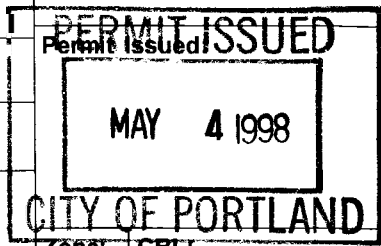


City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Location of Construction:		Owner:		Phone:		Permit No: 980445			
Owner Address:		Lessee/Buyer's Name:		Phone:		Business Name:			
Contractor Name:		Address:							
Past Use:		Proposed Use:		COST OF WORK: \$ 4,000		PERMIT FEE: \$ 25.00			
				FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: Type:			
				Signature:		Signature:			
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>				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 major <input type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>	
Permit Taken By:		Date Applied For:						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	



PERMIT ISSUED WITH REQUIREMENTS

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..

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

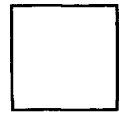
RESPONSIBLE PERSON IN CHARGE OF WORK. TITLE PHONE:

- Historic Preservation-**
 Not in District or Landmark
 Does Not Require Review
 Requires Review

- Action:**
 Approved
 Approved with Conditions
 Denied

Date _____

CEO DISTRICT

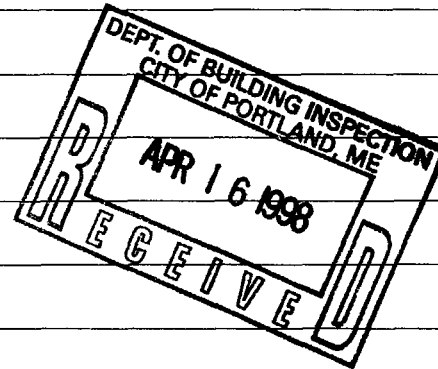


COMMENTS

5/15/18 called with Mr. Va he will call when work starts

4/23/03

OK
M



Type	Inspection Record	Date
Foundation:	_____	_____
Framing:	_____	_____
Plumbing:	_____	_____
Final:	_____	_____
Other:	_____	_____

BUILDING PERMIT REPORT

DATE: 2 MAR 98 ADDRESS: 44-46 Washington Ave (013-E-012)
REASON FOR PERMIT: To install new door
BUILDING OWNER: NU Carpenter
CONTRACTOR: Portland Diversified Services
PERMIT APPLICANT: _____
USE GROUP R3/A3 BOCA 1996 CONSTRUCTION TYPE 53

