

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BUILDING INSPECTION

PERMIT

Permit Number: 4081003

PERMIT ISSUED

This is to certify that 511 PLAZA LIMITED PARTNERSHIP (Part City Glass)

has permission to Add door to increase egress

AT 511 CONGRESS ST

037 D002001

CITY OF PORTLAND

provided that the person or persons who 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 is procured before this building or part thereof is loaded or closed-in. 24 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. Craig Cuss

Health Dept. _____

Appeal Board _____

Other _____

Department Name

James Forchuck 9/12/08
 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: 08-1102	Issue Date:	CBL: 037 D002001
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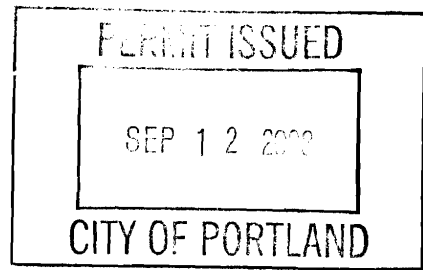
Location of Construction: 511 CONGRESS ST	Owner Name: 511 PLAZA LIMITED PARTNERS	Owner Address: ONE CANAL PLAZA	Phone:
Business Name: Thai Chef Buffet	Contractor Name: Port City Glass	Contractor Address: 50 India Street, Portland	Phone: 2077754106
Lessee/Buyer's Name	Phone:	Permit Type: Additions - Commercial	Zone: B-3

Past Use: Commercial - "Thai Chef Buffet" See Permit# 080661	Proposed Use: Commercial - "Thai Chef Buffet" - Add door to increase egress	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 1
Proposed Project Description: Add door to increase egress		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Comments</i>	INSPECTION: Use Group: A-2 Type: 2B <i>IBC-2003</i>	

Signature: <i>Corey Cass</i>	Signature: <i>AMB 9/12/08</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) <i>FOR C. HANSON</i>	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: Idobson	Date Applied For: 09/03/2008	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..



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 <i>N/A</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/3/08</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"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied 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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed 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.

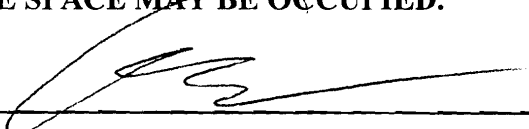
A Pre-construction Meeting will take place upon receipt of your building permit.

 X **Final inspection required at completion of work.**

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.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

 9-12-02

Date

Signature of Inspections Official

Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1102	Date Applied For: 09/03/2008	CBL: 037 D002001
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Location of Construction: 511 CONGRESS ST	Owner Name: 511 PLAZA LIMITED PARTNERS	Owner Address: ONE CANAL PLAZA	Phone:
Business Name: Thai Chef Buffet	Contractor Name: Port City Glass	Contractor Address: 50 India Street, Portland	Phone: (207) 775-4106
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - "Thai Chef Buffet" - Add door to increase egress	Proposed Project Description: Add door to increase egress
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 09/03/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
Dept: Building	Status: Approved with Conditions	Reviewer: Chris Hanson	Approval Date: 09/11/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) 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. 2) ANY exterior work requires separate review and approval thru Historic Preservation 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 09/12/2008
Note:	Ok to Issue: <input checked="" type="checkbox"/>		

Comments: 9/9/2008-gg: received granted site exemption as of 9/08/09. /gg gave to Chris



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>511 Congress St</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>37 D 2</u>	Applicant * must be owner, Lessee or Buyer * Name Address City, State & Zip	Telephone: <u>871-1290</u>
Lessee/DBA (If Applicable) <u>THAI CHEF BUFFET</u> <u>511 CONGRESS ST</u> <u>PORTLAND, ME 04102</u>	Owner (if different from Applicant) Name <u>511 PLAZA ASSO</u> Address <u>50 BOULAF MANAGEMENT</u> <u>ONE CANAL PLAZA</u> City, State & Zip <u>PORTLAND, 04102</u>	Cost Of Work: \$ <u>2000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>40</u>
Current legal use (i.e. single family) <u>RESTAURANT</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>SMALL</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>ADD DOOR TO INCREASE EXPOS</u>		
Contractor's name: <u>JOHN WARREN PORT CITY GLASS</u> Address: <u>INDIA ST</u> City, State & Zip: <u>50 PORTLAND, ME 04106</u> Telephone: <u>831-9489</u> Who should we contact when the permit is ready: <u>ALE GREENWALD</u> Telephone: <u>756-0326</u> Mailing address: <u>511 CONGRESS ST, PORTLAND, ME 04102</u>		

