAFF/DATE

BUILDING DEPARTMENT—ORIGINAL

**CITY OF PORTLAND, MAINE**

**SITE PLAN REVIEW**

Processing Form

Applicant Pasquale Lapomarda 773-5949 (contact person) Date 4/14/93  
 Mailing Address One India St- Pctd, NE 04101 Address of Proposed Site One to Nine Commercial St.  
 Proposed Use of Site restaurant/retail/bulk storage Site Identifier(s) from Assessors Maps \_\_\_\_\_  
 Acreage of Site / Ground Floor Coverage aprox 22,476 sq ft - existing bldg - Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors \_\_\_\_\_  
 Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area \_\_\_\_\_  
 Planning Board Action Required: ( ) Yes ( ) No

Other Comments: make a Change of Use - from vacant/restaurant to restaurant/retail/bulk storage

Date Dept. Review Due: \_\_\_\_\_

-----  
 Minor Site Plan review  
 -----

**FIRE DEPARTMENT REVIEW**

(Date Received) \_\_\_\_\_

	ACCESS TO SITE	ACCESS TO STRUCTURES	SUFFICIENT VEHICLE TURNING ROOM	SAFETY HAZARDS	HYDRANTS	SIAMASE CONNECTIONS	SUFFICIENCY OF WATER SUPPLY	OTHER	
APPROVED									
APPROVED CONDITIONALLY									CONDITIONS SPECIFIED BELOW
DISAPPROVED									REASONS SPECIFIED BELOW

REASONS: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

(Attach Separate Sheet If Necessary)

J. H. [Signature]  
 SIGNATURE OF REVIEWING STAFF/DATE

FIRE DEPARTMENT COPY

92-21-M

CITY OF PORTLAND, MAINE  
SITE PLAN REVIEW  
Processing Form

Melodie Esterberg  
Planning

Applicant Pasquale Lipomarda 773-5969 (contact person) Date 4/14/93  
Mailing Address One India St- Ptd. ME 04101 Address of Proposed Site One to Nine Commercial St.  
Proposed Use of Site restaurant/retail/bulk storage Site Identifier(s) from Assessors Maps \_\_\_\_\_  
Acreage of Site / Ground Floor Coverage appx 22,476 sq ft - existing bldg - Zoning of Proposed Site \_\_\_\_\_

Site Location Review (DEP) Required: ( ) Yes ( ) No Proposed Number of Floors \_\_\_\_\_  
Board of Appeals Action Required: ( ) Yes ( ) No Total Floor Area \_\_\_\_\_  
Planning Board Action Required: ( ) Yes ( ) No

Other Comments: make a Change of Use - from vacant/restaurant to restaurant/retail  
/bulk storage

Date Dept. Review Due: \_\_\_\_\_

----- Minor Site Plan review -----

PUBLIC WORKS DEPARTMENT REVIEW

(Date Received) \_\_\_\_\_

	TRAFFIC CIRCULATION	ACCESS	CURB CUTS	ROAD WIDTH	PARKING	SIGNALIZATION	TURNING MOVEMENTS	LIGHTING	CONFLICT WITH CITY CONSTRUCTION PROJECT	DRAINAGE	SOIL TYPES	SEWERS	CURBING	SIDEWALKS	OTHER	
APPROVED	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	
APPROVED CONDITIONALLY																CONDITIONS SPECIFIED BELOW
DISAPPROVED																REASONS SPECIFIED BELOW

REASONS: Sidewalk - see planning n-m sheet

(Attach Separate Sheet If Necessary)

Melodie Esterberg 5/19/93  
SIGNATURE OF REVIEWING STAFF/DATE

PUBLIC WORKS DEPARTMENT COPY



LAND USE CONSULTANTS INC

J. David Haynes, R.L.A.  
David A. Kamila, P.E.  
Bradley H. Hare, R.L.A.  
Frederic Licht, Jr., P.E.  
John D. Roberts, P.L.S.