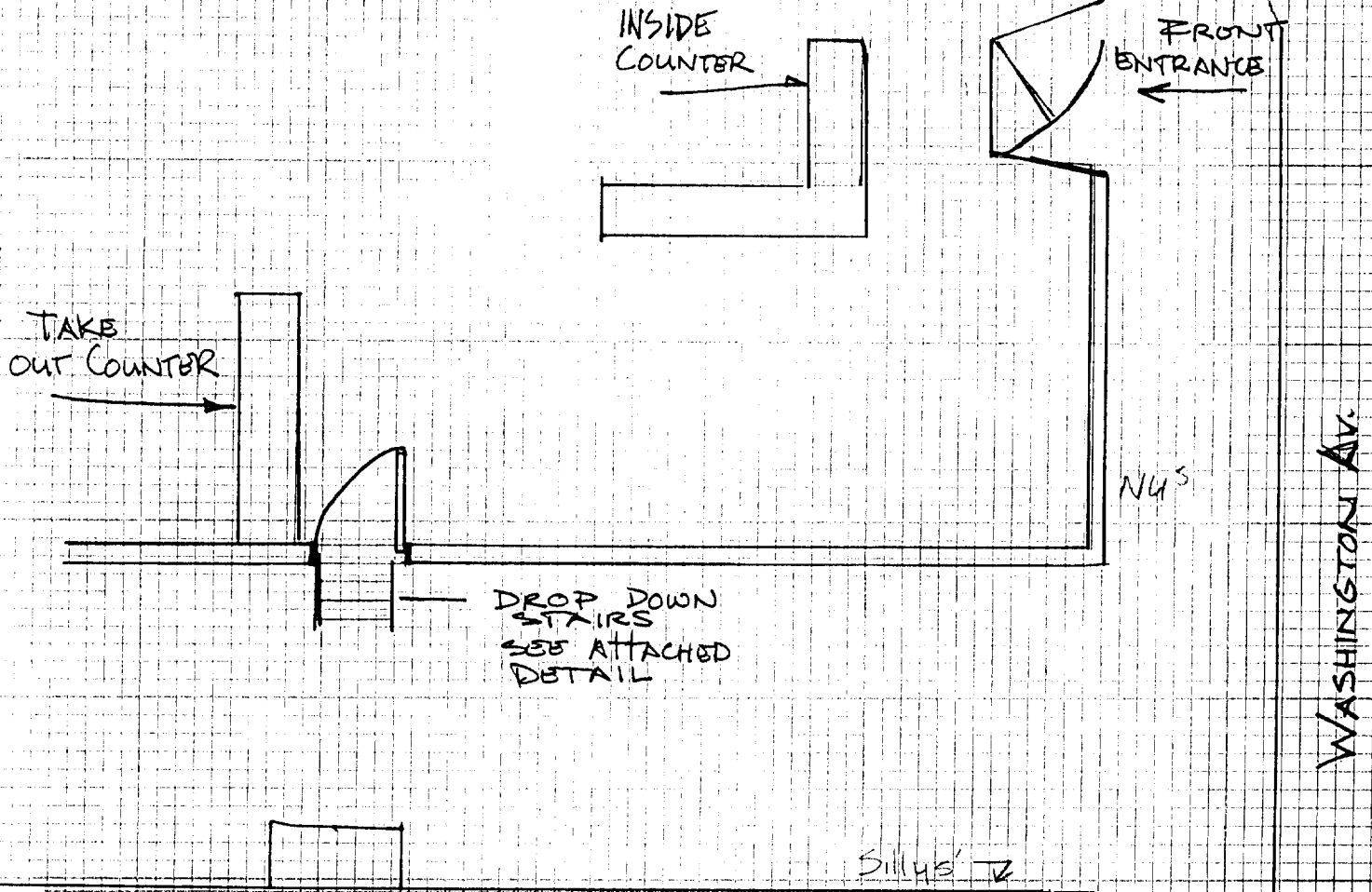
CONDITION(S) OF APPROVAL

This Permit is being issued with the understanding that the following conditions are met;

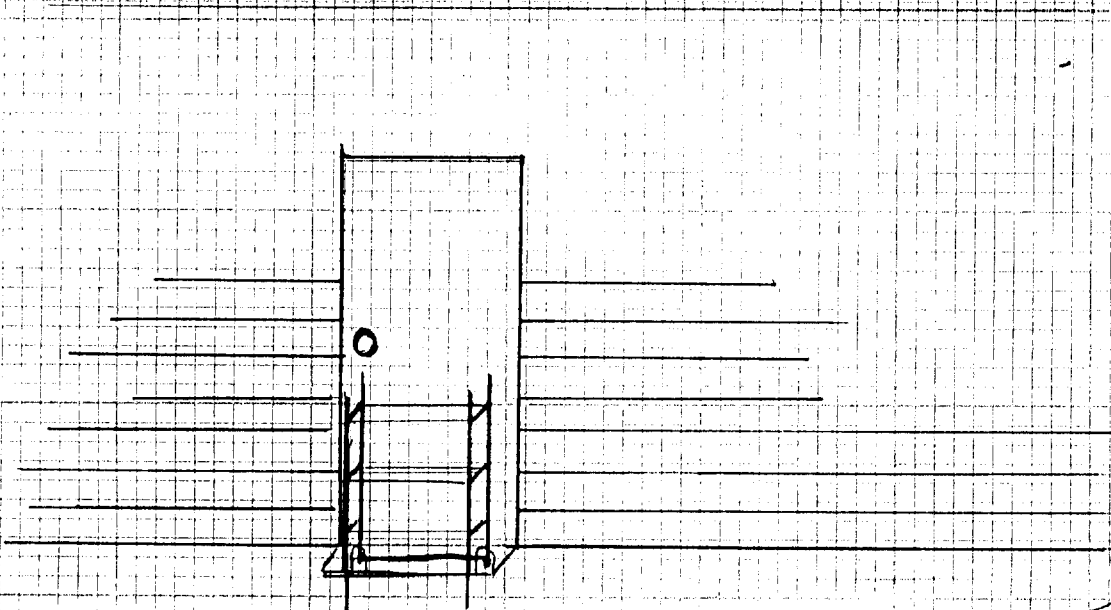
Approved with the following conditions: *1, *8, *10, *26, *29, *30, *31, *32