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

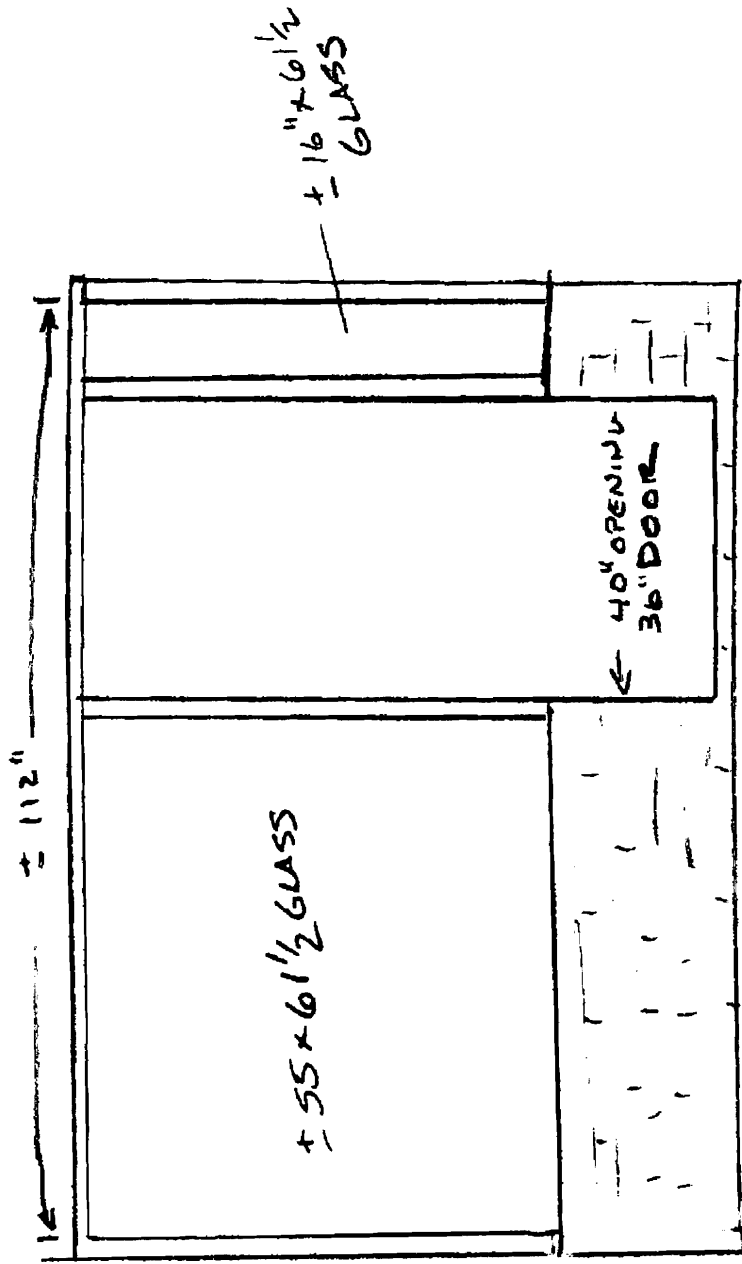
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division 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: _____ Date: 9-3-08 SEP 3

This is not a permit; you may not commence ANY work until the permit is issued

THAI CHEF
511 CONGRESS ST.



DEMOLITION WILL CONSIST OF REMOVAL OF BRICK FACING TO $\frac{3}{4}''$ BELOW INTERIOR FLOOR.
DOOR WILL BE INSTALLED IN EXISTING WINDOW FRAME WITH NO MODIFICATION OF ANY SUPPORT STRUCTURES.
ALL MATERIALS TO MATCH EXISTING BUILDING EXTERIOR AS CLOSELY AS POSSIBLE.

remove existing alum. storefront system

3'-4"

existing granite steps

remove existing brick
patch both side

new aluminum storefront door
no exterior hardware, interior pushbar
with alarm, 1" tempered insulated glass,
finish to match existing

new aluminum storefront system
with 1" insulated glass, finish
to match existing

restaurant entry

**Proposed New
Egress Door**

511 Congress Street

**19 August 2008
1/4" = 1'-0"**



Application for Exemption from Site Plan Review Portland, Maine

Department of Planning and Urban Development, Planning Division and Planning Board

