

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

PERMIT ISSUED

Permit Number: 041619

FEB - 4 2005

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Rodriguez Luis A & /Owner
has permission to Expand existing space from eat to 3 eat at restaurant, Tenant fit-up to include bar
AT 70 Washington Ave 013 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 written permission procured before this building or part thereof is altered or closed-in. **HEAVY 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. W.M.S.
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 2/2/05
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: 041619	Issue Date: FEB - 4 2005	CBL: 013 C011001
PERMIT ISSUED		
Owner Address: 70 Washington Ave	Contractor Address: Portland	Phone:
Permit Type:		Zone: \

Location of Construction: 70 Washington Ave	Owner Name: Rodriguez Luis A &
Business Name:	Contractor Name: Owner
Lessee/Buyer's Name	Phone:

Past Use: Commercial / Restaurant	Proposed Use: Restaurant/ Expand existing space from 14 seats to 36 seat restaurant, Tenant fit-up to include bathroom
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Permit Fee: \$105.00	Cost of Work: \$1,000.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A Type: 56 2/2/05
Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Proposed Project Description:
Expand existing space from 14 seat to 36 seat restaurant, Tenant fit-up to include bathroom

Permit Taken By: Idobson	Date Applied For: 10/27/2004
-----------------------------	---------------------------------

Zoning Approval		
<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>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>2/12/15/04</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>
		<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1619	Date Applied For: 1012712004	CBL: 013 COLI001
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Location of Construction: 70 Washington Ave	Owner Name: Rodriguez Luis A &	Owner Address: 70 Washington Ave	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Restaurant/ Expand existing space from 14 seats to 36 seat restaraunt, Tenant fit-up to include bathroom	Proposed Project Description: Expand existing space from 14 seat to 36 seat restaraunt, Tenant fit-up to include bathroom
--	---

**Dept:** Fire**Status:** Approved**Reviewer:** Lt. MacDougal**Approval Date:** 12/16/2004**Note:****Ok to Issue:** **Comments:**

12/20/2004-mjn: need floor evaluation for loads and bath must be "accessible" Spoke with John Scribner

Received info on 2/2/05 MJN

1212912004-l Dobson: received additional information via fax 12/22/2004



Commercial 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>70 Washington Ave</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>13</u> Block# <u>C</u> Lot# <u>11</u>	Owner: <u>Luis + Erlinda Rodriguez</u>	Telephone: <u>828-4971</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone:	Cost Of Work: \$ <u>1000</u> Fee: \$ <u>105⁰⁰ / 100</u>
Current Specific use: <u>Restaurant</u>		
Proposed Specific use: <u>Restaurant</u>		
Project description: <u>Existing owners would like to expand within existing space from a 14 seat mostly take-out restaurant to a 36 seat restaurant. This would involve the addition of two ^{three} walls, one bathroom, and one archway. The kitchen facilities would remain unchanged.</u>		
Contractor's name, address & telephone: <u>John Scribner 775-984</u>		
Who should we contact when the permit is ready: <u>Luis Rodriguez Cell# 321-6926</u>		
Mailing address: <u>70 Washington Ave Portland ME 04101</u>		Phone: <u>828-4971</u>

Please submit all of the information outlined in the Residential Application Checklist. Failure to do so will result in the automatic denial of your permit.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections 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>Erlinda Rodriguez</u>	Date: 10-13 <u>10-18 04</u>
--	--

Permit Fee: \$30.00 for the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

\$4000



Coastal Enterprises, Inc.

2 Portland Fish Pier, Suite 201
Portland, ME 04101

Tel: (207)772-5356
Fax: (207)772-5503
cei@ceimaine.org
www.ceimaine.org

FACSIMILE TRANSMISSION

THE ACCOMPANYING FAX TRANSMISSION IS CONFIDENTIAL AND INTENDED FOR THE ADDRESSEE ONLY.

DATE SENT: ~~11-20-04~~ ~~12-22-04~~ 12-15-04

COMPANY: City of Portland

RECEPIENT: Margie Schmuckal

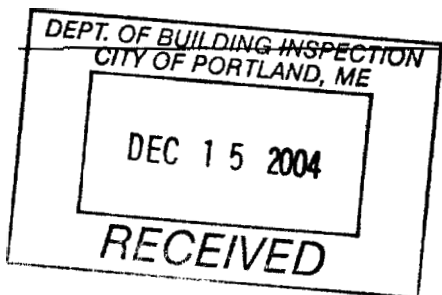
FAX NUMBER: 874-8716

TOTAL NUMBER OF PAGE(S): 2 (INCLUDING COVER SHEET)

SENT BY: John Scribner

SPECIAL INSTRUCTIONS/MESSAGE:

Parking diagram for 70 Washington Ave
application # 04-1619



874-8405
Lt Medozal

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

Location of Construction: 70 WASHINGTON AVE

Owner Address: 70 WASHINGTON AVE

Owner Name: WILLIAM RODRIGUES

Phone: 874-8716

Business Name: COFFEE CAFE

Phone: 874-8716

Address: 70 WASHINGTON AVE

Proposed Use: COFFEE CAFE

Past Use: SINGLE FAMILY

Contractor Name: GAYLE

Address: 70 WASHINGTON AVE

Proposed Project Description: CHANGE OF USE FROM SINGLE FAMILY TO COFFEE CAFE

Permit Taken By: GAYLE

Date Applied For: DECEMBER 18, 2000

PERMIT FEE: \$30.00

INSPECTION: Use Group B-3 Type 5B

FIRE DEPT. Approved Denied

Signature: [Signature]

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Approved Approved with Conditions Denied

Signature: [Signature]

Date: [Blank]

Zone: 011-C-011

Zoning Approval: [Signature]

Special Zone or Reviews: Shoreland Wetland Flood Zone Subdivision Site Plan major Minor Ordinance

Permit Issued: FEB 28 01

CBL: 011-C-011

Zoning Appeal: Variance Miscellaneous Conditional Use Interpretation Approved Denied

Historic Preservation: Not in District or Landmark Does Not Require Review Requires Review

Action: Approved Approved with Conditions Denied

Date: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

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Signature: [Signature]

Signature: [Signature]

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Signature: [Signature]

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Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

PERMIT TAKEN BY: GAYLE

DATE APPLIED FOR: DECEMBER 18, 2000

PERMIT FEE: \$30.00

INSPECTION: Use Group B-3 Type 5B

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Signature: [Signature]

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Date: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

SIGNATURE OF APPLICANT

ADDRESS: [Blank]

DATE: JANUARY 4, 2001

PHONE: [Blank]

SIGNATURE OF APPLICANT

ADDRESS: [Blank]

DATE: [Blank]

PHONE: [Blank]

SIGNATURE OF APPLICANT

ADDRESS: [Blank]

DATE: [Blank]

PHONE: [Blank]

SIGNATURE OF APPLICANT

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DATE: [Blank]

PHONE: [Blank]

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DATE: [Blank]

PHONE: [Blank]

SIGNATURE OF APPLICANT

ADDRESS: [Blank]

PERMIT TAKEN BY: GAYLE

DATE APPLIED FOR: DECEMBER 18, 2000

PERMIT FEE: \$30.00

INSPECTION: Use Group B-3 Type 5B

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CBL: 011-C-011

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Action: Approved Approved with Conditions Denied

Date: [Signature]

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Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

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Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

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PERMIT FEE: \$30.00

INSPECTION: Use Group B-3 Type 5B

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Signature: [Signature]

SIGNATURE OF APPLICANT

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DATE: JANUARY 4, 2001

PHONE: [Blank]

SIGNATURE OF APPLICANT

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DATE: [Blank]

PHONE: [Blank]

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Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

PERMIT TAKEN BY: GAYLE

DATE APPLIED FOR: DECEMBER 18, 2000

PERMIT FEE: \$30.00

INSPECTION: Use Group B-3 Type 5B

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Signature: [Signature]

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Signature: [Signature]

Date: [Blank]

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Zoning Approval: [Signature]

Special Zone or Reviews: Shoreland Wetland Flood Zone Subdivision Site Plan major Minor Ordinance

