

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, if Any, Attached

INSPECTION PERMIT

PERMIT ISSUED
Permit Number: 051644
NOV 15 2005
CITY OF PORTLAND

This is to certify that Dispina & Theodoros Mihalakis/Steve Mihalakis

has permission to Pizza Restaurant w/ interior renovations

AT 408 FOREST AVE

116 D001001

provided that the person or persons whom or whomsoever accepting 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 procured before this building or part thereof is loaded or closed-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. Greg Case PFD 11-10-05

Health Dept. _____

Appeal Board _____

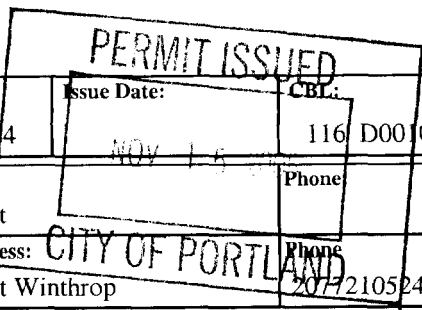
Other _____
Department Name

[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: 05-1644	Issue Date: NOV 14 2005	CELT: 116 D00 001
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Location of Construction: 408 FOREST AVE	Owner Name: Dispina & Theodoros Mihalakis	Owner Address: 61 Main Street	Phone:
Business Name:	Contractor Name: Steve Mihalakis	Contractor Address: 61 Main Street Winthrop	Phone: 207-210524
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B2b

Past Use: Commercial/ Pizza Restaurant	Proposed Use: Pizza Restaurant w/ interior renovations	Permit Fee:	Cost of Work: \$0.00	CEO District: 2
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied TO NFPA 101	INSPECTION: Use Group: A2 Type: 3B 11/14/05 Signature: [Signature]
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Proposed Project Description:

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 11/09/2005	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 3. 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"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/> Date: 11/9/05	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:
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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: OS-1644	Date Applied For: 11/09/2005	CBL: 116 D001001
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Location of Construction: 408 FOREST AVE	Owner Name: Dispina & Theodoros Mihalakis	Owner Address: 61 Main Street	Phone:
Business Name:	Contractor Name: Steve Mihalakis	Contractor Address: 61 Main Street Winthrop	Phone: (207) 721-0524
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Pizza Restaurant w/ interior renovations	Proposed Project Description: Pizza Restaurant w/ interior renovations
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 11/09/2005
Note: original change of use permit on #OS-1223- already approved **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:** 11/14/2005
Note: **Ok to Issue:**

1) The furring studs in the area of a kitchen exhaust hood should be metal to eliminate clearance issues,
2) A kitchen layout plan must be submitted prior to commencement of that phase of construction to insure compliance with Food service related codes.
3) This permit does not include the kitchen exhaust hood, separate plans must be submitted and approved and a permit must be issued prior to installation.
4) The design engineer must inspect the items designed by them and a compliance report must be filed with this office prior to C/O.
5) Separate permits are required for any electrical, plumbing, or heating.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Cptn Greg Cass **Approval Date:** 11/10/2005
Note: **Ok to Issue:**


1) All building construction to comply with **NFPA 101**

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>408 FOREST AVE</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>111</u> <u>D</u>	Owner: <u>DIPINA MIHALAKIS</u>	Telephone: <u>77-6996</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>ERSTATHIOS MIHALAKIS</u>	cost Of Work: \$ _____ Fee: \$ _____
Current use: _____		
If the location is currently vacant, what was prior use: <u>YOUNGS AUTO SERVICE</u>		
Approximately how long has it been vacant: <u>5 MONTHS</u>		
Proposed use: <u>RESTAURANT</u>		
Project description:		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>STEVE MIHALAKI</u>		
Mailing address:		
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>831-1585</u>		

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.

	Date: <u>11/9/05</u>
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CRITERION[®] MOONEY ENGINEERS

November 7, 2005

22 MONUMENT SQ., SUITE 300
PORTLAND, ME 04101
TEL 207 775-1969
800 922-1969
FAX 207 775-4115

Steve Mihalakis
61 Main Street
Winthrop, ME 04364

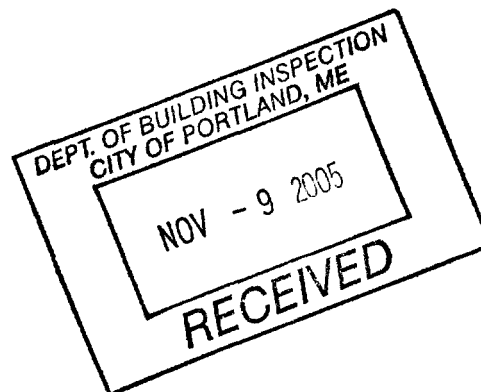
Re: **Structural Evaluation** – 408 Forest Ave, Portland, ME
CME Project No. 05-339

Dear Steve:

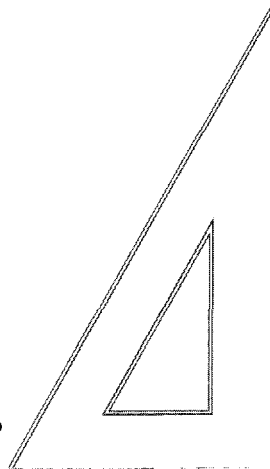
At your request, we met at the property at 408 Forest Avenue, Portland, Maine on October 31, 2005, to perform a limited structural review of the existing conditions of a one-story concrete masonry block building. Our services are to provide engineering assistance with documents necessary to secure a building permit from the City of Portland Building Services Division.