Permit # 08 1102

<p>1. Applicant Information <u>511 PLAZA LIMITED PARTNERSHIP</u></p> <p>Applicant/Owner <u>50 BOULOS PROPERTY MGMT</u> <u>ONE CAVAL PLAZA, FIFTH FLOOR</u></p> <p>Mailing Address <u>PORTLAND, ME 04102</u> <u>GROSS</u></p> <p>Consultant/Agent <u>8714299</u> / <u>415-7066</u></p> <p>Phone _____ Fax _____ Cell _____</p>	<p>2. Project Information <u>9-2-2008</u></p> <p>Application Date <u>THAI CHEF BUFFET</u></p> <p>Project Name/Description <u>511 CONGRESS ST, PORTLAND</u> <u>ME</u> <u>04101</u></p> <p>Address of Proposed Site <u>37 D Z</u></p> <p>Assessor's Reference (Chart-Block-Lot)</p>
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Description of Proposed Development:

EMERGENCY EGRESS DOOR ONLY -
REPLACE WINDOW - NO ENTRANCE OUT TO STREET

(Please Attach Sketch/Plan of Proposal/Development)

Criteria for Exemptions: (See Section 14-523 (4) on page 2 of this application)

	Applicant's Assessment (Yes, No, N/A)	Planning Division Use Only
a) Within Existing Structures: No New Buildings, Demolitions or Additions	<u>NO</u>	<u>✓</u>
b) Footprint Increase Less Than 500 sq. ft.	<u>NO</u>	<u>✓</u>
c) No New Curb Cuts, Driveways, Parking Areas	<u>NO</u>	<u>✓</u>
d) Curbs and Sidewalks in Sound Condition/Comply with ADA	<u>NO</u>	<u>✓</u>
e) No Additional Parking/No Traffic Increase	<u>NO</u>	<u>✓</u>
f) No Known Storm water Problems	<u>NO</u>	<u>✓</u>
g) Sufficient Property Screening Exists	<u>NO</u>	<u>✓</u>
h) Adequate Utilities	<u>NO</u>	<u>✓</u>

Planning Division Use Only

Exemption Granted X Partial Exemption _____ Exemption Denied _____

Planner's Signature: Barbara Barbydt Date Sept 6, 2008

remove existing alum. storefront system

3'-4"

existing granite steps

remove existing brick
patch both side

new aluminum storefront door
no exterior hardware, interior pushbar
with alarm, 1" tempered insulated glass,
finish to match existing