April 12, 1993

2678

City of Portland  
Planning and Urban Development  
City Hall  
389 Congress Street  
Portland, Maine 04101

Erasmio, Inc. - Minor Development

Gentlemen:

On behalf of our client, Pasquale Lapomarda of Erasmio, Inc., we hereby submit the enclosed plans for site plan review of a minor development. Mr. Lapomarda intends to renovate a total of 8,096 s.f. of ground floor space. For the planning authorities information I have also included the future second and third floor renovation square footage. Mr. Lapomarda is aware that he might be required to obtain major development review prior to completing the remaining renovations.

The following information is intended to address items found in Sec. 14-525(c) 1-9, Final Site Plan - Written Statements:

1. Proposed Uses:

Mr. Lapomarda is in the process of totally renovating these buildings to include the following uses:

Ground Floor

- a. Retail Shop
  - 1,500 s.f. of store space
  - 3,152 s.f. of bulk storage space
- b. Restaurant/Tavern/Take-Out
  - 1,100 s.f. of useable space
  - 246 s.f. of take-out store
  - 258 s.f. of kitchen space
  - 812 s.f. of bulk storage
  - 1,028 s.f. for stairwells and bath

Total Ground Floor : 8,096 s.f. (Minor Development)

Second Floor (Future Renovation)

- a. Office space
  - 1,600 s.f. of leasable space
  - 836 s.f. of stairs, hall, bath

Total Second Floor : 2,436 s.f.

-1-

LAND PLANNERS • ENGINEERS • SURVEYORS

ONE INDIA STREET • PORTLAND, MAINE 04101 • 207-772-8392

LAND USE CONSULTANTS INC

Third Floor (Future Renovation)

- a. Office space  
1,600 s.f. of leasable space  
836 s.f. of stairs, hall, bath

Total Third Floor : 2,436 s.f.

2. Total Land Area:

Total Site is : 22,476 s.f. (.52 Ac.)  
Building Occupies : 8,096 s.f. (.186 Ac.)  
Parking/Landscaping : 14,380 s.f. (.33 Ac.)

3. Summary of Easements:

As the survey by Survey, Inc. shows, this property is not encumbered by any easements. No easements or burdens are proposed.

4. Solid Waste Disposal:

Solid Waste Disposal will be contracted with Waste Management, Inc. of Portland.

5. Off-Site Facilities:

All off-site facilities available and capacity has been previously researched by our client with the City in conjunction with the issuance of the Building Permit.

6. Drainage/Topography:

The site is essentially flat. There are no existing drainage problems. No changes to the existing drainage pattern is proposed.

7. Construction Time Frame:

All construction related work for the proposed ground floor use will be completed by June 30, 1993. Work related to the second and third floors will proceed according to future tenant layout requests and municipal approval.

8. Regulatory Approvals:

No State or Federal approvals are required.

a. Municipal:

- . Building Permit for 4,992 s.f. is currently in place.
- . Site Plan review for minor development is required for all work up to 10,000 s.f.

9. Financial and Technical Capacity:

Mr. Lapomarda is an experienced builder with over 30 years of practical, hands-on management and design experience.

LAND USE CONSULTANTS INC

All necessary financial arrangements have previously been made since Mr. Lapomarda is currently well along in his renovation efforts of the ground floor spaces.

During your review of the enclosed information if you have any questions please feel free to call.

Sincerely,



Brad Hare, RLA  
Associate

BH/b

Enc.

**PLUMBING APPLICATION**

**PROPERTY ADDRESS:**  
Town Or Plantation: PORTLAND, ME  
Street and Division Lot #: 1 Commercial Street

**PROPERTY OWNERS NAME:**  
Last: Lapormardo First: Dosquale

Applicant Name: Maudie J. Gaudet

Mailing Address of Owner/Applicant (if Different): 206 Mountain Road, Etnahunt, Maine

PORTLAND 4757 TOWN COPY

Date Permit Issued: July 16, 1993

Local Plumbing Inspector Signature: [Signature] License # 01124

Chief Plumbing Inspector

FEE  Double Fee Charged

**Owner/Applicant Statement**

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: \_\_\_\_\_

**Caution: Inspection Required**

I have inspected the work above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: Merlin [Signature] Date Approved: 7-6-93

