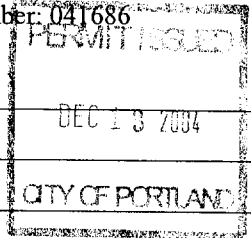


DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT PERMIT

Permit Number: 041686



This is to certify that Paul Russell/Payton Construction
has permission to Change of Use; from office space to restaurant & street access renovations
AT 100 Commercial St 030 C001001

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 enclosed-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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature]
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: 04-1686	Issue Date: 1	CBL: 030 C001001
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Location of Construction: 100 Commercial St	Owner Name: Paul Russell	Owner Address: 11 Glen Garden	Phone: 653-7728
Business Name: n/a	Contractor Name: Payton Construction	Contractor Address: 56 Industrial Park Road Saco	Phone: 2072868500
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: 33

Past Use: Commercial / Office space	Proposed Use: Change of Use; from office space to restaurant & street access renovations	Permit Fee: \$2,796.00	Cost of Work: \$300,000.00	CEO District: 1
--	---	---------------------------	-------------------------------	--------------------

Proposed Project Description: Change of Use; from office space to restaurant & street access renovations	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group A-2 Type: 35 12/10/04 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: _____
--

Permit Taken By: gg	Date Applied For: 11/10/2004	Zoning Approval	
------------------------	---------------------------------	------------------------	--

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland <i>under 500 sq ft of change</i> <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <input type="checkbox"/> Denied Date: <i>11/12/04</i>	<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 Date: _____	<input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input checked="" type="checkbox"/> Requires Review <input type="checkbox"/> Approved/ <input checked="" type="checkbox"/> Approved w/Conditions <i>see form</i> <input type="checkbox"/> Denied Date: <i>11/30/04</i>

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

Memorandum

DATE: 12/06/2004 10:00 AM

To: Mark Burnes
From: Mike Nugent/Manager of Inspection Services
Date: 12/06/2004
Re: 100 Commercial St. (permit # 041686)

I have commenced the review of the above project and need the following:

- 1) Construction details for all elements of construction including, but not limited to; all partitions, the reconfigured stairs, job specific installation and materials of the local exhaust system, general HVAC installation. (Everything that is to be built needs to be part of the stamped construction documents)
- 2) The electrical plans are not stamped.
- 3) There was a headroom issue with the rear stairs (I think) please include that correction in your construction details.
- 4) Please indicate the fire separation rating of the floor/ceiling assembly.
- 5) What are the specific interior finishes and what will their flame spread and smoke development ratings.

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-1686	Date Applied For: 11/10/2004	CBL: 030 C001001
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Location of Construction: 100 Commercial St	Owner Name: Paul Russell	Owner Address: 11 Glen Garden	Phone: () 653-7728
Business Name: n/a	Contractor Name: Payton Construction	Contractor Address: 56 Industrial Park Road Saco	Phone: (207) 286-8500
Lessee/Buyer's Name: n/a	Phone: n/a	Permit Type: Change of Use - Commercial	
Proposed Use: Change of Use; from office space to restaurant & street access renovations		Proposed Project Description: Change of Use; from office space to restaurant & street access renovations	

Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 01/13/200
Note: **Ok to Issue:**

- 1) * Louvers within window opening on east facade to be painted flat black. Ductwork on rear facade to be painted to match color of brick.
 * Note: Separate review and approval required for any exterior signage associated with new use.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** MargeSchmuckal **Approval Date:** 11/12/2004
Note: under 5,000 sq ft of change of use - no parking required in existing bldgs when ch of use **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within a Historic District.
 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:** 12/11/2004
Note: **Ok to Issue:**

- 1) HVAC plans must be submitted and approved prior to commencement of that phase of construction.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 12/02/2004
Note: **Ok to Issue:**

- 1) the fire alarm system shall be tested to NFPA 72 standards and the results submitted to the Portland Fire Department

Comments:

11/30/2004-gg: received additional plans, reduced work. /gg

12/06/2004-mjn: Sent memo to Architect re additional info...received plans

FORESIDE ARCHITECTS, LLC

ARCHITECTURE / PLANNING / INTERIOR DESIGN

030 C 001

TRANSMITTAL

RE: RUSSELL RESTAURANT To: MICHAEL NUGENT
100 COMMERCIAL ST. DIRECTOR OF INSPECTIONS
PORTLAND, ME CITY OF PORTLAND
PORTLAND, CITY HALL

We are sending you:

- | | | | |
|--|---|---|---------------------------------------|
| <input checked="" type="checkbox"/> Prints | <input type="checkbox"/> Copy of Letter | <input checked="" type="checkbox"/> Photography | <input type="checkbox"/> Presentation |
| <input type="checkbox"/> Layouts | <input type="checkbox"/> Specifications | <input type="checkbox"/> Samples | <input type="checkbox"/> Change Order |
| <input type="checkbox"/> Estimates | <input checked="" type="checkbox"/> Plans | <input type="checkbox"/> Shop Drawings | <input type="checkbox"/> Other |

Copies	Date	Description
1	11/24/04	PHOTO/SKETCH LOUVER & DUCTWORK @ BLDG EXT.
1	11/23/04	DETAIL OF FLOOR CEILING ASSEMBLY ABOVE
1	11/23/04	COPY OF MANCINI ELECTRIC - FIRE ALARM AND EMERGENCY LIGHTING LAYOUT.
1	11/23/04	COMMERCIAL KITCHEN HOOD SPECIFICATIONS

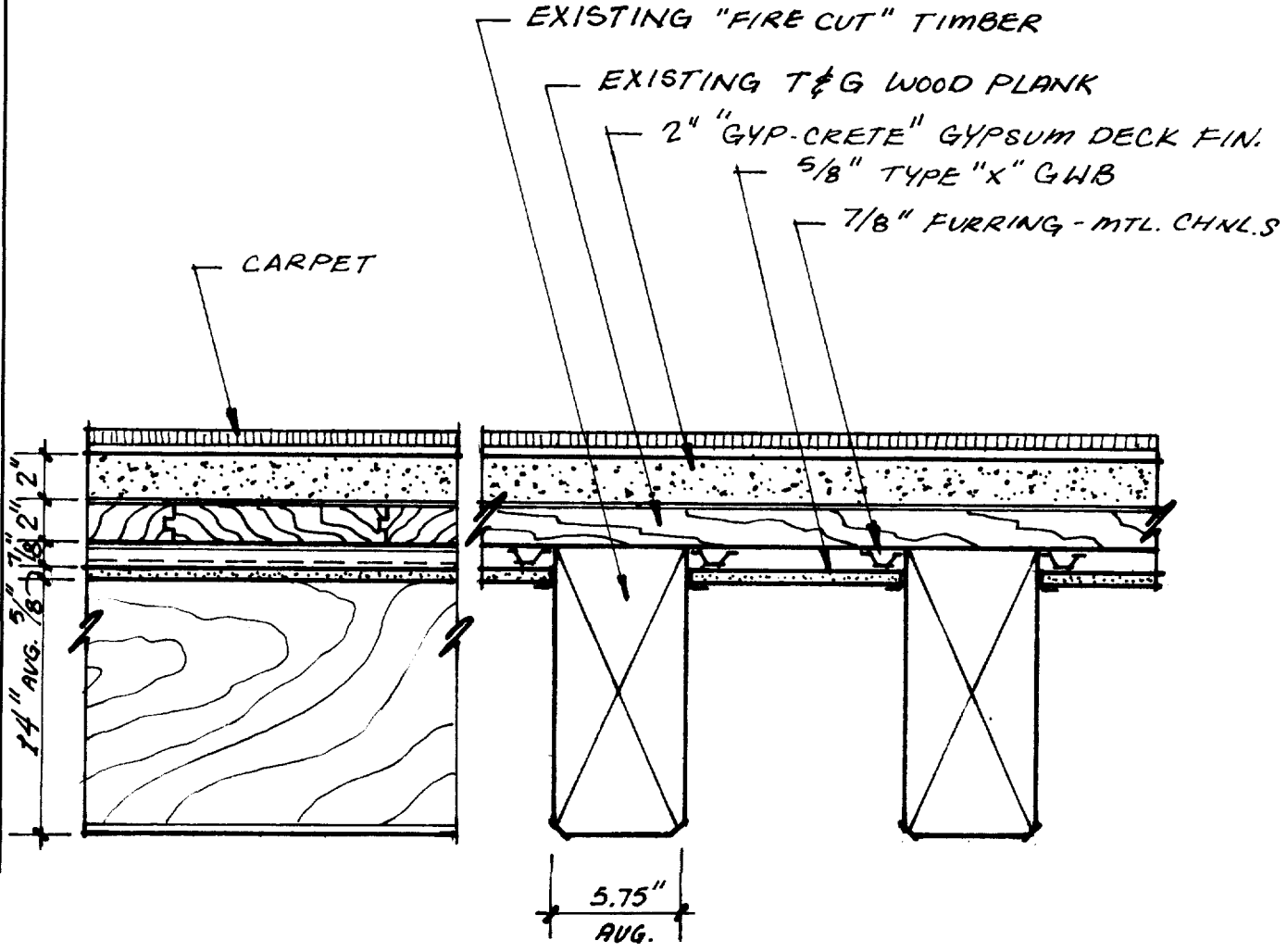
- | | | |
|--|--|---------------------------------------|
| <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Returned after loaned to us | <input type="checkbox"/> As requested |
| <input type="checkbox"/> Approved & noted | <input type="checkbox"/> Construction approval | <input type="checkbox"/> For approval |
| <input type="checkbox"/> Return _____ corrected prints | <input type="checkbox"/> For review & comment | <input type="checkbox"/> For bids due |
| <input type="checkbox"/> Resubmit _____ copies for _____ | <input type="checkbox"/> Submit _____ copies for _____ | |
| <input checked="" type="checkbox"/> For your use | | |