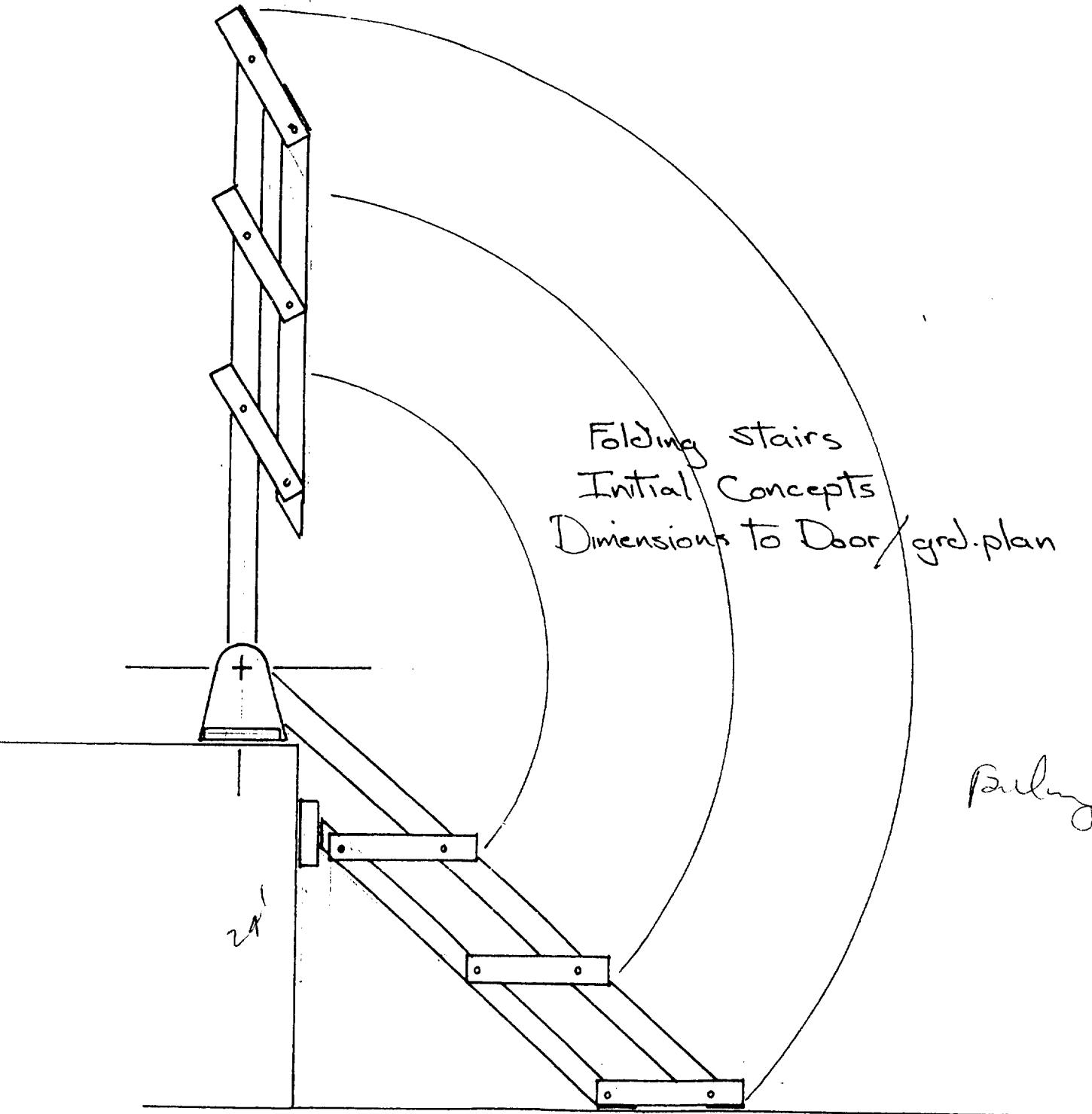
1. This permit does not excuse the applicant from **meeting** applicable State and Federal **rules** and laws.
2. Before concrete for foundation is placed, approvals **from** the Development Review Coordinator and Inspection Services must be obtained. (**A** 24 hour notice **is** required prior to **inspection**)
3. Precaution must be taken to protect concrete from **freezing**.
4. It **is** strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to **verify** that the proper setbacks are maintained.
5. Private garages located **beneath habitable rooms** in occupancies in **Use Group R-1, R-2, R-3 or I-1** shall be separated **from** adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than **I-hour fire resisting** rating. Private garages attached side-by-side to **rooms** in the above occupancies shall be completely separated from the interior spaces and the attic area by **means** of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4 **Section** 407.0 of the **BOCA/1996**)
6. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The **BOCA National Mechanical Code/1993**).
7. Sound transmission control in residential building shall be done in accordance with Chapter 12 **section** 1214.0 of the city's building code.
8. **Guardrails & Handrails:** A guardrail system is a system of building components located near the open sides of elevated **walking** surfaces for the purpose of **minimizing** the possibility of an accidental fall from the walking surface to the **lower** level. **Minimum** height all **Use Groups** 42" ,**except Use Group R** which is 36". In occupancies in **Use Group A, B, H-4, I-1, I-2 M and R** and public garages and open parking structures, open **guards** shall have balusters or be of **solid material** such that a sphere with a diameter of 4" cannot **pays through** any opening. **Guards** shall not have an **ornamental** pattern that would provide a ladder effect (Handrails shall be a minimum of 34" but not **more** than 38". **Use Group R-3** shall not be less **than** 30", but not more than 38".) Handrail grip **size** shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2".