Permit Issued: FEB 28 01

CBL: 011-C-011

Zoning Appeal: Variance Miscellaneous Conditional Use Interpretation Approved Denied

Historic Preservation: Not in District or Landmark Does Not Require Review Requires Review

Action: Approved Approved with Conditions Denied

Date: [Signature]

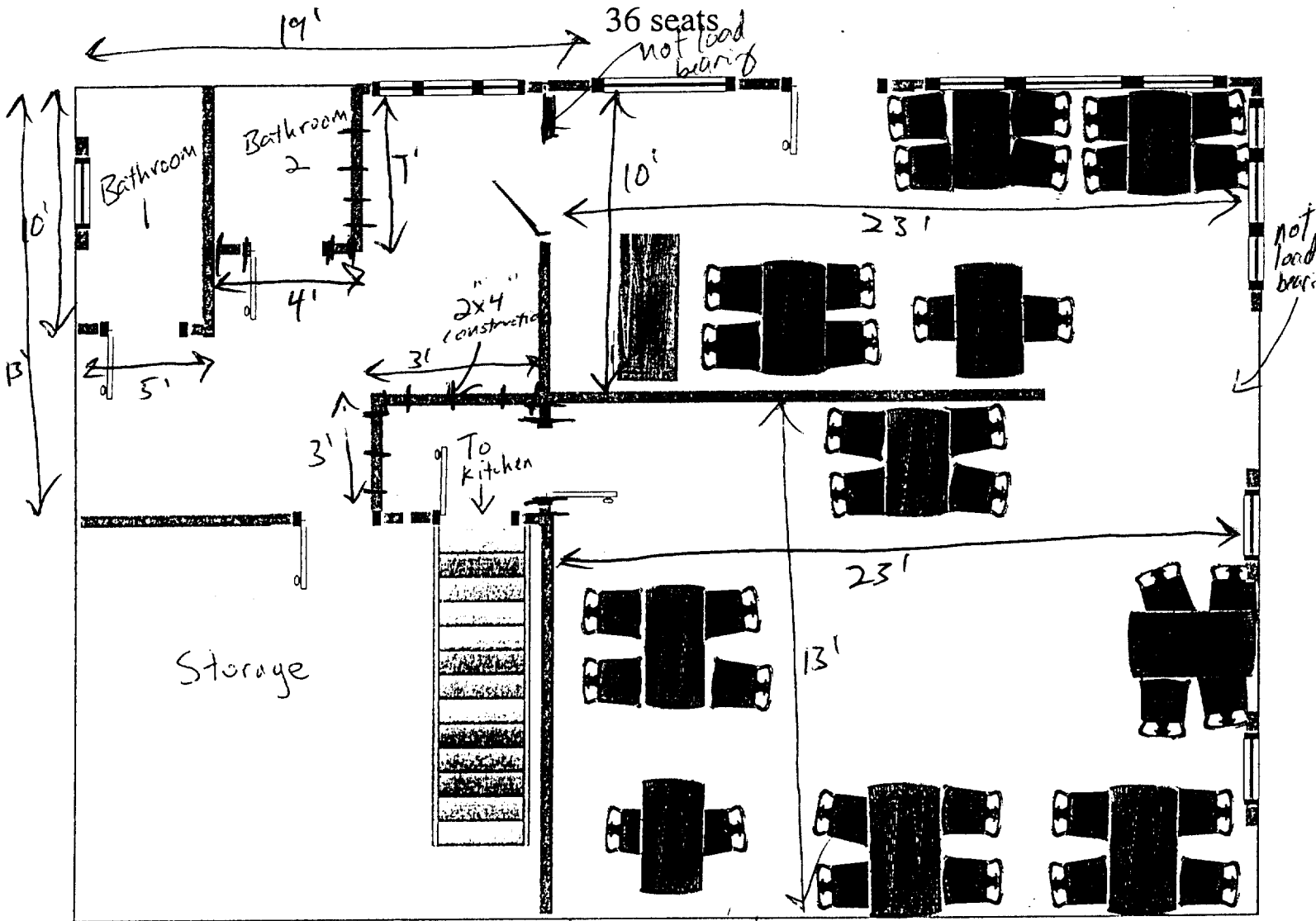
Signature: [Signature]

Signature: [Signature]

Signature: [Signature]

Tu Casa Restaurant – Proposed

70 Washington Ave

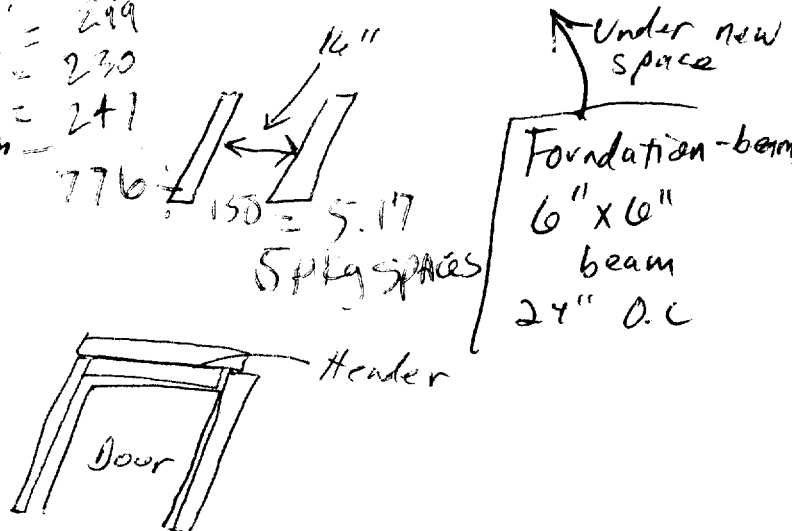


Walls
 24 2" x 4" construction
 16" on center

$13 \times 25 = 299$
 $10 \times 23 = 230$
 $13 \times 19 = 247$
 776

Doors
 36" x 82"

Sheetrock
 1/2" sheetrock



ADDRESS: 70 Washington Avenue, Portland, Maine

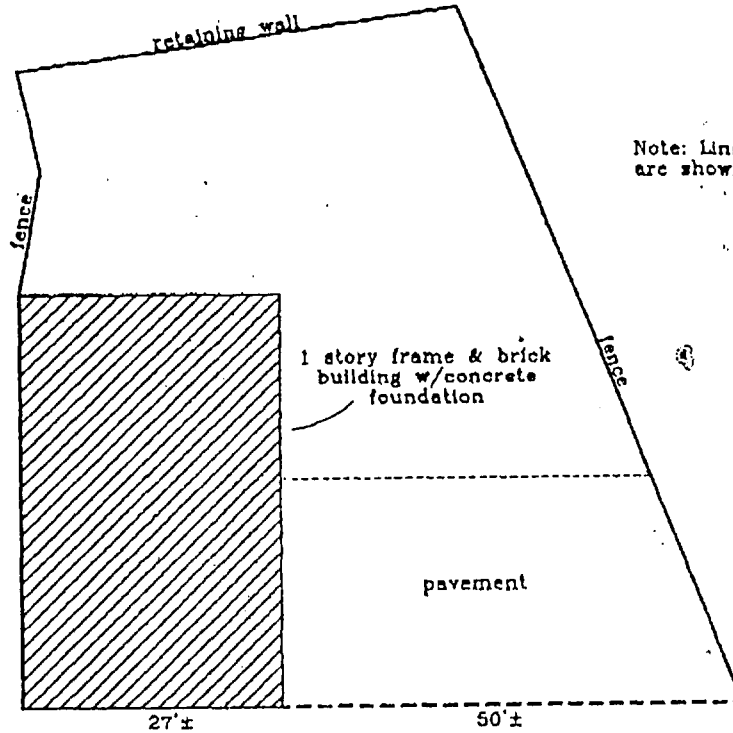
Job Number: 75-

Inspection Date: 05-30-00

Scale: 1" =

Buyers: **Luis & Erlinda Rodriguez**

Sellers: Estate of Lucy DiPietro, by Nicholas DiPietro



Note: Lines of occupation are shown.

Washington Avenue

I HEREBY CERTIFY TO: Guaranty Title, Fleet Mortgage Corp.
and its title insurer.
Monuments found did not conflict with the deed description.