It is my understanding that the City of Portland Building Services Division requested a Structural Engineer inspect the existing one story building at 408 Forest Avenue and provide engineering documents to assist in the construction of concrete masonry wall infill to existing openings and installation of a lintel over a proposed door opening. Based on our engineering design the following seven details are provided as documents to construct the proposed infill walls, lintel and bracing of the interior wood partition walls. The design conforms to the design loads based on the latest edition of the International Building Code 2003 and the latest edition of the ASCE, Minimum Design Loads for Buildings and Other Structures – 7/02.

We have included seven sketches to be incorporated with the four elevations sketched by Steve Mihalakis and are enclosed. Implementation of the proposed structural design will provide adequate strength to the existing framing and provide compliance to the latest building code adopted by the City of Portland, Maine.



116 D 1



LICENSED
PROFESSIONAL
ENGINEERS

BUILDING DIAGNOSTICS
INSPECTIONS
ENVIRONMENTAL SERVICES
MAINTENANCE PLANNING
DESIGN



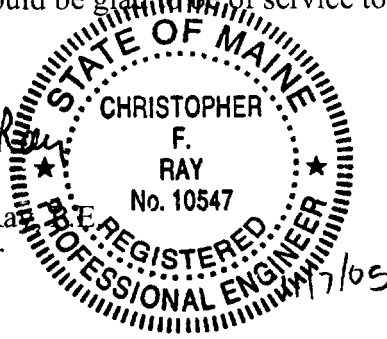
This evaluation included a visual survey of existing conditions of the roof and wall framing areas readily available to us. As Professional Engineers, it is our responsibility to evaluate available evidence relevant to this portion of the structural system in this building. We are not, however, responsible for conditions that could not be seen or were not within the scope of our services at the time of the inspection. Our design did not include a full and comprehensive lateral force analysis of the existing building. Our design is supported on existing foundations and condition of these elements was not available to inspection.

It has been a pleasure working with you on this project. We hope that you will call us if you have further questions concerning this report. In addition, should you need any further assistance in the future we would be glad to be of service to you.

Sincerely,

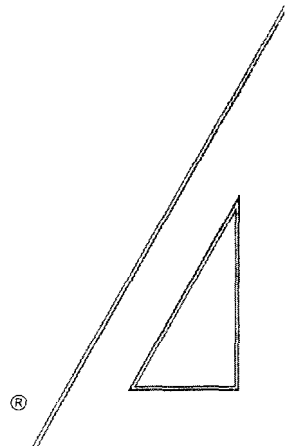


Christopher F. Ray
Project Engineer

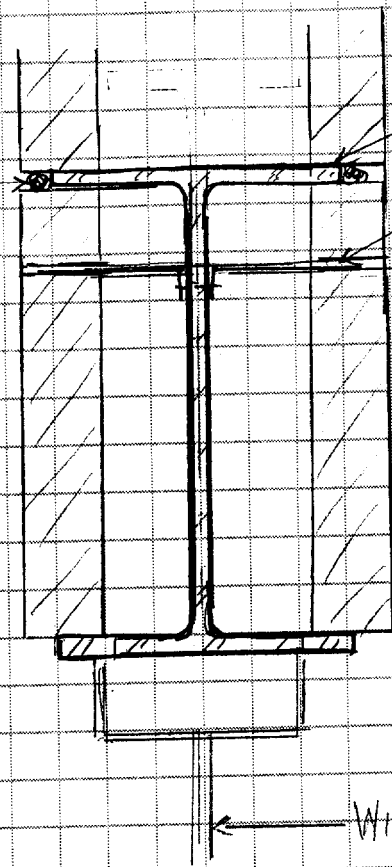


CFR/

j:\data\projects\proj05\408forest ave\408forest ave ltr.doc



CONT SEALANT (TYP)



W10

MASONRY
TIES @
24" O/C

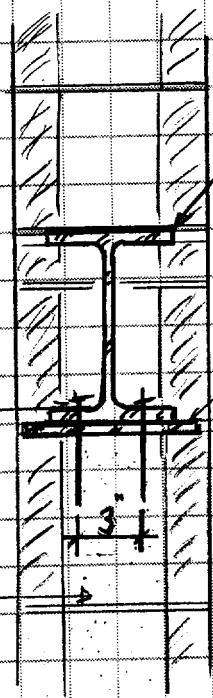
CMU INFILL

WINDOW

① LINTEL SECTION
NTS

(2) 1/2" ϕ A307 ANCHOR
BOLTS W/ 6" (MIN)
EMBEDMENT AT 3"
GAGE (TYP)

