

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

PERMIT ISSUED

Permit Number: 051094

SEP 13 2005

CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

This is to certify that Hega Realty Trust/KDA Development
has permission to New store front, interior renovations, T&E BAR
AT 551 Congress St. 037 C016001

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 work on permit in progress before this building or part thereof is closed or enclosed-in. **48 HOUR NOTICE IS REQUIRED.**

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. Greg Cass PFD 9-9-05
Health Dept. _____
Appeal Board _____
Other _____
DepartmentName

[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 ISSUED

Permit No:	Issue Date:	CBL:
05-1094	SEP 13 2005	037 C014001

Location of Construction: 551 Congress St	Owner Name: Hega Realty Trust	Owner Address: 218 East Rd	Phone:
Business Name:	Contractor Name: KDA Development	Contractor Address: PO Box 6799 Scarborough	Phone: 2078833618
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial/ Change of use	Proposed Use: Commercial/ New store front, interior renovations, TAPA BAR	Permit Fee: \$699.00	Cost of Work: \$66,280.00	CEO District: 1
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Proposed Project Description: New store front, interior renovations, TAPA BAR	FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>with conditions</i>	INSPECTION: Use Group: <i>A2</i> Type: <i>3B</i> <i>9/12/05</i> Signature: <i>[Signature]</i>
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PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>with</i>
Signature: <i>[Signature]</i> Date: <i>8/15/05</i>

Permit Taken By: Idobson	Date Applied For: <i>08/10/2005</i> <i>8/15/05</i>	Zoning Approval
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Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>8/15/05</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input type="checkbox"/> Denied Date:	Historic Preservation <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied RECEIVED AUG 16 2005 to D.A.
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** Reviewed for Urban Design Guidelines. Signs to return for PAD review. WBN*

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: 05-1094	Date Applied For: 08/05/2005	CBL: 037 C016001
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Location of Construction: 551 Congress St	Owner Name: Hega Realty Trust	Owner Address: 218 East Rd	Phone:
Business Name:	Contractor Name: KDA Development	Contractor Address: PO Box 6799 Scarborough	Phone: (207) 883-3618
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Commercial/ New store front, interior renovations, TAPA BAR - reeataurant & bar

New store front, interior renovations, TAPA BAR

Dept: Historical **Status:** Not Applicable **Reviewer:** William B. Needelman **Approval Date:** 08/17/2005
Note: Not in District or Landmark: Review for Urban Design Guidelines. Signage to return for PAD review. **Ok to Issue:**
 1) Signage to return for PAD review.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/15/2005
Note: **Ok to Issue:**
 1) Separate permits shall be required for any new signage.
 2) 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:** 09/12/2005
Note: **Ok to Issue:**
 1)
 1) The risers for the spiral stair must be CLOSED. Plans must be submitted reflecting this.
 2) The Spiral Guards must be 42" w/openings less than 4". Plans must be submitted reflecting this.
 3) Graspable handrails must be provided as required by 1009.11 of the IBC. Plans must be submitted reflecting this.
 4) Special Inspections of the Steel and Concrete work are required , a statement of S/I must be filed prior to the commencement of those phases of construction.
 5) Separate HVAC Plans must be submitted for all heating and ventilation work including the kitchen exhaust system. These plans must include structural plans that accomodate any equipment loads and include all fastener and hanger detail. Separate permits are required for all of these installations.
 6) The occupant load must be identified by the applicant prior to the commencement of construction.
 2) The existng ceiling plaster is being allowed to be retained if it is in good repair and any penerations are protected as required by chapter 7.
 The integrity of the ceiling must be certified by the project engineer, prior to C/O

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 09/09/2005
Note: **Ok to Issue:**
 1) All building construction to comply with NFPA 101.
 Occupancy of 300 or more requires a Automatic Fire Alarm system.
 Occupancy of 300 or more requires a Automatic sprinkler system.

Comments:

8/18/2005-gad: Permit reviewed by Historical and returned to Inspections on 08-18-2005.

Location of Construction: 551 Congress St	Owner Name: Hega Realty Trust	Owner Address: 218 East Rd	Phone:
Business Name:	Contractor Name: KDA Development	Contractor Address: PO Box 6799 Scarborough	Phone (207) 883-3618
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

8/22/2005-mjn: need exhaust plans and checklist,



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: 551 Congress Street		
Total Square Footage of Proposed Structure 2215	Square Footage of Lot 5036	
Tax Assessor's Chart, Block & Lot Chart# 037 Block# C Lot# 16	Owner: 551 Congress Street, LLC	Telephone: (207) 883-3618
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: David Lloyd Archetype, PA 48 Union Wharf Portland, ME 04101 (207) 772-6022	Cost Of Work \$ <u>66,280</u> Fee: \$ 617.52
Current Specific use: <u>Vacant</u>		
Proposed Specific use: <u>Tapa Bar</u>		
Project description: New store front Interior layout, including kitchen, toilets and seating area. Specifications N/A Geotech Report N/A	<div style="border: 1px solid black; padding: 5px; text-align: center;"> DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME <div style="border: 1px solid black; padding: 5px; display: inline-block;"> AUG 5 2005 RECEIVED </div> </div>	
Contractor's name, address & telephone: Kerry Anderson (207) 883-3618 KDA Development, PO Box 6799, Scarborough, ME 04070		
Who should we contact when the permit is ready: <u>Kerry Anderson</u>		
Mailing address: 551 Congress Street, LLC PO Box 6799 Scarborough, ME 04070		Phone: (207) 883-3618

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:	Date: <u>8-5-05</u>
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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.