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN. OTHER ENCUMBRANCES, RECORDED OR NOT, MAY EXIST, THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

As delineated on the Federal Emergency Management Agency Community Panel:
The structure does not fall within the special flood hazard zone.
The land does not fall within the special flood hazard zone.
A wetlands study has not been performed

Livingston - Hughes
Professional Land Surveyors & Foresters
88 Guinea Road
Kennebunkport - Maine 04046
207-987-9781 phone 207-967-4831 fax

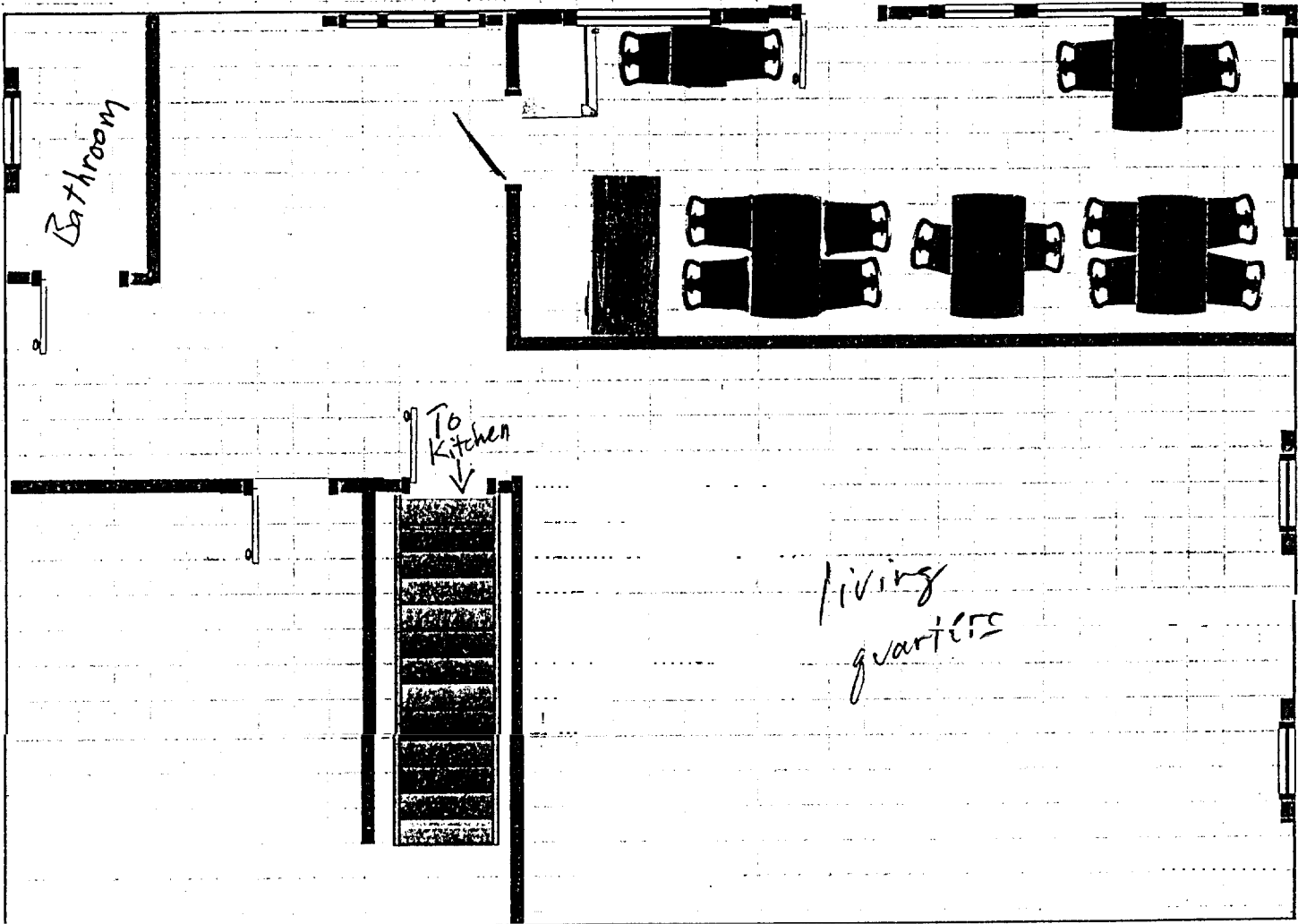


70 Washington Ave

Tu Casa Restaurant – Existing

70 Washington Ave

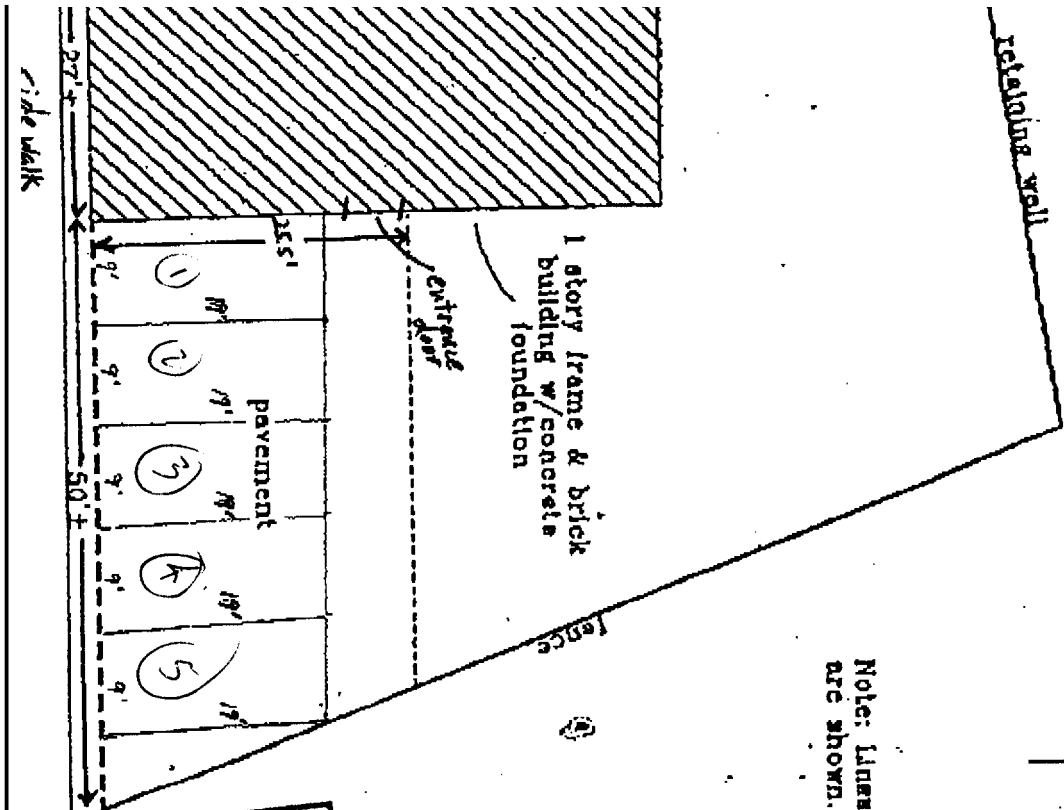
14 seats



1 square = 1 foot

Handwritten signature/initials

Washington Avenue



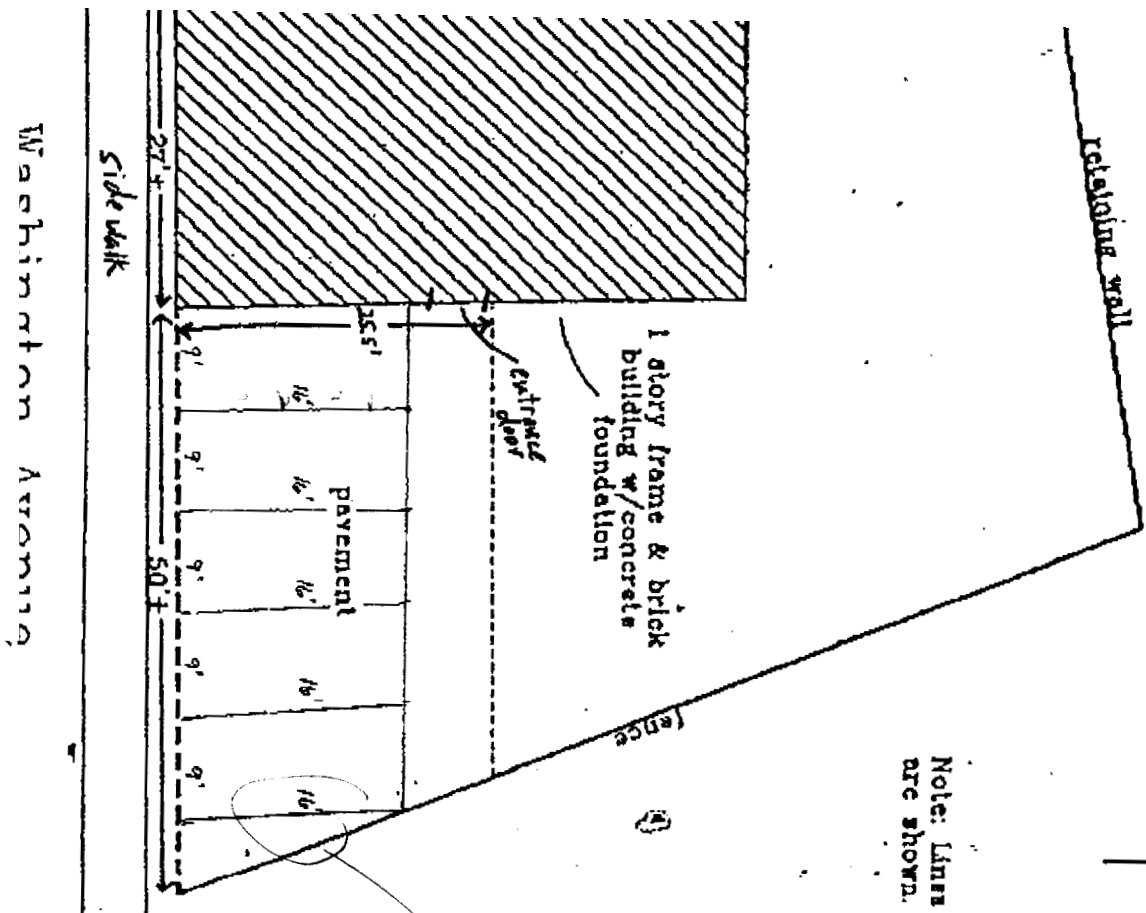
Note: Lines of occupation are shown.

1" = 16.5 feet



DEPT. OF BUILDING INSPECTION
 CITY OF PORTLAND, ME
 RECEIVED
 DEC 15 2004

AKED



Note: Lines of occupation are shown.

1" = 16.5 feet

*12/2/04 - John Saubner
 supposed to be
 he will not be
 19/2/04
 SAID
 WAS
 16/11/11*

November 22,2004

Marge Schmuckal
Zoning Administrator
Rm. 315 – 389 Congress Street
Portland, Maine 04101

RE: 70 Washington Ave – 13-C-011 – B-2b zone – application #04-1619

Dear Marge Schmuckal:

Please see attached map of 70 Washington Avenue. As illustrated in the pavement section of the map (illustrated in green) the parking area is 50 feet by 25 feet. This is more than enough space for five (5) parking spaces, being that one parking space is 9' by 19' in size.

Please let us **know** if this is sufficient information for you to issue the permit.

NOV 29 2004

ADDRESS: 70 Washington Avenue, Portland, Maine

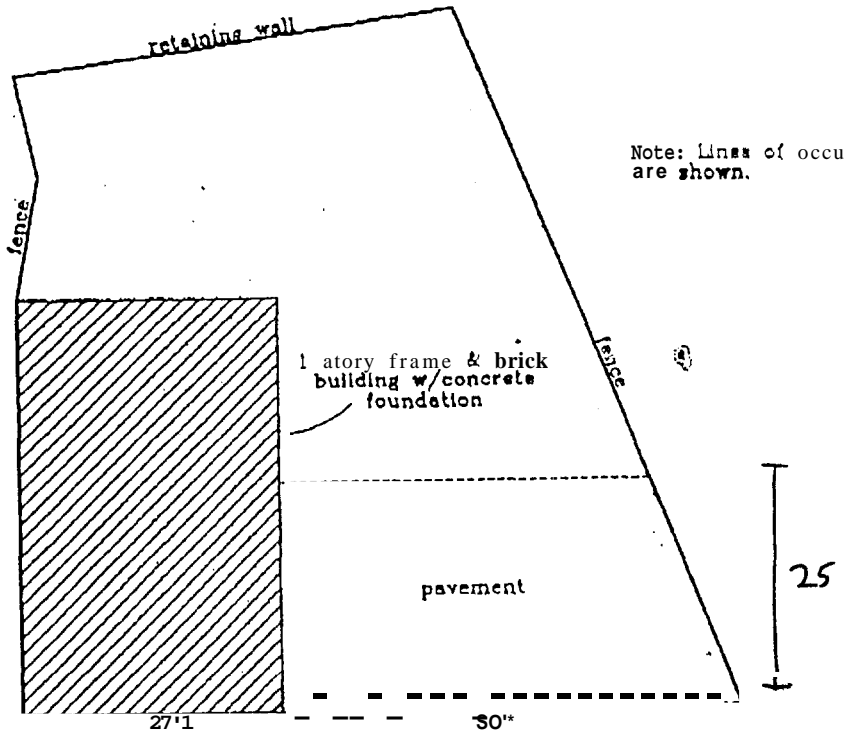
Job Number: 275-55

Inspection Date: 05-30-00

Scale: 1" =

Buyers: **Luis & Erlinda Rodriguez**

Sellers: **Estate of Lucy DiPietro, by Nicholas DiPietro**



Note: Lines of occupation are shown.

Washington Avenue

HEREBY CERTIFY TO: Guaranty Title, Fleet Mortgage Corp.
and its title insurer.

Monuments found did not conflict with the deed description.

The dwelling setbacks do not violate town zoning requirements.