GROUT 3-BLOCK COURSES
BELOW BEAM BEARING



W10

12" 1/2" x 6" x 0'-5" (TYP)
w/ (2) 3/16" ϕ HOLES

Refer to sheet 2

② CONN DETAIL
NTS

CRITERIUM
MOONEY ENGINEERS

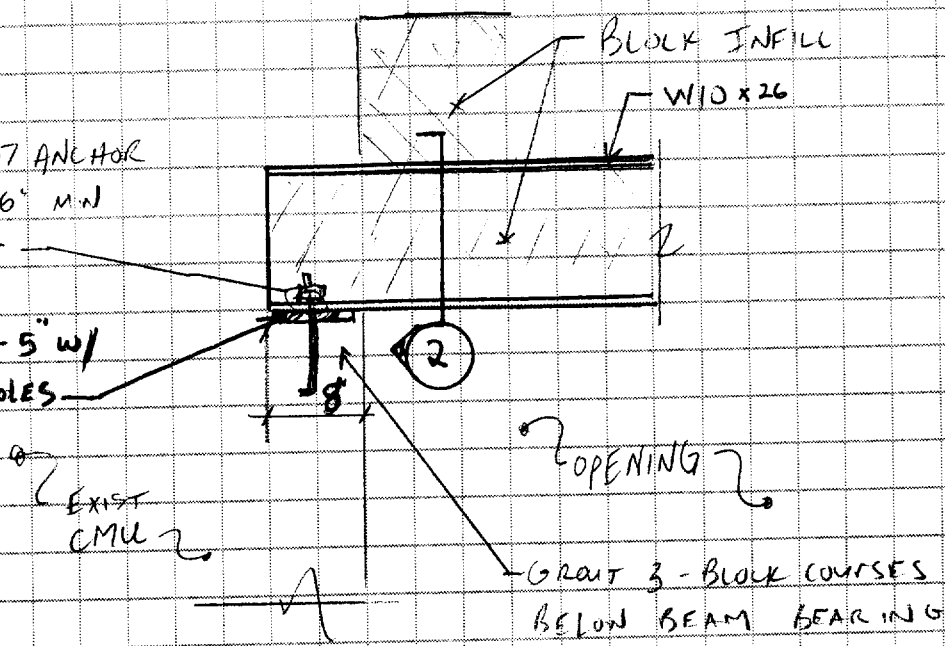
22 MONUMENT SQUARE, SUITE 300
PORTLAND, MAINE 04101
TEL (207) 775-1969