new aluminum storefront system
with 1" insulated glass, finish
to match existing

restaurant entry

**Proposed New
Egress Door**

511 Congress Street

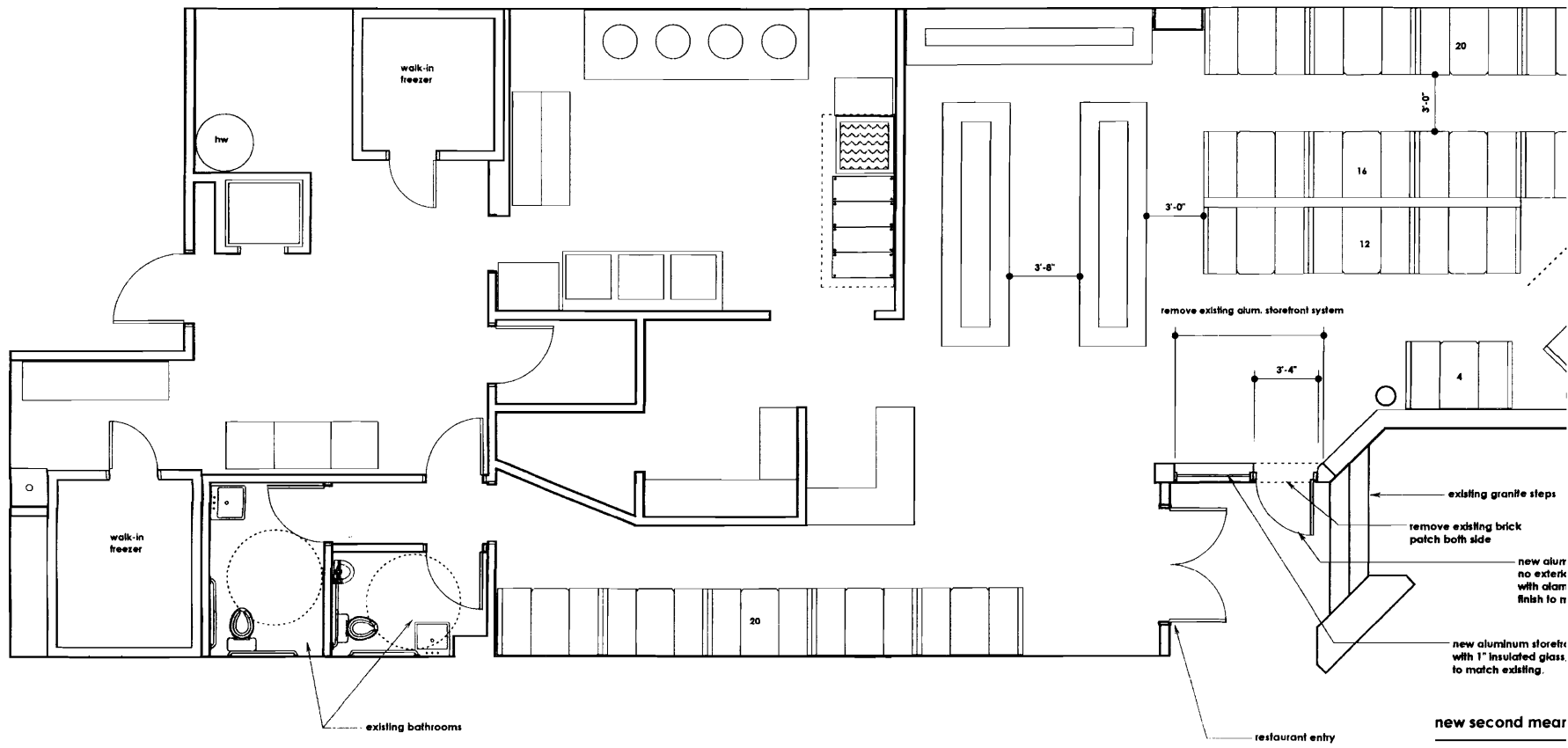
**19 August 2008
1/4" = 1'-0"**

From: jasarch <cheehaak@gwi.net>
To: <gec@portlandmaine.gov>
Date: 9/12/2008 3:12:34 PM
Subject: 511 congress

Greg: As per our conversation this morning regarding the 2nd means of egress at the Thai Chef restaurant it was my thinking that the proposal as drawn on the attached drawing while not meeting the code's separate and remote requirement does offer and egress for that part of the restaurant where there was none before. There is really no reasonable way to meet code with an exit at the far end (Congress St. end) of the dining area in part because the exterior grade/finish floor difference would require a stair in a public way or in the dining space which would be unacceptable. I would recommend accepting the layout as drawn in that it offers reasonable solution for a second means of egress in that particular area. I have also noted on the drawing a possible third exit through the kitchen into the stair well. I have not explored it as an option because i don't know where the stairs go. And, of course, going through the kitchen is also not acceptable. In the end, we have what we have in terms of egress options and those options are better than they were. The only other option to consider is a reduction in occupancy to better fit the code environment at hand.

James Sterling, AIA
Archit.

SEP 12 2008



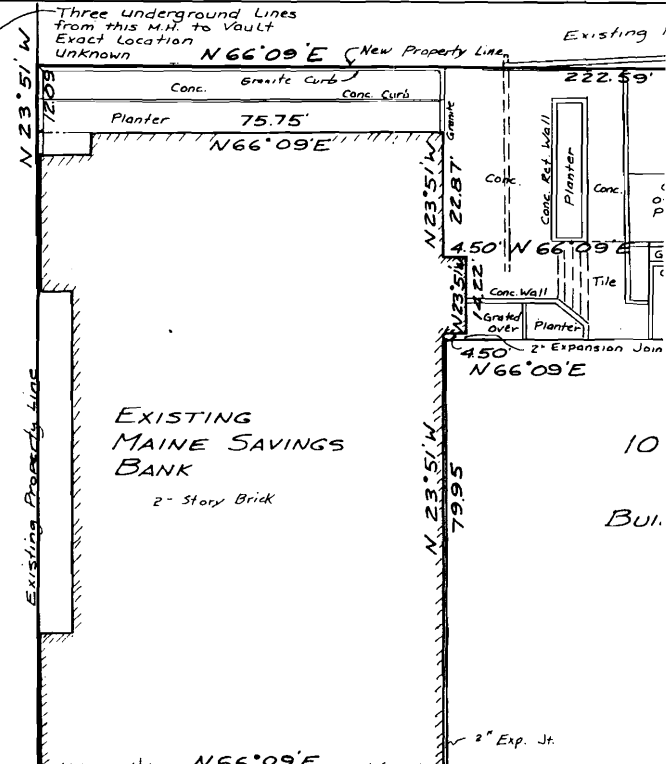
PLAZA

INTERNATIONAL BUILDING CODE

ASSEMBLY - A2
1,265 SQ. FT.