As delineated on the Federal Emergency Management Agency Community Panel:

The structure does not fall within the special flood hazard zone

The land does not fall within the special flood hazard zone.

A wetlands study has not been performed

APPARENT EASEMENTS AND RIGHTS OF WAY ARE SHOWN OTHER ENCUMBRANCES. RECORDED OR NOT, MAY EXIST. THIS SKETCH WILL NOT REVEAL ABUTTING DEED CONFLICTS, IF ANY.

Copyright 1994

Livingston - Hughes

Professional Land Surveyors & Foresters
88 Guinea Road

Kennebunkport - Maine 04046

207-987-9781 phone

207-007-4831 fax

THIS SKETCH IS FOR MORTGAGE PURPOSES ONLY

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

November 16, 2004

Luis & Erlinda Rodriguez
70 Washington Avenue
Portland, ME 04101

RE: 70 Washington Avenue – 13-C-011 – B-2b zone - application #04-1619

Dear Luis & Erlinda Rodriguez,

I am in receipt of your permit application to increase the size of your restaurant from 14 seats to 36 seats. This increase requires you to show more off-street parking spaces. Based on your dimensioned floor plans, you are required to show five (5) off-street parking spaces. Your submitted plot plan shows no off-street parking spaces.

Your permit is denied and on hold until you can show this office the required number of off-street parking spaces. Please remember that a parking space is required to be 9' x 19' in size.

If this office does not receive any further information from you within 30 days, your application will be void.

Very truly yours,

Marge Schmuckal
Zoning Administrator

Cc: file

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

November 16, 2004

Luis & Erlinda Rodriguez
70 Washington Avenue
Portland, ME 04101

RE: 70 Washington Avenue – 13-C-011 – B-2b zone - application #04-1619

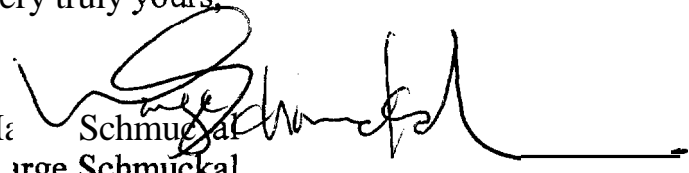
Dear Luis & Erlinda Rodriguez,

I am in receipt of your permit application to increase the size of your restaurant from **14** seats to **36** seats. This increase requires you to show more off-street parking spaces. Based on your dimensioned floor plans, you are required to show five (5) off-street parking spaces. Your submitted plot plan shows no off-street parking spaces.