Project Name _____
Designed by CFR
Checked by _____
Sheet _____ of _____

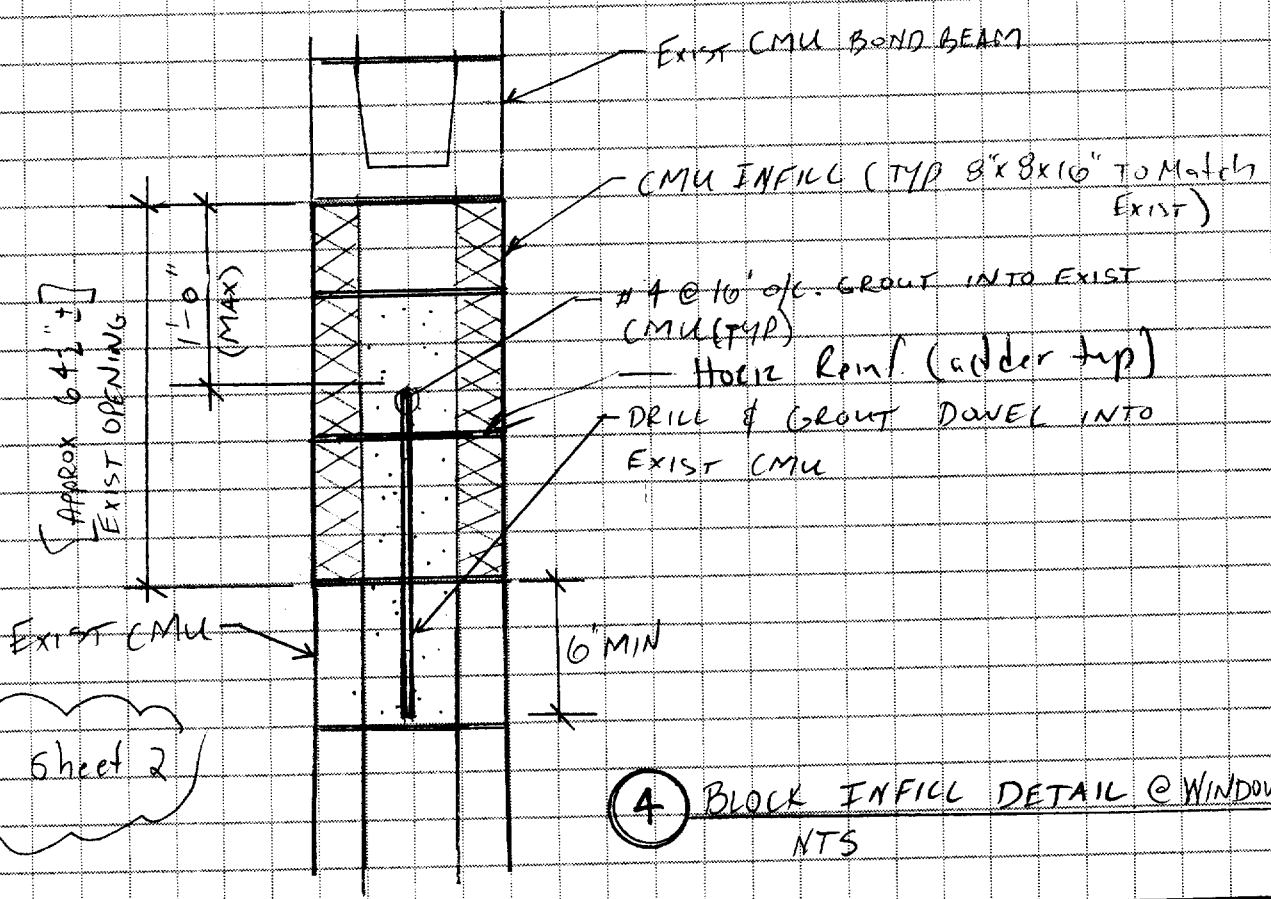
Number 05-339
Date 11/2/05
Date _____

(2) 1/2" φ A307 ANCHOR BOLTS w/ 6" MIN Embedment

1/2" x 6" x 0'-5" w/ (2) 3/16" φ HOLES

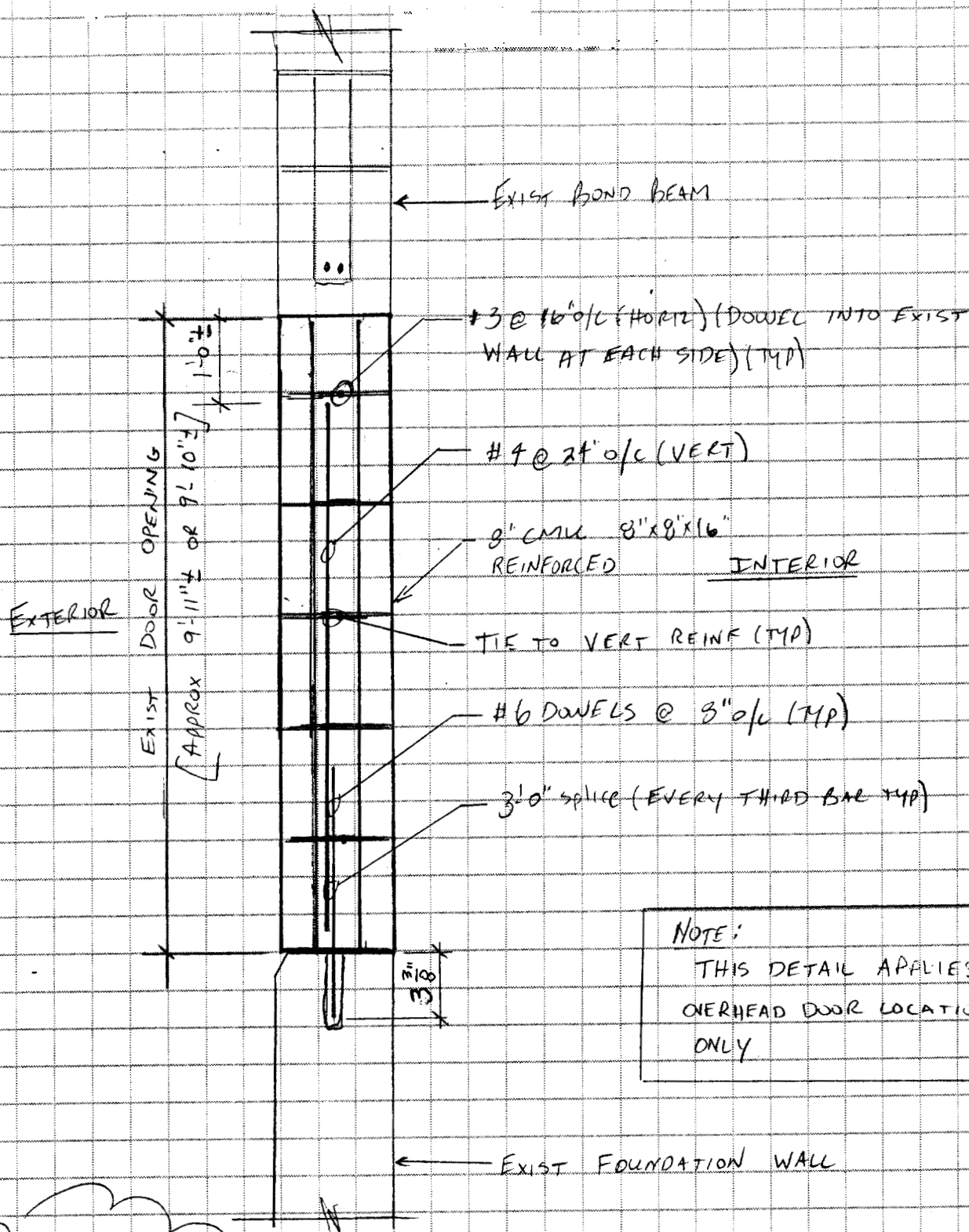


3 CONN DETAIL



Refer to sheet 2