9. Headroom **m** habitable space **is** a minimum of 7'6".
10. Stair construction in **Use Group R-3 & R-4** is a **minimum** of 10" tread and 7 3/4" maximum **rise**. All other Use group minimum 11" tread. 7" maximum rise.
11. The **minimum** headroom in all **parts** of a stairway shall not be less than 80 inches. (6'8")
12. Every sleeping **room** below the fourth **story** in buildings of use Groups **R and I-1** shall have at least one operable window or exterior **door** approved for emergency egress or rescue. The units must be operable from the inside without the **use** of special knowledge or separate tools. Where windows are provided **as means of egress or rescue** they shall have a **sill** height not more than 44 inches (1118mm) above the **floor**. All **egress or rescue** windows from sleeping rooms shall have a **minimum** net clear opening height dimension of 24 inches (610mm). The **minimum** net clear opening width **dimension** shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft.
13. Each apartment shall have **access** to two (2) separate, remote and approved means of **egress**. **A** smgle exit **is** acceptable **when** it exits directly from the apartment to the building **exterior** with **no** communications to other apartment units.
14. All vertical openings shall be enclosed with construction having a fire rating of at lest one (1)hour, including **fire doors with self** closer's. (Over 3 stones in height requirements for fire rating is two (2) hours.)
15. The boiler shall be **protected** by enclosing **with** (1) hour fire-rated construction including fire doors and **ceiling**, or by providing automatic extinguishment.
16. All single and multiple station **smoke** detectors shall be of **an** approved **type** and shall be installed in **accordance** with the