**PERMIT INFORMATION**

This Application is for 1. <input checked="" type="checkbox"/> NEW PLUMBING 2. <input type="checkbox"/> RELOCATED PLUMBING	Type Of Structure To Be Served: 1. <input type="checkbox"/> SINGLE FAMILY DWELLING 2. <input type="checkbox"/> MODULAR OR MOBILE HOME 3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING 4. <input type="checkbox"/> OTHER - SPECIFY <u>Restaurant-Office</u>	Plumbing To Be Installed By: 1. <input checked="" type="checkbox"/> MASTER PLUMBER 2. <input type="checkbox"/> OIL BURNERMAN 3. <input type="checkbox"/> MFG'D HOUSING DEALER/MECHANIC 4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE 5. <input type="checkbox"/> PROPERTY OWNER LICENSE # <u>010801</u>
--	---	---

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Column 2 Type of Fixture		Column 1 Type of Fixture	
	Number	Type of Fixture	Number	Type of Fixture
HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District. <b>OR</b> HOOK-UP: to an existing sub-surface wastewater disposal system		Hosebibb / Silcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
FIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures	1	Urinal	7	Sink <u>prep, stop, lunch, handwash, 3 bay, 2 bay</u>
		Drinking Fountain	4	Wash Basin
		Indirect Waste	4	Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
Number of Hook-Ups & Relocations		Grease/Oil Separator	1	Dish Washer
		Dental Cuspidor		Garbage Disposal
Hook-Up & Relocation Fee		Bidet		Laundry Tub
		Other: _____	1	Water Heater
	Fixtures (Subtotal) Column 2		11	Fixtures (Subtotal) Column 1
			18	Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixing Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)
				\$12

SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE



**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date 4/12/93 1993  
 Receipt and Permit number 2999

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:

The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: One Commercial St. - 1st fl (CASA)  
 OWNER'S NAME: Pasquale Lapomardo ADDRESS: CO

	FEES
<b>OUTLETS:</b>	
Receptacles <u>50</u> Switches <u>12</u> Plugmold _____ ft. TOTAL <u>62</u> .....	12.40
<b>FIXTURES:</b> (number of)	
Incandescent <u>20</u> Fluorescent <u>12</u> (not strip) TOTAL <u>32</u> .....	6.40
Strip Fluorescent <u>48</u> ft. <u>basement level</u> .....	3.00
<b>SERVICES:</b>	
Overhead _____ Underground <u>two services</u> Temporary _____ TOTAL amperes <u>600</u> ..	15.00
METERS: (number of) <u>4</u> .....	4.00
<b>MOTORS:</b> (number of)	
Fractional _____ .....	4.00
1 HP or over <u>2</u> .....	
<b>RESIDENTIAL HEATING:</b>	
Oil or Gas (number of units) _____ .....	
Electric (number of rooms) _____ .....	
<b>COMMERCIAL OR INDUSTRIAL HEATING:</b>	
Oil or Gas (by a main boiler) _____ .....	
Oil or Gas (by separate units) _____ .....	
Electric Under 20 kws _____ Over 20 kws _____ .....	
<b>APPLIANCES:</b> (number of)	
Ranges _____ Water Heaters _____	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers <u>1</u> .....	
Dryers _____ Compactors _____	
Fans <u>3</u> _____ Others (denote) _____	8.00
TOTAL <u>4</u> .....	8.00
<b>MISCELLANEOUS:</b> (number of)	
Branch Panels <u>2</u> .....	10.00
Transformers _____ .....	
Air Conditioners Central Unit <u>1</u> .....	
Separate Units (windows) _____ .....	
Signs 20 sq. ft. and under _____ .....	
Over 20 sq. ft. _____ .....	
Swimming Pools Above Ground _____ .....	
In Ground _____ .....	
Fire/Burglar Alarms Residential _____ .....	15.00
Commercial <u>X</u> .....	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under _____ .....	
over 30 amps _____ .....	
Circus, Fairs, etc. _____ .....	
Alterations to wires _____ .....	4.00
Repairs after fire _____ .....	
Emergency Lights, battery <u>4</u> .....	
Emergency Generators _____ .....	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT ..... INSTALLATION FEE DUE: _____	
FOR REMOVAL OF A "STOP ORDER" (304-16.b) ..... DOUBLE FEE: _____	
TOTAL AMOUNT DUE: _____	104.80