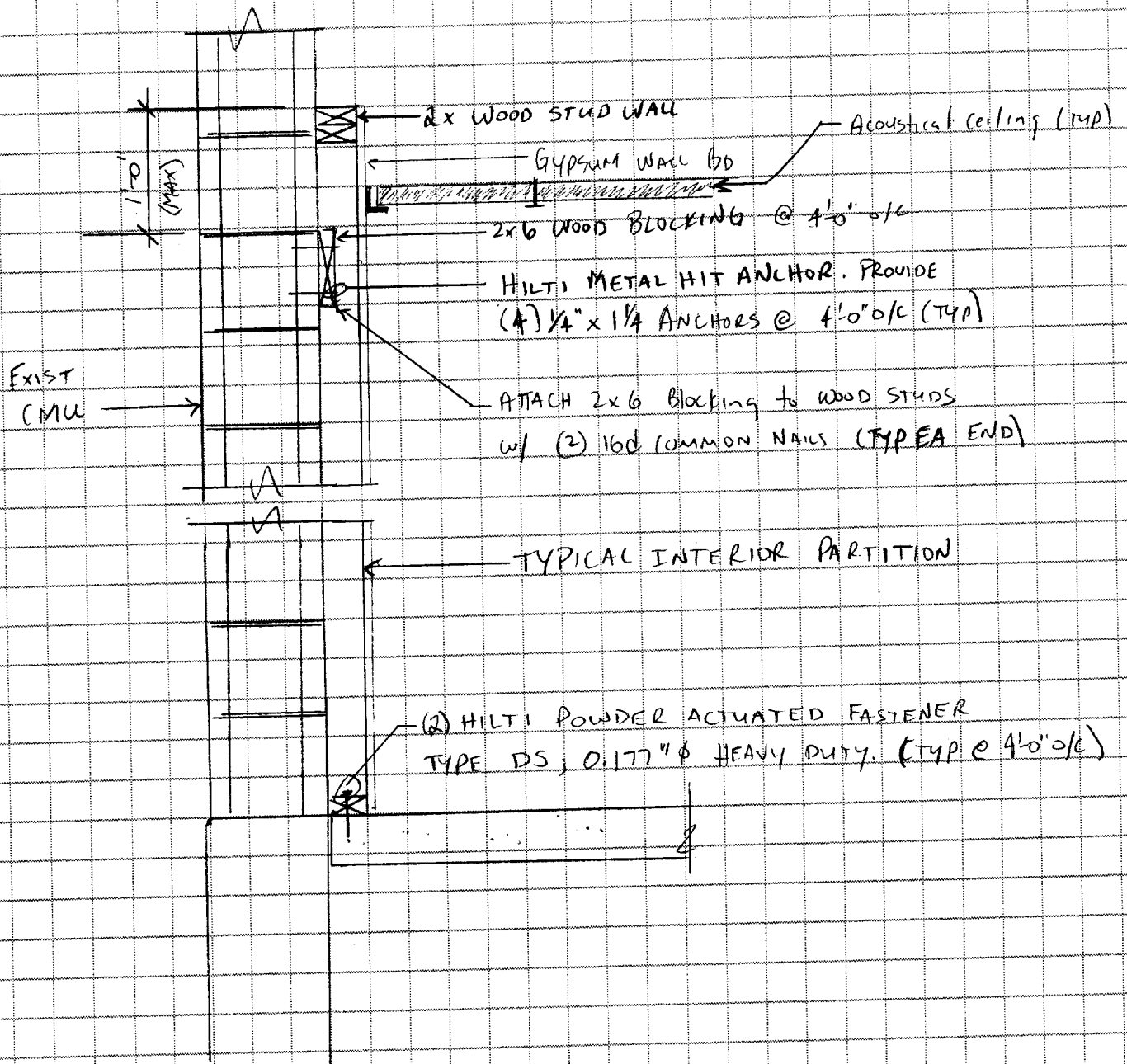
4 BLOCK INFILL DETAIL @ WINDOW
NTS



NOTE:
 THIS DETAIL APPLIES AT
 OVERHEAD DOOR LOCATIONS
 ONLY

REFER TO SHEETS
 2 & 3

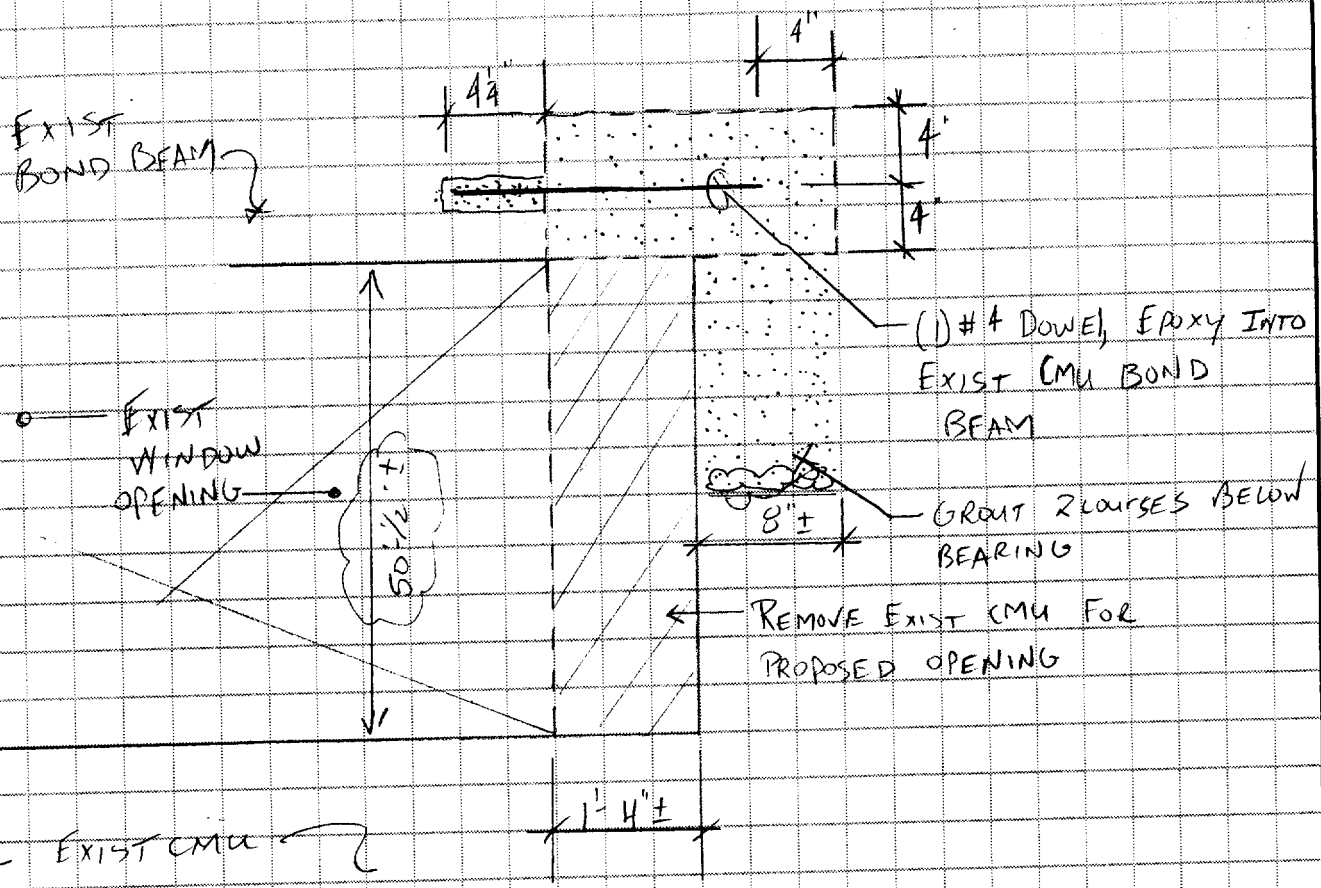
⑤ BLOCK INFILL AT OVERHEAD DOOR OPENINGS
 NTS



6 STUD WALL TIE-BACK DETAIL

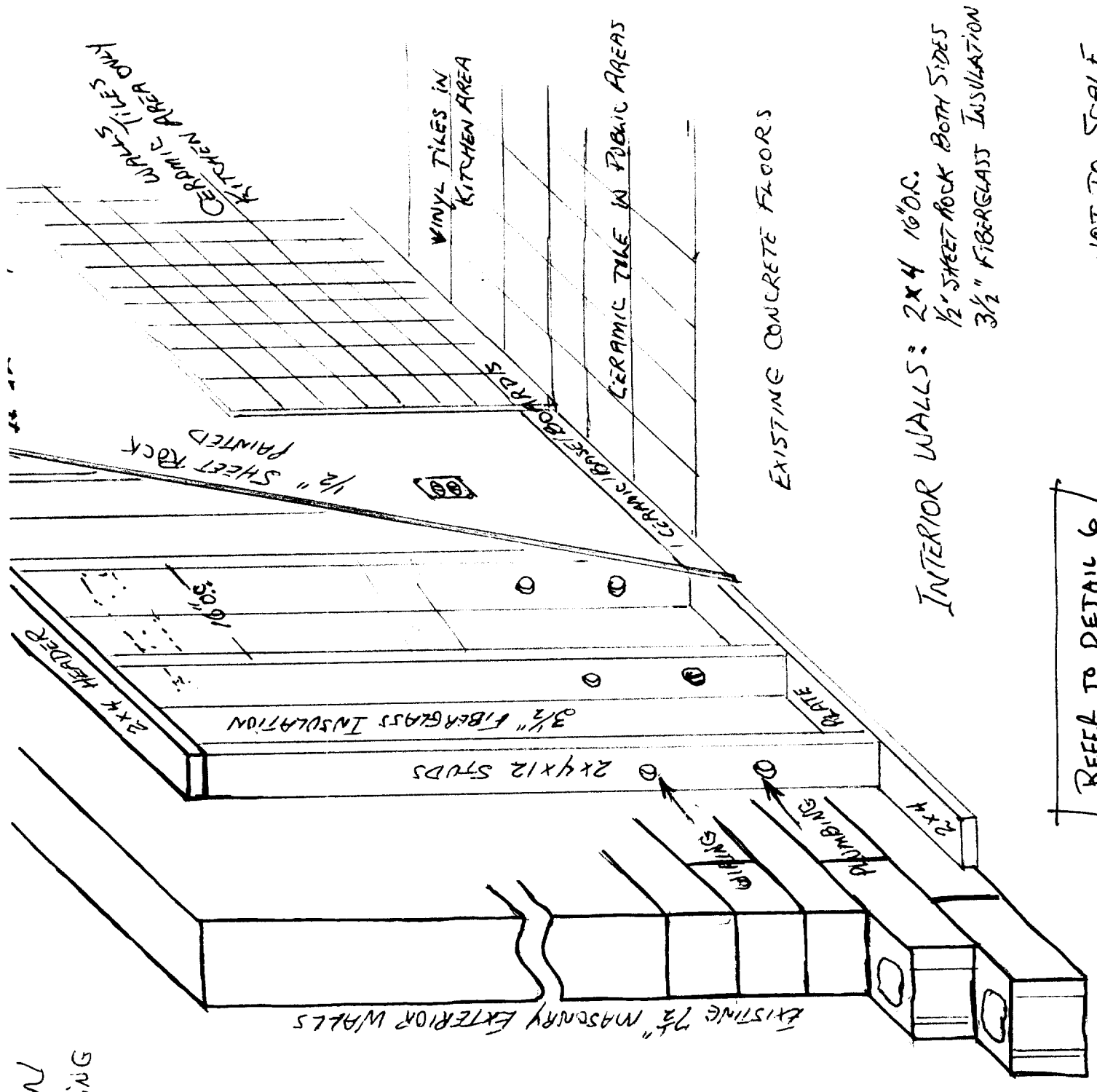
NTS

[REFER TO ISOMETRIC CROSS SECTION]



⑦ CONNECTION DETAIL - REFER TO SHEET #2; FESSENDEN STREET ELEVATION
 NTS

CROSS SECTION
 PERIMETER WALLS FRAMING
 & FINISH



INTERIOR WALLS: 2x4 16" O.C.
 1/2" SHEET ROCK BOTH SIDES
 3 1/2" FIBERGLASS INSULATION

REFER TO DETAIL 6

NOT TO SCALE

Y

Y

15' 4"