TOP VIEW



SIDE VIEW EXTERIOR





Folding stairs
 Initial Concepts
 Dimensions to Door / grad. plan

24'

24' →
 per contractor

Buildings?

B-2 Zone
 HAS NO sideyard setback

(Plot plan shows
 3.78' to
 lot line)

provisions of the City's Building Code Chapter 9, Section 19, 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed **and** maintained at the following locations):

- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

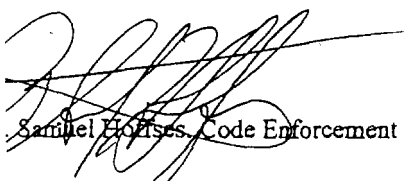
~~In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required)~~

- 17. A portable fire extinguisher shall be located **as** per NFPA #10. They shall bear the label of *M* approved agency **and** be of an approved type.
- 18. The Fire **Alarm** System shall be maintained to NFPA #72 Standard.
- 19. The Sprinkler System shall **maintained** to NFPA #13 **Standard**.
- 20. All exit signs, **Lights**, and means of egress **lighting** shall be done in accordance with Chapter 10 **Section &** Subsections 1023. & 1024. Of the City's building **code**. (The BOCA National Building Code/1996)
- 21. Section 25-135 of the Municipal Code for the **City of Portland** states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to **April** 15 of the following year".
- 22. The builder of a facility to **which Section** 4594-C of the Maine State **Human Rights** Act Title 5 **MRSA** refers, shall **obtain a** certification from a design professional that the plans commencing construction of **the** facility. the builder shall submit the certification to the Division of **Inspection Services**.
- 23. Ventilation shall meet the requirements of Chapter 12 **Sections** 1210. Of the City's **Building** Code.
- 24. All electrical, plumbing and HVAC **permits** must be obtained by a Master Licensed holders of their trade.
- 25. All **requirements** must be met before a final Certificate of Occupancy is issued,
- 26. All building elements shall meet **the** fastening schedule **as** per Table **2305.2** of the City's Building Code. (The BOCA National Building Code/1996).
- 17. Ventilation of spaces **within** a building shall be done in accordance with the City's Mechanical **Code** (The BOCA National Mechanical Code/1993).

18. Please read and implement the attached Land Use-Zoning report requirements.

- 9. This door is to be used only as a second means of egress, NOT as an entrance -
- 0. IF This proposed project can NOT meet all requirements this permit is void -
- 1. The STAIR must be in up position when not in use -

2) This egress is not a means of egress but a communicating egress.


Samuel Hoffes, Code Enforcement

:: Lt. McDougall, PFD
Marge Schmuckal

LAND USE - ZONING REPORT

ADDRESS: 44 - 46 Washington Ave DATE: 5/1/98

REASON FOR PERMIT: install new door & steps 13-E-12

BUILDING OWNER: Nu Carpenter & Michael Bocal ~~95-6-38-38~~
C-B-1

PERMIT APPLICANT: Mr MARCUSO, Jr.

APPROVED: with conditions DENIED: _____

#9

CONDITION(S) OF APPROVAL

1. During its existence, all aspects of the Home Occupation criteria, Section 14-4 10, shall be maintained.
2. The footprint of the existing _____ shall not be increased during maintenance reconstruction,
3. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect fo'r this amendment.
4. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will not be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the garage in place and in phases.
5. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
6. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
7. Separate permits shall be required for any signage.
8. Separate permits shall be required for future decks and/or garage.

9. Other requirements of condition your submitted plans show that you would meet the zoning req. If future court decisions change the location of the lot line and you no longer comply with the city ordinances the city may have to take legal steps to resolve the zoning issues. Because you are aware of these legal lot line disputes, please be aware that

Marge Schmuckal, Zoning Administrator,
Asst. Chief of Code Enforcement

Any work you do will be at your own risk.

