

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSUED
Permit Number: 051328
OCT 3 2005
CITY OF PORTLAND

This is to certify that DOMINIC REALI REALTY LLC /Great Falls Builders, Inc

has permission to Tenant Fit-up

AT 312 ST JOHN ST

065 A01001

provided that the person or persons who apply for 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 is procured before this building or part thereof is occupied or otherwise closed-in. 4 HOUR NOTIFICATION REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Jay Kelley P.F.D. 9-31-05

Health Dept. _____

Appeal Board _____

Other _____
Department Name

Ally Campbell
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

All Purpose Building Permit Application

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: 312 St. John St., Portland, ME

Total Square Footage of Proposed Structure

Square Footage of Lot

Chart#

65 A 11

828-5981

Lessee/Buyer's Name (If Applicable)

Applicant name, address & telephone: Great Falls Bldg. Inc.
27 Woods Hill Rd.
Orleans, ME 04058

Cost Of Work: \$ 150 K ±

Fee: \$

Current use: Sandwich Shop

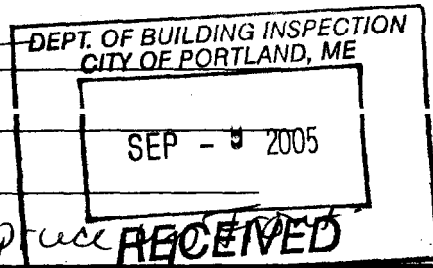
If the location is currently vacant, what was prior use:

Approximately how long has it been vacant:

Proposed use: Same

Project description:

Tenant Fitup Brass Spruce



Contractor's name, address & telephone:

Who should we contact when the permit is ready:

John Smith 329-5825

Mailing address: 27 Woods Hill Rd

Orleans, ME 04038

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: 329-5825

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 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:

John Smith

Date:

9/9/05

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, Maine - Building or Use Permit Application

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

Permit No: 05-1328	Issue Date: PERMIT ISSUED	CBL: 065 A011001
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Location of Construction: 312 ST JOHN ST	Owner Name: DOMINIC REALI REALTY LLC	Owner Address: 312 ST JOHN ST 2ND FL	Phone:
Business Name:	Contractor Name: Great Falls Builders, Inc.	Contractor Address: 27 Wards Hill Rd Gorham	Phone: 2078922744
Lessee/Buyer's Name	Phone:		Zone: B-2
Past Use: Commercial / Sandwich Shop	Proposed Use: Amato's/ Tenant Fit-up - interior alterations	Permit Fee: \$1,371.00	Cost of Work: \$150,000.00
		DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	CEO District: 2
Proposed Project Description: Tenant Fit-up interior alterations for Amato's		INSPECTION: Use Group: 3 Type: 35 10/3/05 (M. King)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
		Signature: _____ Date: _____	

Permit Taken By: Idobson	Date Applied For: 09/09/2005
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Zoning Approval		
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 checked="" type="checkbox"/> Minor <input type="checkbox"/> M.M. <input type="checkbox"/> Date: 9/16/05	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:

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	



LETTER OF TRANSMITTAL

Date: September 6, 2005

Project: Amato's St. John Street

Project Number: 2005 10

To: Jeff Perkins
Amato's Sandwich Shop
302 St. John Street
Portland, ME 04102

Phone: 207-828-5981

Fax: 207-761-0977

From: Mark E. Morse

Sent Via: US Mail DHL Fed Ex Fax Other

COPIES	DATE	NO.	DESCRIPTION
1	09-06-05		Permit Drawing checklist – Signed and stamped
1	09-06-05		CD – Architectural Drawing set – PDF's

The above items are transmitted as checked below:

For approval For your use As requested For review and comment

Remarks:

Jeff,
Here are the papers that you needed signed and stamped for your permit submission. I've enclosed a CD with the Architectural Drawing Set in PDF format, as stated in the checklist. If you have any questions or comments, please feel free to give me a call.
Thank you.