Your permit is denied and on hold until you can show this office the required number of off-street parking spaces. Please remember that a parking space is required to be **9' x 19'** in size.

If this office does not receive any **further** information from you within **30** days, your application will be void.

Very truly yours,


Marge Schmuckal
Marge Schmuckal
Zoning Administrator

Cc: file

Zoning Division
Marge Schmuckal
Zoning Administrator

Department of Planning & Development
Lee Urban, Director



CITY OF PORTLAND

November 16, 2004

Luis & Erlinda Rodriguez
70 Washington Avenue
Portland, ME 04101

RE: 70 Washington Avenue – 13-C-011 – B-2b zone - application #04-1619

Dear Luis & Erlinda Rodriguez,

I am in receipt of your permit application to increase the size of your restaurant from 14 seats to 36 seats. This increase requires you to show more off-street parking spaces. Based on your dimensioned floor plans, you are required to show five (5) off-street parking spaces. Your submitted plot plan shows no off-street parking spaces.

Your permit is denied and on hold until you can show this office the required number of off-street parking spaces. Please remember that a parking space is required to be 9' x 19' in size.

If this office does not receive any **further** information from you within **30** days, your application will be void.

Very truly yours,

A handwritten signature in black ink, appearing to read "Marge Schmuckal", written over a horizontal line.

Marge Schmuckal
Zoning Administrator

Cc: file

1461 - see letter - Permit is on hold - very, very inadequate plans attached. No 70 wish. No. Plans Attached. No

COMMENTS

Plot plan included - see letter. 2/27/01 CEO Jon Reed helped out & actually drew the plan of the bldg because the applicable just went up to the task. Plus I went by to check out the P&I 3 spaces early available now & 4 spaces

would be available if the snow piles were cleared out - CGO issued permit issued today - 2/28/01 - Applicants came to office to get CGO issued - permit issued today - Called Jon Reed (home sick) and he assured me that all required inspections have been performed by himself & LT MAC Douglas for CGO to be issued. Jan R. informed me that CGO was hand written on his desk & needed to be typed - Had CGO typed & signed for Jon Reed - acquired other needed signatures and informed Applicants they may come in & pick up CGO. Jan R. did required FS inspection.

Permit # 01-0154
CRL# 013-C-011

Inspection Record

Type

Date

Foundation: _____

Framing: _____

Plumbing: _____

Final: _____

Other: _____

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1619	Date Applied For: 10/27/2004	CBL: 013 COLLOO1
------------------------------	--	----------------------------

Location of Construction: 70 Washington Ave	Owner Name: Rodriguez Luis A &	Owner Address: 70 Washington Ave	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Restaurant/ Expand existing space from 14 seats to 36 seat restaurant, Tenant fit-up to include bathroom	Proposed Project Description: Expand existing space from 14 seat to 36 seat restaurant, Tenant fit-up to include bathroom
--	---

Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 12/15/2004
Note: 11/16/04 needs to show 5 off-street parking spaces - no parking spaces are shown on the "plot plan" attached Ok to Issue: <input type="checkbox"/>			
12/15/04 received fax showing the 5 required parking spaces			
1) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.			
2) Separate permits shall be required for any new signage.			
3) 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: Mike Nugent	Approval Date: 02/02/2005
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) The dwelling unit must be discontinued ,noone can live in the structure at any time			

Dept: Fire	Status: Approved	Reviewer: Lt. MacDougal	Approval Date: 12/16/2004
Note:			Ok to Issue: <input type="checkbox"/>

Comments: 12/20/2004-mjn: need floor evaluation for loads and bath must be "accessible" Spoke with John Scribner Received info on 2/2/05 MJN 12/29/2004-ldobson: received additional information via fax 12/22/2004

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1619	Date Applied For: 10/27/2004	CBL: 013 COL1001
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Location of Construction: 70 Washington Ave	Owner Name: Rodriguez Luis A &	Owner Address: 70 Washington Ave	Phone:
Business Name:	Contractor Name: Owner	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	

Proposed Use: Restaurant/ Expand existing space from 14 seats to 36 seat restaurant, Tenant fit-up to include bathroom	Proposed Project Description: Expand existing space from 14 seat to 36 seat restaurant, Tenant fit-up to include bathroom
--	---



- 2) Separate permits shall be required for any new signage.
- 3) 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:** Mike Nugent **Approval Date:** 02/02/2005
Note: **Ok to Issue:**

- 1) The dwelling unit must be discontinued, no one can live in the structure at any time

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 12/16/2004
Note: **Ok to Issue:**

Comments:

12/20/2004-mjn: need floor evaluation for loads and bath must be "accessible" Spoke with John Scribner

Received info on 2/2/05 MJN

12/29/2004-ldobson: received additional information via fax 12/22/2004



Coastal Enterprises, Inc.

2 Portland Fish Pier, Suite 201
Portland, ME 04101

Tel: (207) 772-5356
Fax: (207) 772-5503
cei@ceimaine.org
www.ceimaine.org

FACSIMILE TRANSMISSION

THE ACCOMPANYING FAX TRANSMISSION IS CONFIDENTIAL AND INTENDED FOR THE ADDRESSEE ONLY.

DATE SENT: 12-22-04

13C 11

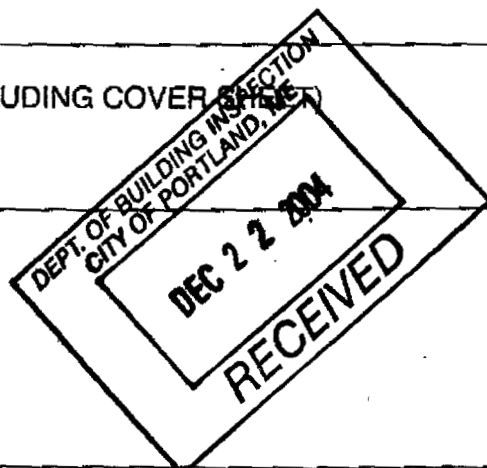
COMPANY: City of Portland

RECEIPT: Mike Nugent

FAX NUMBER: 874-8716

TOTAL NUMBER OF PAGE(S): 6 (INCLUDING COVER SHEET)

SENT BY: John Scribner



SPECIAL INSTRUCTIONS/MESSAGE:

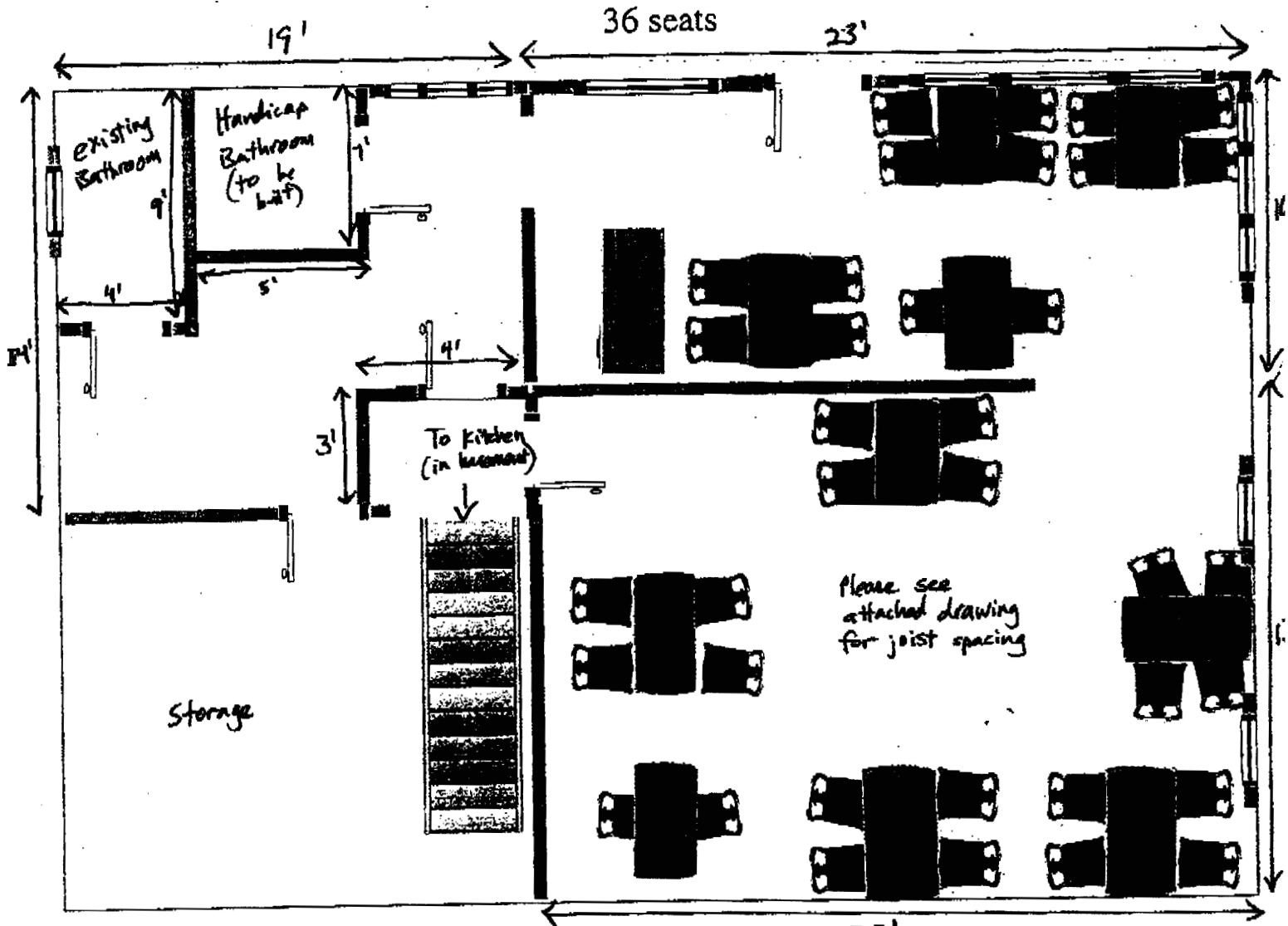
Please find attached:

- 1) Updated drawing with handicap bathroom
- 2) Joist spacing drawing
- 3) ADA rules for bathrooms (sink and toilet)
which Tu Casa will follow

NEED FLOORING LOADS (signature)