Remarks: Please contact me with any questions. Thanks.

CC:

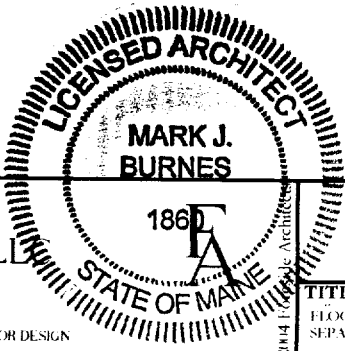
Signed: MARK BURNES

Date: 11/24/04



LONGITUDINAL SECTION

TRANSVERSE SECTION



FORESIDE ARCHITECTS, LLC

RUSSELL RESTAURANT
100 COMMERCIAL STREET
PORTLAND, MAINE

ARCHITECTURE / PLANNING / INTERIOR DESIGN

TITLE
FLOOR / CEILING ASSEMBLY
SEPARATION ABOVE

JOB #
DATE November 23, 2004
SCALE 1-1/2"=1'-0"

SHEET
ASK-1



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM DESIGNER: MARK BURNES ME LIC. ARCH #1860
FORESIDE ARCHITECTS

DATE: NOVEMBER 2, 2004

Job Name: RESTAURANT (TO BE NAMED LATER)

Address of Construction: 100 COMMERCIAL ST., FIRST FLOOR

THE BOCA NATIONAL BUILDING CODE / 1999 (FOURTEENTH EDITION)

Construction project was designed according to the building code criteria listed below:

Building Code and Year BOCA 1999 Use Group Classification(s) ASSEMBLY ≤ 300

Type of Construction 3B UNPROTECTED A-3

EXISTING STRUCTURE, INTERIOR RENOVATIONS, STRUCT NOT AFFECTED
Structural Systems

Roof Snow Load

_____ Ground Snow Load (Pg)
_____ If Pg > 10 psf, Flat Roof snow load, Pf
_____ If Pg > 10 psf, snow exposure factor, Ce
_____ If Pg > 10 psf, roof thermal factor
_____ If Pg > 10 psf, snow load importance factor, I
_____ Sloped Roof Snowload Ps

