

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING INSPECTION

PERMIT

Permit Number: 061369

This is to certify that CONGRESS JOINT DEVELOPMENT LLC / Barry Yudaken
has permission to Change of use to vacant space to Greek St. With tenant fit-up
AT 545 CONGRESS ST 037 C017001

PERMIT ISSUED
OCT - 2 2006
CITY OF PORTLAND

provided that the person or persons who obtain or accept this permit shall comply with all of the provisions of the Statutes of the State 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 when permission procedure before this building or part thereof is started or resumed-in-4 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. Green Cross 6-25-06
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Melissa A. Collins
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



General 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.

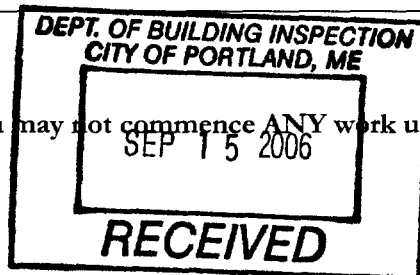
Location/Address of Construction: <u>543 Congress Street</u>		
Total Square Footage of Proposed Structure 1,320	Square Footage of Lot .131 acres	
Tax Assessor's Chart, Block & Lot Chart# <u>37</u> Block# <u>C</u> Lot# <u>17</u>	Owner: <u>Emilitsa Restaurant</u> <u>John Regas</u> <u>PO Box 844</u> <u>Portsmouth, NH 03802</u>	Telephone: <u>(207) 240-9724</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>David Lloyd</u> <u>Archetype, PA</u> <u>48 Union Wharf</u> <u>Portland, ME 04101</u> <u>(207) 772-6022</u>	cost Of Work: \$ <u>73,000</u> Fee: \$ <u>845.00</u> C of O Fee: \$ <u>75.00</u>
Current Specific use: <u>Store (mercantile)</u> Proposed Specific use: <u>Restaurant (assembly)</u>		
Project description: <u>Conversion of existing store into restaurant</u> ; <u>Chg of Use</u>		
Specifications N/A Geotech Report N/A		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Barry Yudaken</u>		
Mailing address: <u>Archetype</u> Phone: <u>772-6022</u> <u>48 Union Wharf</u> <u>Portland, ME 04101</u>		

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

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, 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>9-14-06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 06-1369	Issue Date: PERMIT ISSUED	CBL: 7 C017001
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Location of Construction: 545 CONGRESS ST	Owner Name: CONGRESS JOINT DEVELOPME	Owner Address: PO BOX 679	Phone:
Business Name:	Contractor Name: Barry Yudaken	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial / Vacant space	Proposed Use: Commercial Change of use vacant space to Greek Rest. W/ tenant fit-up	Permit Fee: \$825.00	Cost of Work: \$73,000.00	CEO District: 1
Proposed Project Description: Change of use to vacant space to Greek Rest. W/ tenant fit -up		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>A2</i> Type: <i>3A</i> <i>IBC 2003</i>	

Signature: <i>Cora Cross</i>	Signature: <i>MM 09/19/06</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.): <i>not to close any existing windows</i>	
Action: <input checked="" type="checkbox"/> Approved	<input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Signature: <i>S</i>	Date: <i>9/19/06</i>

Permit Taken By: dmartin	Date Applied For: 09/15/2006	Zoning Approval
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<p>Special Zone or Reviews</p> <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"/> <i>ok with conditions</i> Date: <i>9/19/06</i>	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>S</i> Date:
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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: 06-1369	Date Applied For: 09/15/2006	CBL: 037 C017001
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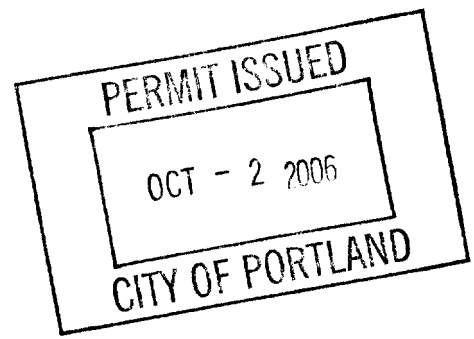
Location of Construction: 545 CONGRESS ST	Owner Name: CONGRESS JOINT DEVELOPME	Owner Address: PO BOX 6799	Phone:
Business Name:	Contractor Name: Barry Yudaken	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial Change of use vacant space to Greek Rest. W/ tenant fit-up	Proposed Project Description: Change of use to vacant space to Greek Rest. W/ tenant fit -up
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/19/2006
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:** Michael A. Collins **Approval Date:** 09/27/2006
Note: **Ok to Issue:**
 1) A 2 HOUR FIRE SEPERATION shall be maintained between the the commercial tenant, common areas and residential use. Type 3A Construction.
 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approrval prior to work.
 3) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 09/25/2006
Note: Hood design on file **Ok to Issue:**
 1) The occupant load shall be 49 due to the single means of egress
 2) All construction shall comply with NFPA 101



FROM DESIGNER: Archetype, P.A.