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: Archetype, P.A.

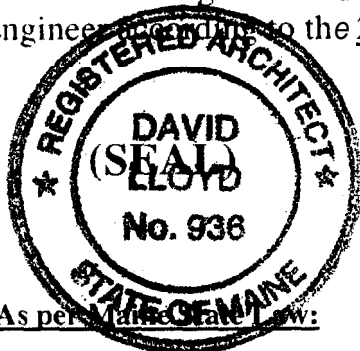
RE: Certificate of Design

DATE: 8/5/05

These plans and / or specifications covering construction work on:

551 Congress Street

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



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

Signature: 

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf
Portland, ME 04101



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

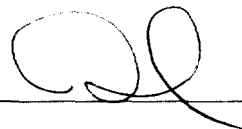
ACCESSIBILITY CERTIFICATE

Designcr: Archetype, P A.

Address of Project: 551 Congress Street

Nature of Project: Tapa Bar

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: 

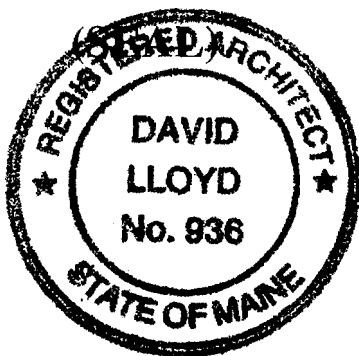
Title: Architect

Firm: Archetype P A

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022



FROM DESIGNER: Archetype, P.A.
 DATE: 8/5/05
 Job Name: Tapa Bar
 Address of Construction: 551 Congress Street

2003 International Building Code

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

Building Code and Year IBC 2003 Use Group Classification(s) A2/B

Type of Construction Type III

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC No

Is the Structure mixed use? Yes if yes, separated or non separated (see Section 302.3) Non Separated

Supervisory alarm system? Geotechnical/Soils report required? Set: Section 1802.2) N/A

STRUCTURAL DESIGN CALCULATIONS		<u>None</u>	Live load reduction (1603.1.1, 1607.9, 1607.10)
<u> </u>	Submitted for all structural members (106.1, 106.1.1)	<u>N/A</u>	Roof live loads (1603.1.2, 1607.11)
DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1603)		<u> </u>	Roof snow loads (1603.1.3, 1608)
Uniformly distributed floor live loads (1603.1.1, 1607)		<u>N/A</u>	Ground snow load, P_g (1608.2)
Floor Area Use	Loads Shown	<u>N/A</u>	If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)
<u>Restaurant</u>	<u>100 psf</u>	<u>N/A</u>	If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)
<u> </u>	<u> </u>	<u>N/A</u>	If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)
<u> </u>	<u> </u>	<u>N/A</u>	Roof thermal factor, C_t (Table 1608.3.2)
<u> </u>	<u> </u>	<u>N/A</u>	Sloped roof snowload, P_s (1608.4)
<u> </u>	<u> </u>	<u>N/A</u>	Seismic design category (1616.3)
Wind loads (1603.1.4, 1609)		<u>N/A</u>	Basic seismic-force-resisting system (Table 1617.6.2)
<u>1609.6</u>	Design option utilized (1609.1.1, 1609.6)	<u>N/A</u>	Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)
<u>100 mph</u>	Basic wind speed (1609.3)	<u>N/A</u>	Analysis procedure (1616.6, 1617.5)
<u>CAT 11, $I_w=1.0$</u>	Building category and wind importance factor, I_w (Table 1604.5, 1609.5)	<u>N/A</u>	Design base shear (1617.4, 1617.5.1)
<u>B</u>	Wind exposure category (1609.4)	<u>N/A</u>	
<u>N/A</u>	Internal pressure coefficient (ASCE7)		
<u>+7.3 psf</u>	Component and cladding pressures (1609.1.1, 1609.6.2.2)		
<u>-18.0 psf</u>			
<u>N/A</u>	Main force wind pressures (1609.1.1, 1609.6.2.1)		
Earthquake design data (1603.1.5, 1614 - 1623)			
<u>N/A</u>	Design option utilized (1614.7)		
<u>N/A</u>	Seismic use group ("Category") (Table 1604.5, 1616.2)		
<u>N/A</u>	Spectral response coefficients, S_{DS} & S_{D1} (1615.1)		
<u>N/A</u>	Site class (1615.1.5)		
			Flood loads (1603.1.6, 1612)
		<u>N/A</u>	Flood hazard area (7672.3)
		<u>N/A</u>	Elevation of structure
			Other loads
		<u>N/A</u>	Concentrated loads (1607.4)
		<u>N/A</u>	Partition loads (1607.5)
		<u>N/A</u>	Impact loads (7607.8)
		<u>N/A</u>	Misc. loads (Table 1607.6, 1607.8.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)