CERAMIC TILES
 KITCHEN AREA ONLY

VINYL TILES IN
 KITCHEN AREA

CERAMIC TILE IN PUBLIC AREAS

EXISTING CONCRETE FLOORS

1/2" SHEET ROCK
 PAINTED

3 1/2" FIBERGLASS INSULATION

2x4x12 STUDS

2x4 HEADER

BASE

2x4

PLUMBING

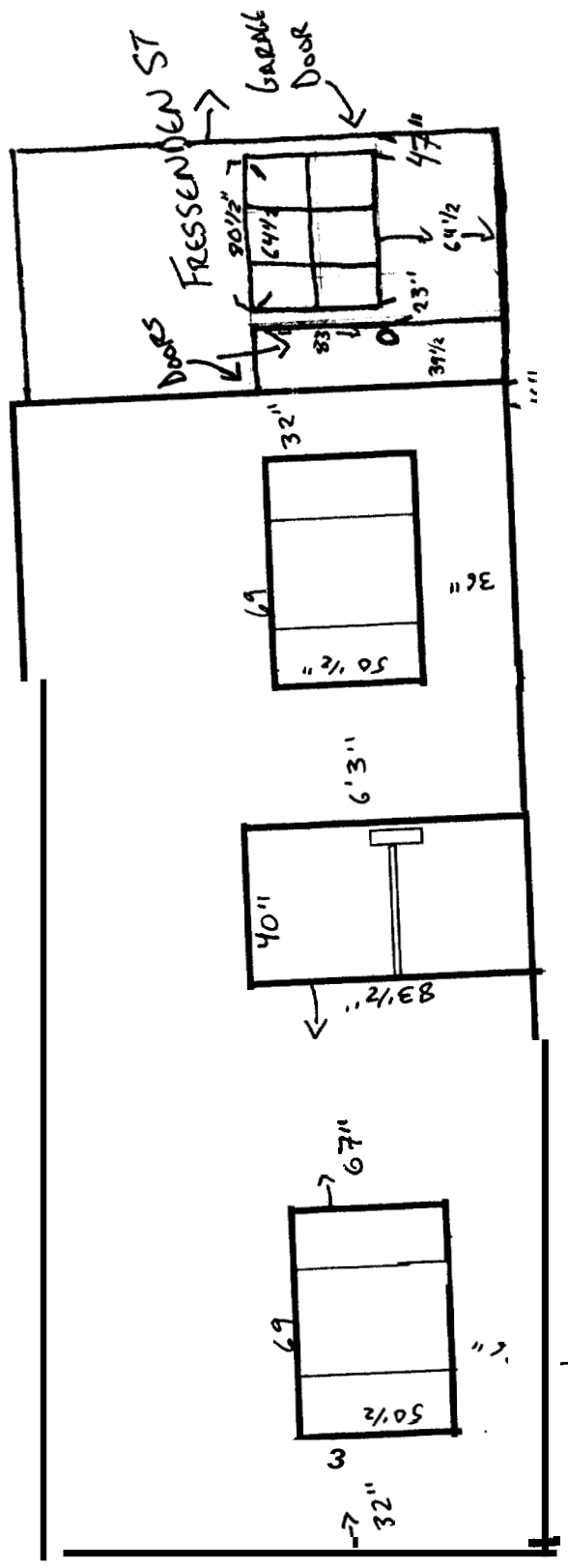
PLUMBING

CERAMIC BASE BOARDS

#1

FRONT OF BUILDING
(FACING FORSET AVE.)