DATE: 9/14/06

Job Name: militsa Restaurant

Address of Construction: 643 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) Assembly

Type of Construction 3A

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes

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

Supervisory alarm system? Y Geotechnical/Soils report required? (See Section 1802.2) No

STRUCTURAL DESIGN CALCULATIONS

N/A Submitted for all structural members
(106.1, 106.1.1)

N/A Live load reduction
(1603.1.1, 1607.9, 1607.10)

N/A Roof live load (1603.1.2, 1607.11)

**DESIGN LOADS ON CONSTRUCTION DOCUMENTS
(1603)**

~~Roof snow loads (1603.1.3, 1608)~~

~~Uniformly distributed floor live loads (1603.1.7, 1607)~~

Floor Area Use	Loads Shown
<u>*Restaurant</u>	<u>100 psf</u>
_____	_____
_____	_____
_____	_____

~~Ground snow load, P_g (1608.2)~~
~~If $P_g > 10$ psf, flat-roof snow load, P_f (1608.3)~~
~~If $P_g > 10$ psf, snow exposure factor, C_e (Table 1608.3.1)~~
~~If $P_g > 10$ psf, snow load importance factor, I_s (Table 1604.5)~~
~~Roof thermal factor, C_t (Table 1608.3.2)~~
~~N/A~~
~~Sloped roof snowload, P_s (1608.4)~~

*Note: No change in live load requirements between mercantile and restaurant

~~Wind loads (1603.1.4, 1609)~~

~~Design option utilized (1609.1.1, 1609.6)~~
~~Basic wind speed (1608.3)~~
~~Building category and wind importance factor, I_w (Table 1604.5, 1609.5)~~
~~Wind exposure category (1609.4)~~
~~Internal pressure coefficient (ASCE 7)~~
~~Component and adding pressures (1609.1.1, 1609.6.2.2)~~
~~Main force wind pressures (1609.1.1, 1609.6.2.1)~~

~~Seismic design category (1616.3)~~
~~Basic seismic force-resisting system (Table 1617.6.2)~~
~~Response modification coefficient, R , and deflection amplification factor, C_d (Table 1617.6.2)~~
~~Analysis procedure (7616.6, 1617.5)~~
~~Design base shear (7677.4, 7677.5.1)~~

~~Flood loads (1603.1.6, 1612)~~

~~Flood hazard area (1672.3)~~
~~Elevation of structure~~

~~Earthquake design data (1603.1.5, 1614 - 1623)~~

~~Design option utilized (1614.1)~~
~~Seismic use group ("Category") (Table 1604.5, 1616.2)~~
~~Spectral response coefficients, S_Ds & S_{D1} (1615.1)~~
~~Site class (1615.1.5)~~

~~Other loads~~

~~Concentrated loads (1607.4)~~
~~Partition loads (1607.5)~~
~~Impact loads (1607.8)~~
~~Misc. loads (Table 1607.6, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)~~



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.

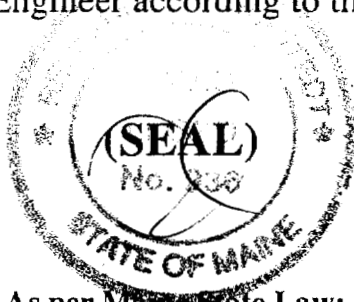
RE: Certificate of Design

DATE: 9/14/06

These plans and / or specifications covering construction work on:


543 Congress Street - Emilitsa Restaurant

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: 
David L. Joya

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

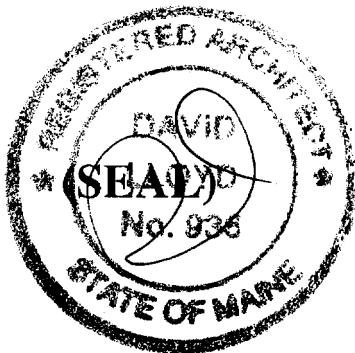
ACCESSIBILITY CERTIFICATE

Designer: David Lloyd, Archetype, P.A.

Address of Project: 543 Congress Street

Nature of Project: Conversion of existing store into restaurant.

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.



Signature: 

Title: Architect

Firm: Archetype, P.A.

Address: 48 Union Wharf

Portland, ME 04101

Phone: (207) 772-6022

NOTE: If this project is a new Multi Family Structure of 4 units or more, this project must also be designed in compliance with the Federal Fair Housing Act. On a separate submission, please explain in narrative form the method of compliance.

Please call 874-8703 or 874-8693 to schedule your inspections as above upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice, Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release!" will be Incurred if the procedure is not followed as stated below,

A Pre-construction Meeting will take place upon receipt of your building permit.

- Footing/Building Location Inspection: Prior to pouring concrete
- Re-Bar Schedule Inspection: Prior to pouring concrete
- Foundation Inspection: Prior to placing ANY backfill
- Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling
- Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects, Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES,

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

CBL: 37 C17

Building Permit #: 06-1369

10-2-06

5 pendants equally spaced
 approx. 2' apart
 beginning 1' from wall
 to follow curve of bar

12' track

4'0" +
 4'0" +
 4'0" +

impro point

outlet in wall?

possible pendant fixture

1'-0" - original mono point

2'-0" 0' track

chandelier

recessed down lights - center in space

Recessed

4'-0" +
 4'-0" +
 4'-0" +

7'-0" +

2' x 4' fluorescent

2 DOOR
 2 DOOR
 2 DOOR
 2 DOOR

EQ

EQ

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EQ

EQ

EQ

EQ

Charged

Align

10' track

20' track center in space

12' track center in space

2' x 4' fluorescent

slances - mt @ 7'-0" off. 1' from end wall

Track mounting hit - not below 1'-0"

... opp light @ back of all banquettes

-- counter counter

10' track

20' track center in space

12' track center in space

2' x 4' fluorescent

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