Earthquake Loads

_____ Peak velocity-related acceleration, Av
_____ Peak acceleration, Aa
_____ Seismic hazard exposure group
_____ Seismic performance category
_____ Soil profile **type**
_____ Basic structural system / seismic-resisting system
_____ Response modification factor, R, and deflection amplification factor, Cd,

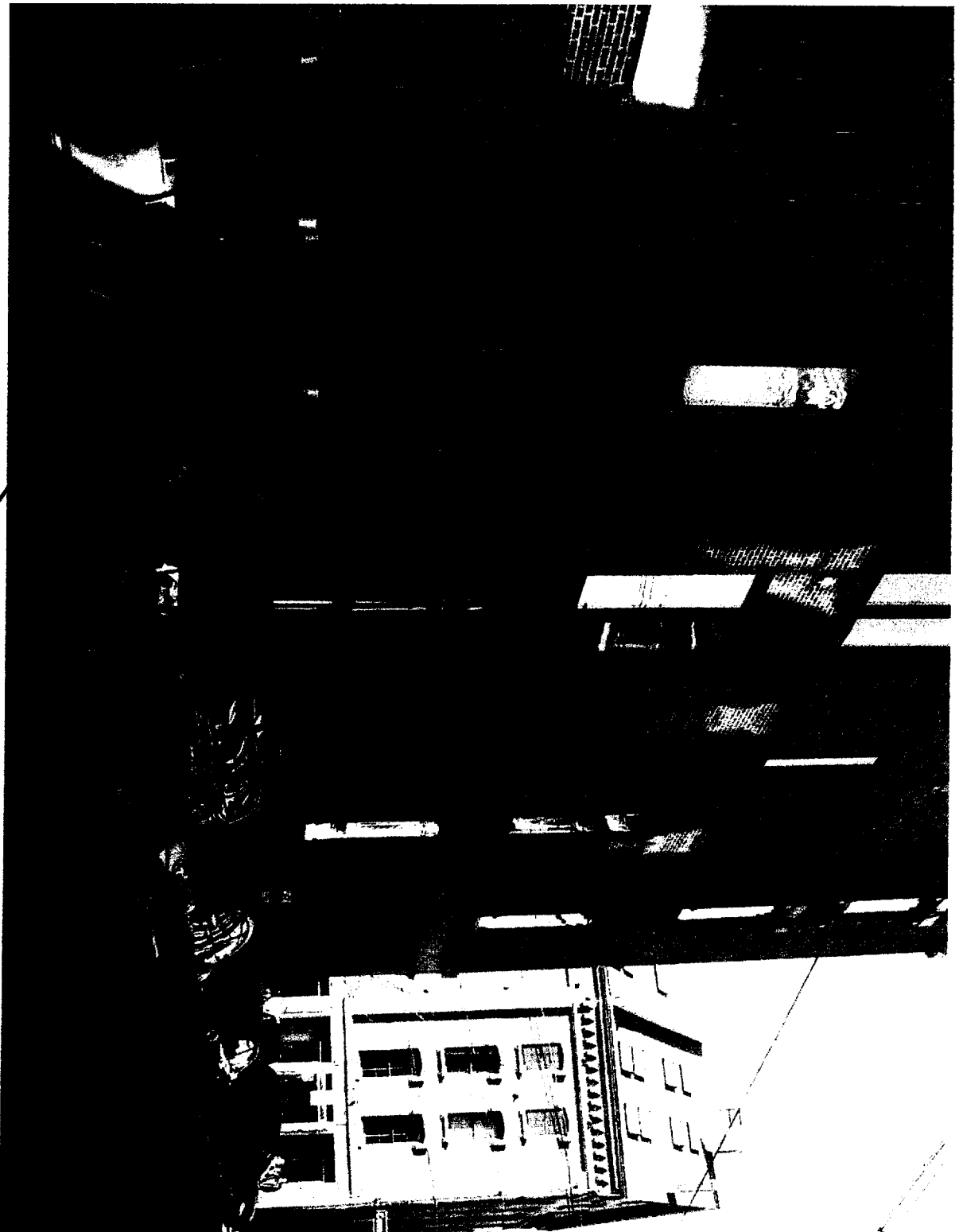
_____ The documents must account for Drift snow load, unbalanced snow load and Sliding snow loads as required.