OCCUPANCY:
BOOTH SEATING (SEE IBC 1004.7)
EACH BOOTH: 92 LINEAR INCHES (LI) X 21 BOOTH

C.M.P. Co.
Electric
Manhole



CASCO STREET

Re-Certification October 17, 2002
To: October Corporation
Lawyers Title Insurance Corporation
This Plan conformed to the
"Minimum Standard Detail Requirements
for ALTA/ACSM Land Surveys"
at the time it was originally prepared.

Date: 10-17-02
William C. Shippen, PLS #218
Owen Haskell, Inc.
16 Casco St., Portland, ME 04101
(207) 774-0424 PROJ. No. 2002-234

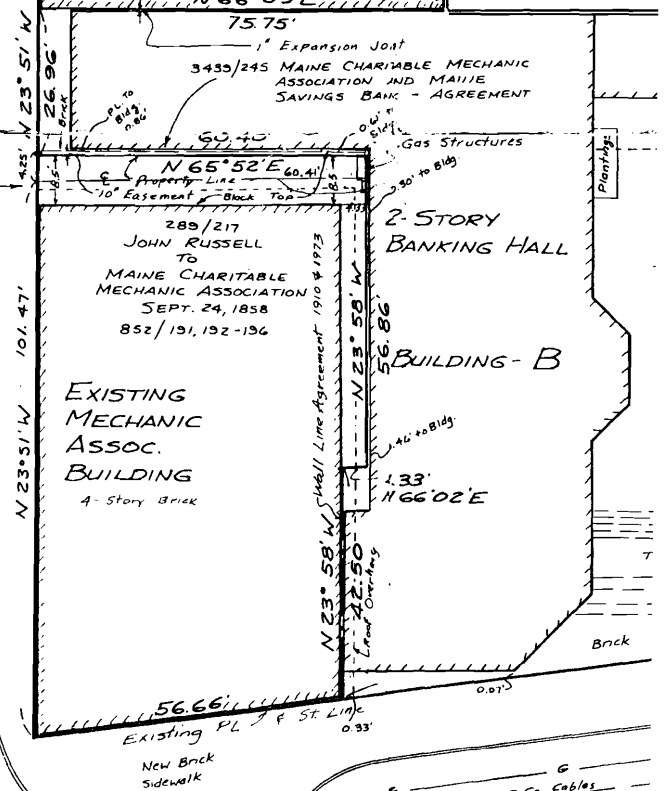
Easement, 8.5' wide
Maine Charitable
Mechanic Association
To Northern
Utilities, Inc.
12,012/115

Re-Certification June 19, 1995
To: October Corporation
Lawyers Title Insurance Corporation
As shown below and noted on this
Plan. This lot is not in a Special
Flood Hazard Zone.

Date: JUNE 19, 1995
Louis T. Maguire, PLS #284
OWEN HASKELL, INC.
16 CASCO ST., PORTLAND, ME 04101
(207) 774-0424 PROJ. No. 95113P

STATE OF MAINE
LOUIS T. MAGUIRE
PLS #284
PROFESSIONAL
LAND SURVEYOR

I hereby certify that the
following Utilities are available
at the above site: Water, Gas,
Sewer, Storm Drain, Telephone
and Electric Service
C.B. Juba
State of Maine
Professional Engineer
Serial No 2678



CERTIFICATION
TO MAINE SAVINGS BANK
STATE MUTAL LIFE ASSURANCE COMPANY OF AMERICA
KROENERS NATIONAL TITLE INSURANCE COMPANY

Registered Land Surveyor #356
JOHN P. MCGONIGLE, JR.
REGISTERED LAND SURVEYOR

I hereby certify that this survey was actually made upon the ground and that the information, courses and distances shown hereon are correct; that the title lines and lines of actual possession are the same, and conforms with the attached legal description; that the size, location and type of buildings and improvements are as shown and are located within the boundary lines of the property; that there are no violations of zoning ordinances, restrictions or other rules and regulations; with reference to the location of said buildings and improvements, and that all easements, rights of way, encroachments or uses affecting this property are shown and depicted hereon.
John P. McGonigle, Jr.
Registered Land Surveyor #356
Aug 24, 1973
JAN 27, 1975 RECERTIFIED
DEC. 7, 1977 RECERTIFIED