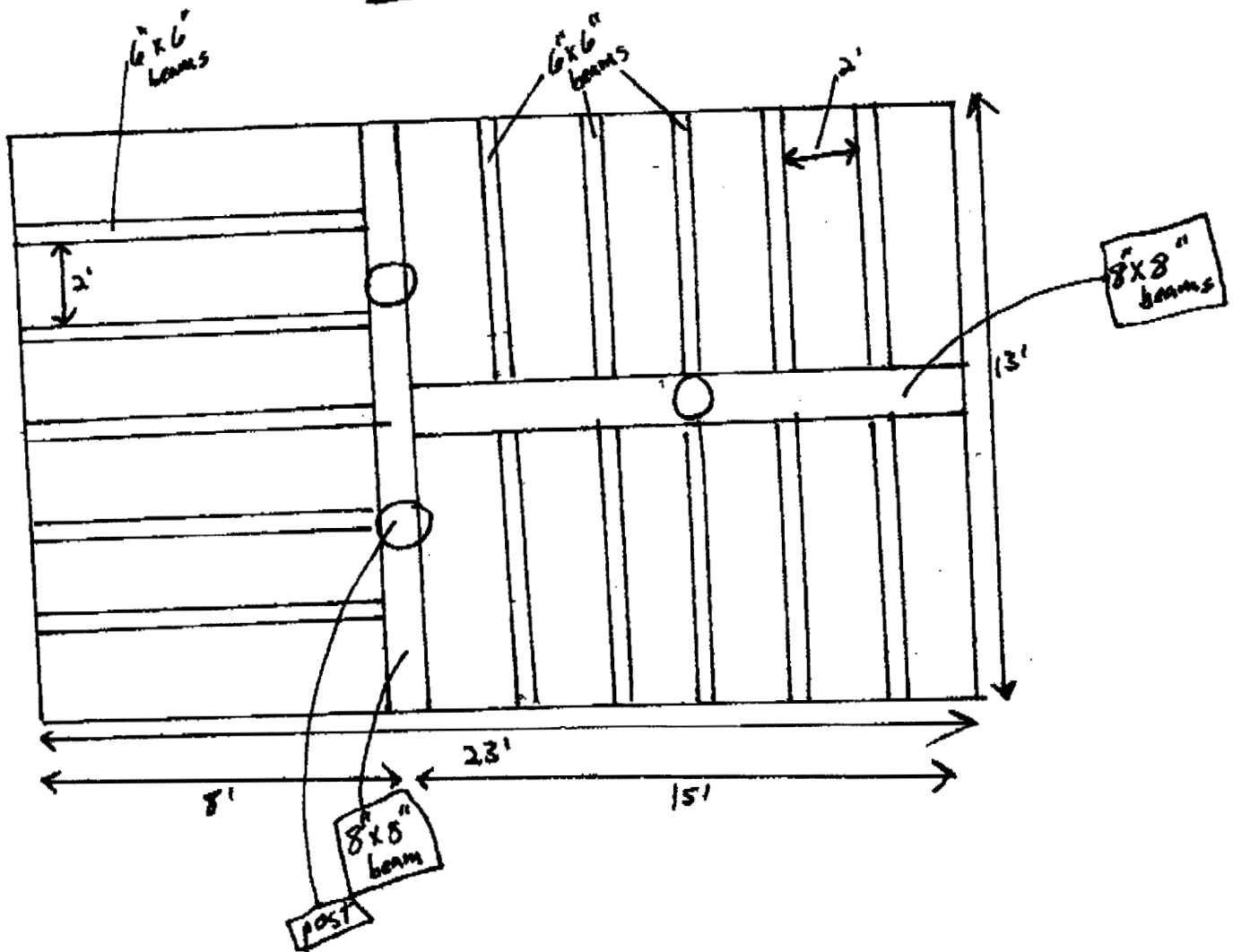
Tu Casa Restaurant – Proposed

70 Washington Ave



Revised drawing with Handicap accessible Bathroom

Joist spacing under proposed Dining area



Pt. 36, App. A

28 CFR Ch. I (7-1-94 Edition)

4.17 Toilet Stalls

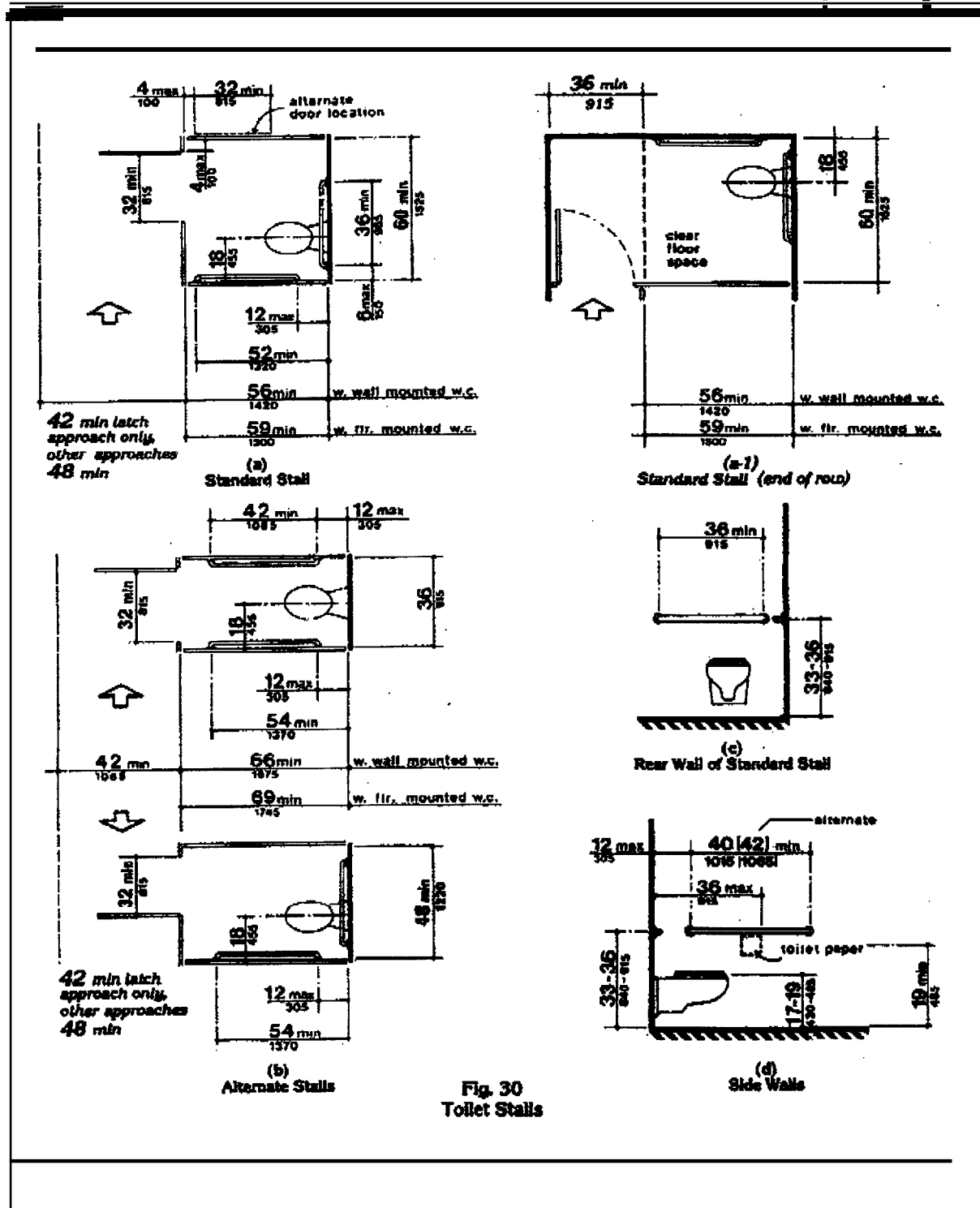


Fig. 30 Toilet Stalls

Pt. 36, App. A

28 CFR Ch. I (7-1-94 Edition)

4.20 Bathtubs

<p>valves are used the faucet shall remain open for at least 10 seconds.</p> <p>4.19.6* Mirrors. Mirrors shall be mounted with the bottom edge of the reflecting surface no higher than 40 in (1015 mm) above the finish floor (see Fig. 31).</p> <p>4.20 Bathtubs.</p> <p>4.20.1 General. Accessible bathtubs shall comply with 4.20.</p> <p>4.20.2 Floor Space. Clear floor space in front of bathtubs shall be as shown in Fig. 33.</p> <p>4.20.3 Seat. An in-tub seat or a seat at the head end of the tub shall be provided as shown in Fig. 33 and 34. The structural strength of seats and their attachments shall comply with 4.26.3. Seats shall be mounted securely and shall not slip during use.</p> <p>4.20.4 Grab Bars. Grab bars complying with 4.26 shall be provided as shown in Fig. 33 and 34.</p> <p>4.20.5 Controls. Faucets and other controls complying with 4.27.4 shall be located as shown in Fig. 34.</p> <p>4.20.6 Shower Unit. A shower spray unit with a hose at least 60 in (1525 mm) long that can be used both as a fixed shower head and as a hand-held shower shall be provided.</p> <p>4.20.7 Bathtub Enclosures. If provided, enclosures for bathtubs shall not obstruct controls or transfer from wheelchairs onto bathtub seats or into tubs. Enclosures on bathtubs shall not have tracks mounted on their rims.</p> <p>4.21 Shower Stalls.</p> <p>4.21.1* General. Accessible shower stalls shall comply with 4.21.</p> <p>4.21.2 Size and Clearances. Except as specified in 9.1.2, shower stall size and clear floor space shall comply with Fig. 35(a) or (b). The shower stall in Fig. 35(a) shall be 36 in by 36 in (915 mm by 915 mm). Shower stalls required by 9.1.2 shall comply with Fig. 57(a)</p>	<p>or (b). The shower stall in Fig. 35(b) will fit into the space required for a bathtub.</p> <p>4.21.3 Seat. A seat shall be provided in shower stalls 36 in by 36 in (915 mm by 915 mm) and shall be as shown in Fig. 36. The seat shall be mounted 17 in to 19 in (430 mm to 485 mm) from the bathroom floor and shall extend the full depth of the stall. In a 36 in by 36 in (915 mm by 915 mm) shower stall, the seat shall be on the wall opposite the controls. Where a fixed seat is provided in a 30 in by 60 in minimum (760 mm by 1525 mm) shower stall, it shall be a folding type and shall be mounted on the wall adjacent to the controls as shown in Fig. 57. The structural strength of seats and their attachments shall comply with 4.26.3.</p> <p>4.21.4 Grab Bars. Grab bars complying with 4.26 shall be provided as shown in Fig. 37.</p> <p>4.21.5 Controls. Faucets and other controls complying with 4.27.4 shall be located as shown in Fig. 37. In shower stalls 36 in by 36 in (915 mm by 915 mm), all controls, faucets, and the shower unit shall be mounted on the side wall opposite the seat.</p> <p>4.21.6 Shower Unit. A shower spray unit with a hose at least 60 in (1525 mm) long that can be used both as a fixed shower head and as a hand-held shower shall be provided.</p> <p>EXCEPTION: In unmonitored facilities where vandalism is a consideration, a fixed shower head mounted at 48 in (1220 mm) above the shower floor may be used in lieu of a hand-held shower head.</p> <p>4.21.7 Curbs. If provided, curbs in shower stalls 36 in by 36 in (915 mm by 915 mm) shall be no higher than 1/2 in (13 mm). Shower stalls that are 30 in by 60 in (760 mm by 1525 mm) minimum shall not have curbs.</p> <p>4.21.8 Shower Enclosures. If provided, enclosures for shower stalls shall not obstruct controls or obstruct transfer from wheelchairs onto shower seats.</p> <p>4.22 Toilet Rooms.</p> <p>4.22.1 Minimum Number. Toilet facilities required to be accessible by 4.1 shall comply</p>
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Pt. 36, App. A

28 CFR Ch. I (7-1-94 Edition)

4.22 Toilet Rooms

with 4.22. Accessible toilet rooms shall be on an accessible route.

4.22.2 Doors. All doors to accessible toilet rooms shall comply with 4.13. Doors shall not swing into the clear floor space required for any fixture.

4.22.3* Clear Floor Space. The accessible fixtures and controls required in 4.22.4, 4.22.5, 4.22.6, and 4.22.7 shall be on an accessible route. An unobstructed turning space complying with 4.2.3 shall be provided within an accessible toilet room. The clear floor space at fixtures and controls, the accessible route, and the turning space may overlap.

4.22.4 Water Closets. If toilet stalls are provided, then at least one shall be a standard

toilet stall complying with 4.17; where 6 or more stalls are provided, in addition to the stall complying with 4.17.3, at least one stall 36 in (915 mm) wide with an outward swinging, self-closing door and parallel grab bars complying with Fig. 30(d) and 4.26 shall be provided. Water closets in such stalls shall comply with 4.16. If water closets are not in stalls, then at least one shall comply with 4.18.