Mark E. Morse
Job Captain
mmorse@jbd.cc
Judd Brown Designs, Inc.
Jefferson Group Architects, Inc.
Ph: (401) 365-1172
F: (401) 721-2238

Jefferson Group Architects, Inc.
Wayne J. Jacques, AIA, NCARB
700 School Street-Unit#2, Pawtucket, RI 02860
T: 401-721-2245 F: 401-721-2238

X



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

ACCESSIBILITY CERTIFICATE

Designer: JEFFERSON GROUP ARCHITECTS
Address of Project: 312 St. John Street Portland
Nature of Project: Existing Restaurant Renovation

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.

(SEAL)

Signature: Wayne F. Angier
Title: PRESIDENT
Firm: JEFFERSON GROUP ARCHITECTS
Address: 700 SCHOOL ST
PAWTUCKET, RI 02860
Phone: 401.721.2245

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.

X



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Room 315
Portland, Maine 04 101

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

FROM: JEFFERSON GROUP ARCHITECTS

RE: Certificate of Design

DATE: 9/14/15

These plans and/ or specifications covering construction work on:

Amato's Restaurant
312 St John Street Portland, Me

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

(SEAL)

Signature: Wayne Jacques

Title: PRESIDENT

Firm: JEFFERSON GROUP ARCHITECTS

Address: 700 SCHOOL ST.
PAWTUCKET, RI 02860

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.

X

FROM DESIGNER: Jefferson Group Architects
 DATE: 9/6/05
 Job Name: Amato's Restaurant Renovation
 Address of Construction: 312 St John Street, Portland ME

2003 International Building Code

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

Building Code and Year _____ Use Group Classification(s) _____

Type of Construction _____

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

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

Supervisory alarm system? _____ Geotechnical/Soils report required? (See Section 1802.2) _____

STRUCTURAL DESIGN CALCULATIONS

_____ Submitted for all structural members
(1003.1, 1003.1.1)

DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1803)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Wind loads (1803.1.4, 1809)

- _____ Design option utilized (1609.1.1, 1609.6)
- _____ Basic wind speed (1809.3)
- _____ Building category and wind importance factor, I_w (Table 1604.5, 1609.5)
- _____ Wind exposure category (1809.4)
- _____ Internal pressure coefficient (ASCE 7)
- _____ Component and cladding pressures (1609.1.1, 1609.6.2.2)
- _____ Main force wind pressures (7603.1.1, 1609.6.2.1)

Earthquake design data (1803.1.5, 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)

- _____ Live load reduction (1003.1.1, 1807.9, 1607.10)
- _____ Roof live loads (1803.1.2, 1607.11)
- _____ Roof snow loads (7603.7.3, 1808)
- _____ 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)
- _____ Sloped roof snowload, P_s (1608.4)
- _____ 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 (1616.6, 1617.5)
- _____ Design base shear (1617.4, 1617.5.1)
- _____ Flood loads (1803.1.6, 1612)
- _____ Floodhazard area (1612.3)
- _____ Elevation of structure
- _____ Other loads
- _____ Concentrated loads (1607.4)
- _____ Partition loads (1607.5)
- _____ Impact loads (1607.8)
- _____ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)

City of Portland, Maine - Building or Use Permit

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Permit No: 05-1328	Date Applied For: 09/09/2005	CBL: 065 A011001
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Business Name:	Contractor Name: Great Falls Builders, Inc.	Contractor Address: 27 Wards Hill Rd Gorham	Phone (207) 892-2744
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Amato's/ Tenant Fit-up - interior alterations for Amatos	Proposed Project Description: Tenant Fit-up - interior alterations
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 09/16/2005
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.			
2) Separate permits shall be required for any new signage.			
Dept: Building	Status: Approved with Conditions	Reviewer: Mike Nugent	Approval Date: 10/03/2005
Note:	Ok to Issue: <input type="checkbox"/>		
1) Separate submissions and permits are required for Signage and Exhaust system alterations. Left message with builder.			
Dept: Fire	Status: Approved	Reviewer: Jay Kelley	Approval Date: 09/20/2005
Note:	Ok to Issue: <input type="checkbox"/>		
1) Maintain hood supression system currently in use.			
2) Maintain all means of egress			