Wind Loads

_____ Basic Wind Speed _____ Internal Pressure Coefficient
_____ Wind Exposure Category _____ Wind Design Pressure _____ Wind Importance Factor

FORESIDE ARCHITECTS

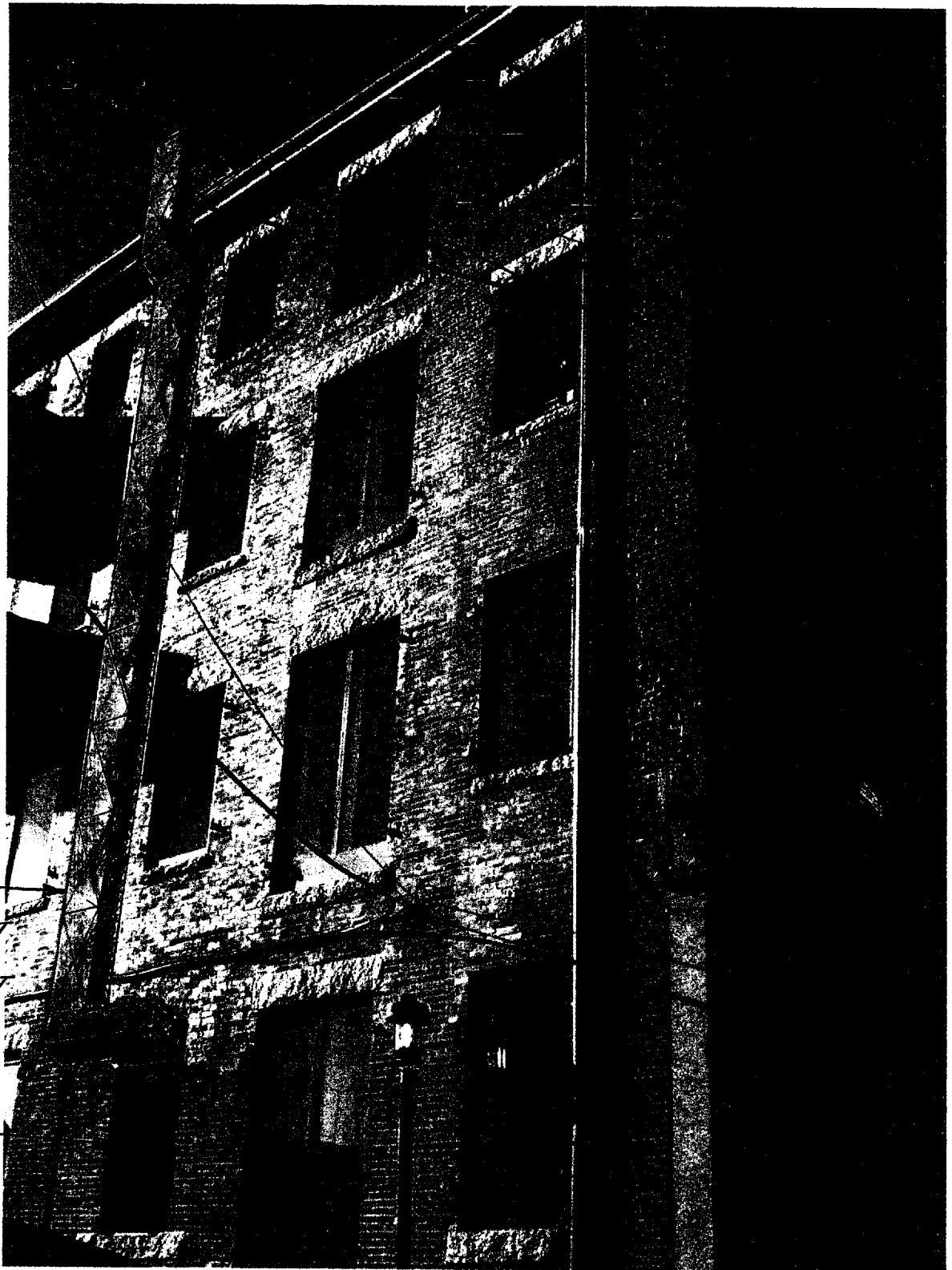
11/24/04



NOTE: COLOR OF
LOUVER TO MEET
STANDARDS DEFINED
AS APPROPRIATE BY
HISTORICAL DISTRICT
GUIDELINES. STAFF
COMMENT IS DESIRED

NEW AIR INTAKE LOUVER
IN EXISTING WINDOW OPENING
LOCATED 10'-1 1/2" ABOVE FINISHED
PAVEMENT

11/24/04



NEW 20x24 —
KITCHEN EXHAUST
DUCT TO FAN UNIT
ON ROOF ABOVE

EXISTING —
WINDOW OPENING

NOTE: DUCTWORK COLOR TO MEET
STANDARDS DEFINED AS
APPROPRIATE BY HISTORICAL
DISTRICT GUIDELINES, STAFF
COMMENT IS DESIRED.

041686

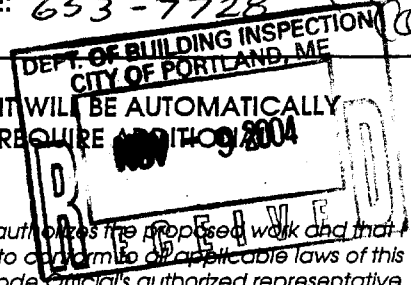
All Purpose Building Permit Application

if you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>100 COMMERCIAL STREET</u>		
Total Square Footage of Proposed Structure <u>RENOVATION OF INTERIOR SPACE = 4260 SF</u>	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>030</u> Block# <u>C</u> Lot# <u>001</u>	Owner: <u>PAUL RUSSELL</u> <u>11 GLENGARDEN</u> <u>PORTLAND, ME 04103</u>	Telephone: <u>653-7728</u>
Lessee/Buyer's Name (If Applicable) <u>SPACE LEASED BY OWNER</u> <u>ABOVE FROM EAST BROWN</u> <u>COW COMPANY</u>	Applicant name, address & telephone: <u>LISTED AS OWNER ABOVE</u>	Cost Of Work: \$ <u>300,000</u> Fee: \$ <u>2,720.00</u>
Current use: <u>SPACE NOT IN USE</u>		
If the location is currently vacant, what was prior use: <u>OFFICE SPACE</u>		<u>2721.00</u>
Approximately how long has it been vacant: <u>2-3 MONTHS</u>		<u>6090 75.00</u>
Proposed use: <u>RESTAURANT</u> <u>Change of use</u>		<u>\$796.00</u>
Project description: <u>SINGLE LEVEL, STREET ACCESS RENOVATION</u>		
Contractor's name, address & telephone: <u>PAYTON CONSTRUCTION</u> <u>56 INDUSTRIAL PARK ROAD</u> <u>SACO, ME 04072</u>		
Who should we contact when the permit is ready: <u>PAUL RUSSELL</u>		
Mailing address: <u>11 GLENGARDEN</u> <u>PORTLAND, ME 04103</u>		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>653-7728</u>		

owes \$76.00

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.