4.22.5 Urinals. If urinals are provided, then at least one shall comply with 4.19.

4.22.6 Lavatories and Mirrors. If lavatories and mirrors are provided, then at least one of each shall comply with 4.19.

4.22.7 Controls and Dispensers. If controls, dispensers, receptacles, or other

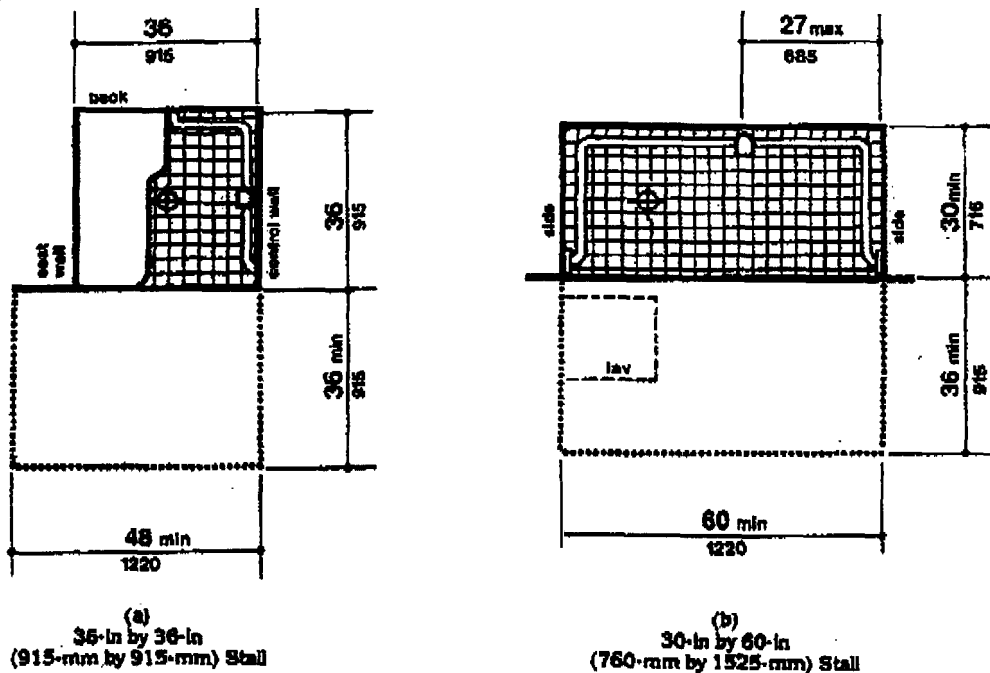


Fig. 35 Shower Size and Clearances



CIVIL & STRUCTURAL ENGINEERING

424 Fore St., Portland, ME 04101 Phone 207.842.2800 Fax 207.842.2828

January 27, 2005

Mr. Michael Nugent
Code Enforcement
City of Portland
389 Congress Street
Portland, ME 04101

Re: Tu Casa Restaurant Expansion
Washington Avenue
Existing Floor Framing Analysis
Structural Analysis

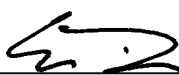
Project Number: 5005

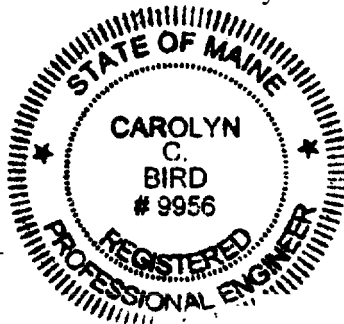
Dear Mr. Nugent:


Casco Bay Engineering has been contracted to provide an analysis of the adjacent existing first floor framing at the above referenced property. Tu Casa restaurant would like to expand their restaurant into the adjacent space. The existing restaurant is located on a slab-on-grade and the new expansion would be the first floor in the adjacent building which is located above an existing basement area. We provided a structural analysis in order to verify that the floor loading rating meets the required restaurant live loading of 100 pounds per square foot per IBC 2003.

We visited the site on January 9, 2005 to observe and document the existing floor framing conditions. Please see the attached Partial First Floor Framing Plan for the existing floor framing and for the proposed column locations. During our analysis we found that the structure at the front of the building (existing 6x6 joists x 11'-0" long) were unable to carry the required 100 psf floor live loading. We have proposed additional columns in the noted locations (on the attached plan) in order to bring the existing floor framing into compliance with the 100 pounds per square foot loading required for restaurants. Please contact us if you have any questions or comments.

Sincerely,

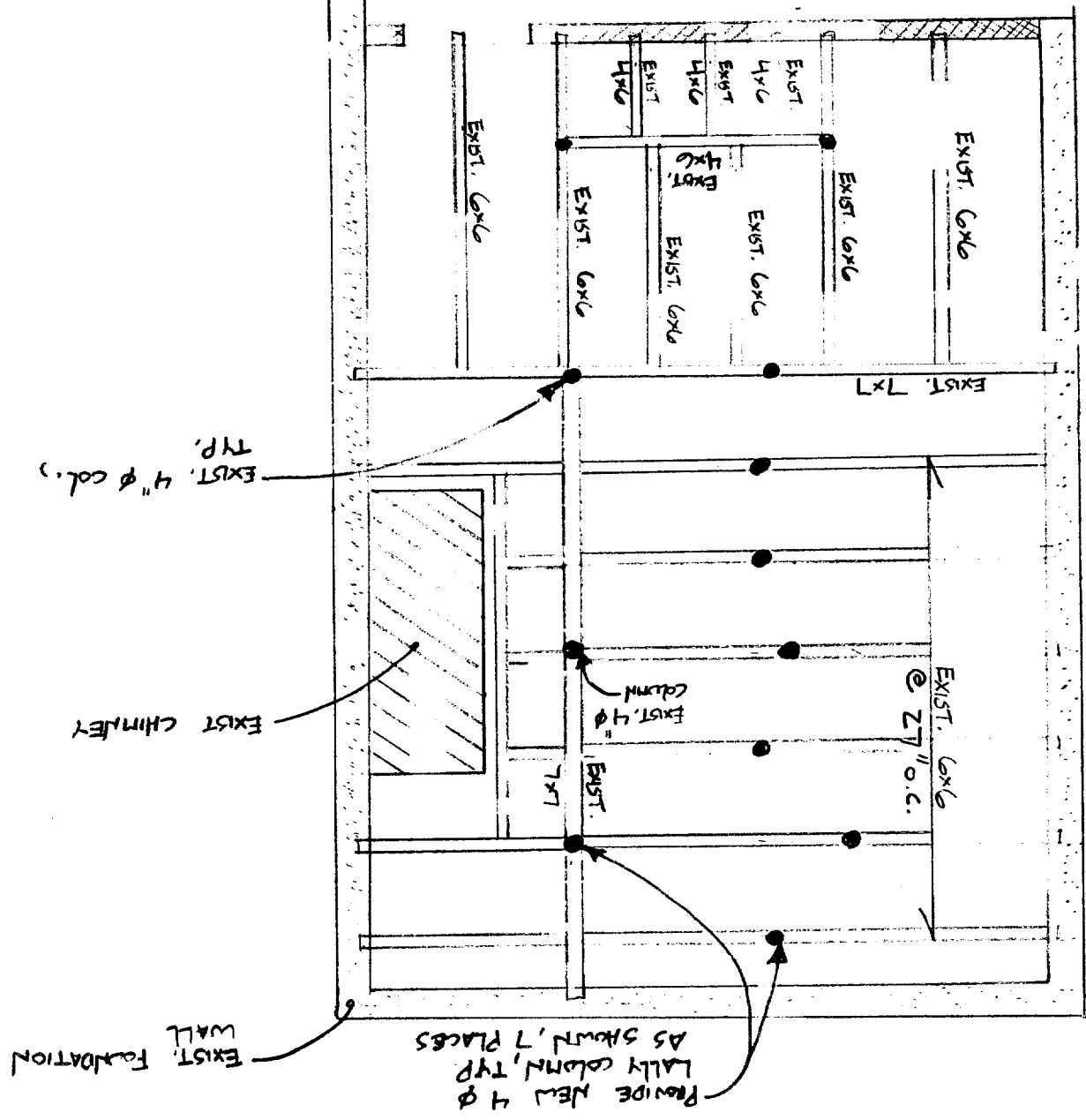

Eric Dube, President
Casco Bay Engineering




Carolyn Bird, PE
Casco Bay Engineering

EXISTING RESTAURANT

PARTIAL FIRST FLOOR FRAMING PLAN
 1/4" = 1'-0"



WASHINGTON AVE.