**INSPECTION:**

Will be ready on \_\_\_\_\_, 19\_\_\_\_; or Will Call X \_\_\_\_\_  
 CONTRACTOR'S NAME: Chris Desimone Jr  
 ADDRESS: Camberland Ctr - NE  
 TEL: 879-312  
 MASTER LICENSE NO: Chris Desimone SIG. \_\_\_\_\_  
 LIMITED LICENSE NO: \_\_\_\_\_

INSPECTOR'S COPY - \_\_\_\_\_  
 OFFICE COPY - \_\_\_\_\_  
 CONTRACTOR'S COPY - GREEN







**APPLICATION FOR PERMIT**  
**DEPARTMENT OF BUILDING INSPECTIONS SERVICES**  
**ELECTRICAL INSTALLATIONS**

Date May 21 19 93  
 Receipt and Permit number 4821

To the CHIEF ELECTRICAL INSPECTOR, Portland, Maine:  
 The undersigned hereby applies for a permit to make electrical installations in accordance with the laws of  
 Maine, the Portland Electrical Ordinance, the National Electrical Code and the following specifications:

LOCATION OF WORK: Paquale Lapomarda  
 OWNER'S NAME: 1 Commercial St. ADDRESS: 59 Bay St.

	FEES
<b>OUTLETS:</b>	
Receptacles <u>12</u> Switches <u>6</u> Plugmold _____ ft. TOTAL <u>18</u> .....	3.60
<b>FIXTURES: (number of)</b>	
Incandescent <u>22</u> Fluorescent <u>1</u> (not strip) TOTAL <u>23</u> .....	4.60
Strip Fluorescent _____ ft. ....	
<b>SERVICES:</b>	
Overhead _____ Underground _____ Temporary _____ TOTAL amperes _____ ..	
<b>METERS: (number of)</b> .....	
<b>MOTORS: (number of)</b>	
Fractional .....	
1 HP or over .....	
<b>RESIDENTIAL HEATING:</b>	
Oil or Gas (number of units) .....	
Electric (number of rooms) .....	
<b>COMMERCIAL OR INDUSTRIAL HEATING:</b>	
Oil or Gas (by a main boiler) .....	
Oil or Gas (by separate units) .....	
Electric Under 20 kws _____ Over 20 kws _____	
<b>APPLIANCES: (number of)</b>	
Ranges _____ Water Heaters <u>1</u>	
Cook Tops _____ Disposals _____	
Wall Ovens _____ Dishwashers _____	
Dryers _____ Compactors _____	
Fans _____ Others (denote) _____	2.00
<b>TOTAL</b> <u>1</u> .....	
<b>MISCELLANEOUS: (number of)</b>	
Branch Panels .....	
Transformers .....	
Air Conditioners Central Unit .....	
Separate Units (windows) .....	
Signs 20 sq. ft. and under .....	
Over 20 sq. ft. ....	
Swimming Pools Above Ground .....	
In Ground .....	
Fire/Burglar Alarms Residential .....	
Commercial .....	
Heavy Duty Outlets, 220 Volt (such as welders) 30 amps and under .....	
over 30 amps .....	
Circus, Fairs, etc. ....	
Alterations to wires .....	
Repairs after fire .....	1.00
Emergency Lights, battery <u>1</u> .....	11.20
Emergency Generators .....	
FOR ADDITIONAL WORK NOT ON ORIGINAL PERMIT .....	INSTALLATION FEE DUE:
FOR REMOVAL OF A "STOP ORDER" (304-16.b) ...	DOUBLE FEE DUE:
	TOTAL AMOUNT DUE: MIN <u>15.00</u>

**INSPECTION:**  
 Will be ready on \_\_\_\_\_, 19\_\_ ; or Will Call X  
 CONTRACTOR'S NAME: C. e. Jorja  
 ADDRESS: 135 Bolton St. Portland, ME 04102  
 TEL: 775-0888  
 MASTER LICENSE NO.: 04821 SIGNATURE OF CONTRACTOR: \_\_\_\_\_  
 LIMITED LICENSE NO.: \_\_\_\_\_

INSPECTOR'S COPY — WHITE  
 OFFICE COPY — CANARY  
 CONTRACTOR'S COPY — GREEN