I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to comply with 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>Paul Russell</u>	Date: <u>11-3-04</u>
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

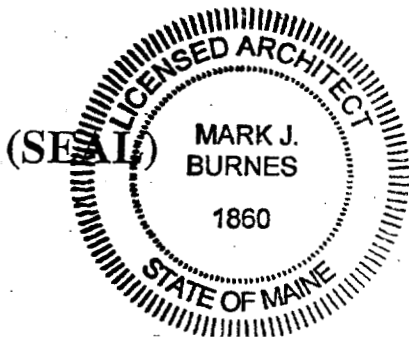
ACCESSIBILITY CERTIFICATE

Designer: FORSIDIE ARCHITECTS, LLC

Address of Project: 100 COMMERCIAL STREET

Nature of Project: STREET LEVEL RENOVATIONS TO
CURRENT OFFICE "USE" TO RESTAURANT
"USE"

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.



Signature: [Handwritten Signature]

Title: ARCHITECT / PRESIDENT

Firm: FORSIDIE ARCHITECTS

Address: PO BOX 66736

PORTLAND, ME 04105

Phone: 781 - 3344



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

MARK BURNES, ARCHITECT

FROM: *FORESIDE ARCHITECTS, PO BOX 66736, FALMOUTH, ME 04105*
PHONE 781-3344

RE: Certificate of Design

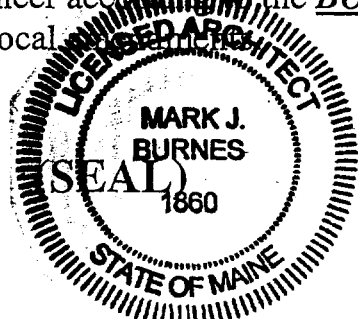
DATE: *11/2/04*

These plans and / or specifications covering construction work on:

INTERIOR RENOVATIONS TO EXISTING FIRST FLOOR

TENANT SPACE - CHANGE OF USE (OFFICE TO RESTAURANT)

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *BOCA National Building Code / 1999 (Fourteenth Edition)* and local



Signature: *[Handwritten Signature]*

Title: *ARCHITECT / PRESIDENT*

Firm: *FORESIDE ARCHITECTS, LLC*

Address: *PO BOX 66736*
FALMOUTH, ME 04105

As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

HOOD NO.	MODEL	LENGTH	MAX. EXHAUSTING TEMP.	EXHAUST PLENUM			TOTAL SQ. FT.	S.P.	SUPPLY PLENUM		HOOD CONFIG.
				WIDTH	LENG.	HA.			CFM	S.P.	
1	5724	8' 3/4"	600	10"	16"	1855	-0.472	1463			LEFT
2	5724	8' 3/4"	500	10"	16"	1692	-0.444	1440			RIGHT
3	5624	3' 6.50"	600	8"	9"	633	-0.552	0			

HOOD NO.	TYPE	WIDTH	HEIGHT	LUMEN/FT ²	TYPE	NO. OF LIGHTS	UTILTY CARBETES		FIRE SYSTEM PIPING	HOOD WEIGHT
							SIZE	LOCATION		
1	Alum Baffle w/ Handles	3'	16"	20"	Incandescent Light	3			NO	254 LBS.
2	Alum Baffle w/ Handles	4'	16"	20"	Incandescent Light	3			NO	348 LBS.
3	Marble Wash	1'	12"	12"		0			NO	82 LBS.

PERFORATED SUPPLY PLENUM(S)

HOOD NO.	POS.	LENGTH	WIDTH	HEIGHT	PERFOR.		
					WIDTH	HA.	S.P.
1	Front	99.00"	36.00"	6.00"	10"	20"	743 0.185"
2	Front	99.00"	36.00"	6.00"	10"	20"	728 0.185"
					14"	20"	728 0.185"

HOOD OPTIONS

1	BACK STANDBY 3' Wide	
2	BACK STANDBY 3' Wide	
	RIGHT END STANDBY 3' Wide	

CUSTOMER APPROVAL TO MANUFACTURE

Approved as Marked
 Approved with HO Description Toler.
 Service and Description
 SIGNATURE _____
 Your Title _____ Date _____



JOB Russell Restaurant
 LOCATION Portland, ME
 DATE 11/22/2004
 Dwg # russellrest
 REV. 1.00
 JOB # 0
 DRAWN BY TSH
 SCALE 8.5' x 11'