EXISTING GARAGE
ADDITION



KEEP BANK

SOUTH ← FOREST AVE → NORTH

①

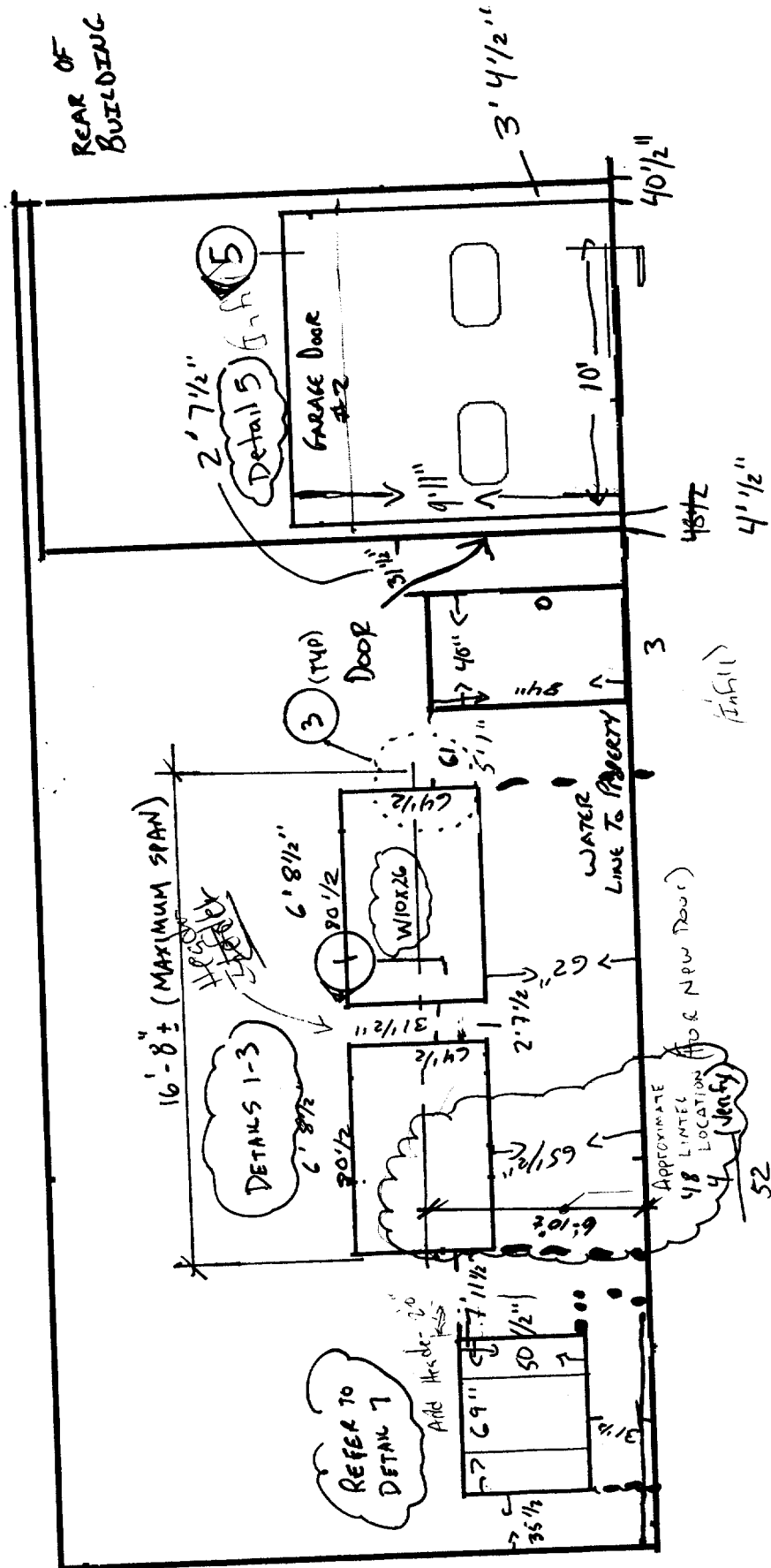
#2

SIDE FACING FRESSENDEN STREET

REAR OF BUILDING

FRONT OF BUILDING →

FOREST AVE
↙



2

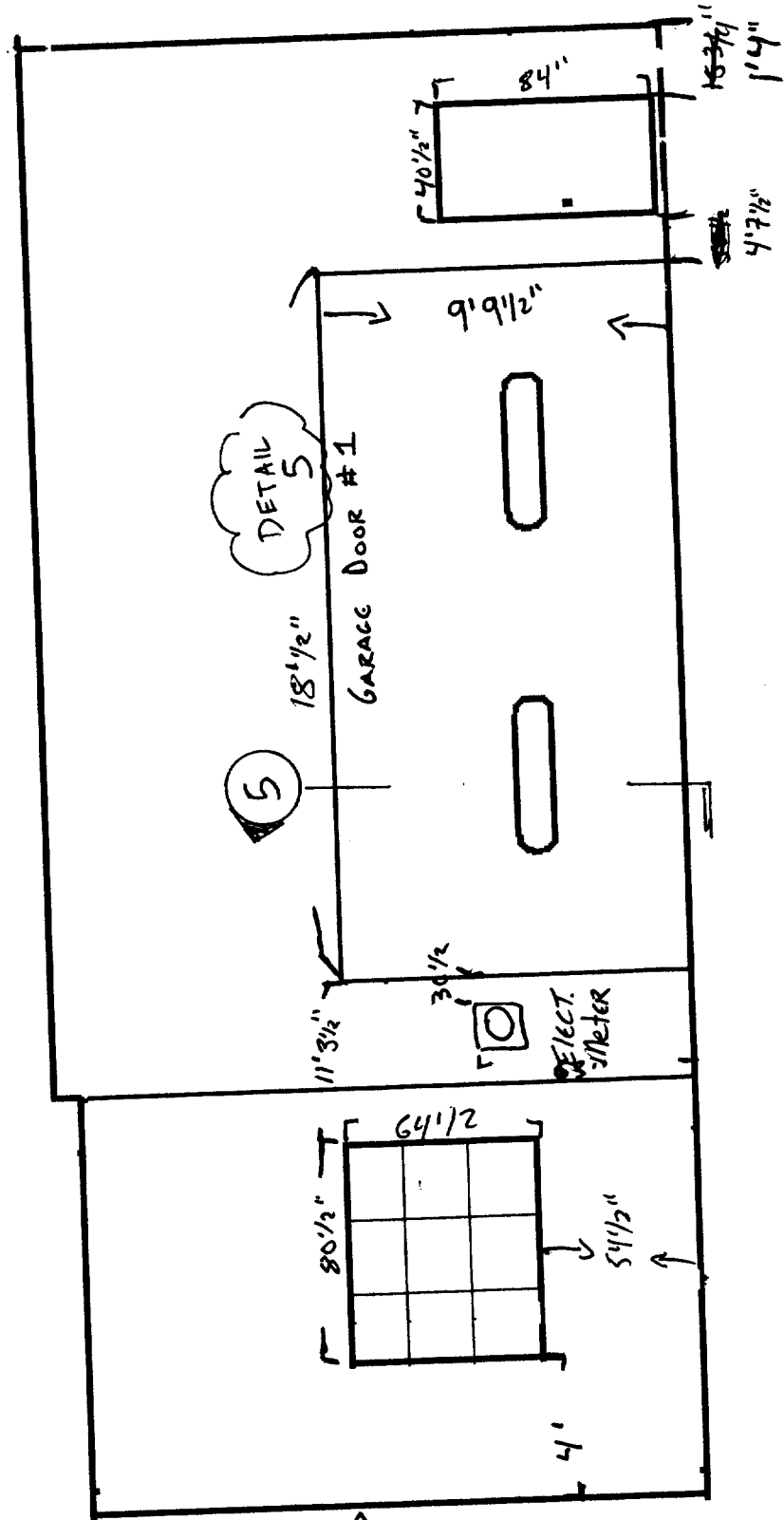
7
4
2
4
7

FRESSENDEN ST
↔

52
57

BACK OF BUILDING

KEY BANK →



GARAGE #2 Door →

FRESCINDEN ST. ←

#4

4

SIDE FACING KEY BANK