Marge Schmuckal

PORTLAND DIVERSIFIED SERVICES

P.O. BOX 1869

PORTLAND, ME 04104

TEL: (207) 828-0920 FAX: (207) 828-0823

LETTER OF TRANSMITTAL

TO: City of Portland

DATE	<u>4-14-98</u>	JOB NO.	
ATTENTION	<u>SAM HOFFER</u>		
RE:	<u>NU'S RESTAURANT</u>		

WE ARE SENDING YOU

SHOP DRAWINGS

COPY OF LETTER



ATTACHED

PRINTS

CHANGE ORDER



UNDER A SEPARATE COVER VIA _____



PLANS

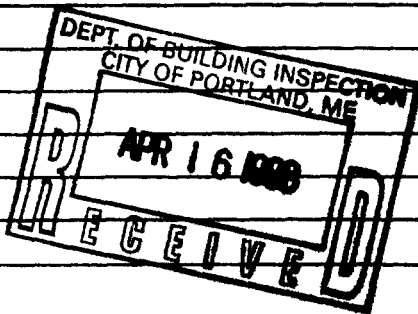


THE FOLLOWING ITEMS

SAMPLES

SPECIFICATIONS

COPIES	DATE	NO	DESCRIPTION
			<u>PLAN VIEW</u>
			<u>DE</u>



THESE ARE TRANSMITTED

FOR APPROVAL

FOR YOUR USE

AS REQUESTED

FOR REVIEW AND COMMENT

APPROVED AS SUBMITTED

APPROVED AS NOTED

RETURNED FOR CORRECTIONS

FOR BIDS DUE _____ 19 _____

RESUBMIT _____

SUBMIT _____

RETURN _____

COPIES FOR APPROVAL

COPIES FOR DISTRIBUTION

CORRECTED PRINTS

REMARKS:

please review

COPY TO:

TIM BRYANT
PROTI, FLAHERTY,
RESTAURANT PARTNER

SIGNED:

[Signature]

Nu Carpenter & Michael Bocal
46 Washington Avenue
Portland, ME 04101

RE: 44-46 Washington Avenue - 13-E-12

December 3, 1997

Dear Nu and Michael,

Once again I ~~am~~ writing to you in reference to your building permit #970846, dated August 5, 1997. I have spoken with your lawyer concerning this matter. Please note that it is understood that there are private party concerns about the location of your side lot line. ~~As~~ I mentioned, the City of Portland does not want to get involved with private civil matters. It is your responsibility to know where your lot lines are located. Your submitted plans showed that you would meet the zoning requirements. I am restating my stance from my previous letter of October 6, 1997. The City will not restrict you from building what you proposed. However, if the future legal resolutions change the location of the lot line and you no longer conform to the City Ordinances, the City shall have to take legal steps to resolve the zoning requirements. Because you are aware of these legal lot line disputes, please be aware that any work you do will be at your own risk.

Once these legal matters are resolved, please submit any revised plans so that we can review them along with your proposed work. If you have any questions regarding this matter, please do not hesitate to contact this office.

Very Truly Yours,

Marge Schmuckal
Zoning Administrator

cc: Mark Adelson, Housing & Community Dev
Marland Wing, Code Enforcement Officer

This letter is still
in effect.

Nu Carpenter & Michael Bocal
46 Washington Avenue
Portland, ME 04101

RE: 44-46 Washington Avenue - 13-E-12

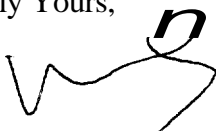
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Very Truly Yours,



Marge Schmuckal
Zoning Administrator

cc: Mark Adelson, Housing & Community Dev
Marland Wing, Code Enforcement Officer

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

**Building or Use Permit Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing **your** application in the quickest possible manner, please complete the Information below for a **Building** or Use Permit.

NOTE**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>1108 Forest Avenue</u>		
Total Square Footage of Proposed Structure	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number	Owner:	Telephone#:
Chart# <u>146</u> Block# <u>C</u> Lot# <u>6</u>	<u>Lloyd Wolf + Robert Adam</u>	<u>773-4988</u>
Owner's Address:	Lessee/Buyer's Name (If Applicable)	Cost Of Work:
<u>PO Box 1382 Portland, ME</u>		<u>\$</u>
Proposed Project Description:(Please be as specific as possible)		
<u>Removal of 550 gal. underground tank</u>		
Contractor's Name, Address & Telephone		
<u>Wilson + Sons Box 1028 Westbrook, ME 04098</u>		
Current use:	Proposed USE:	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1993 BOCA Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your ~~Deed~~ or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines **the** minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional. A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: <u>[Signature]</u>	Date: <u>4/29/98</u>
--	----------------------

Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum

fee: \$10.

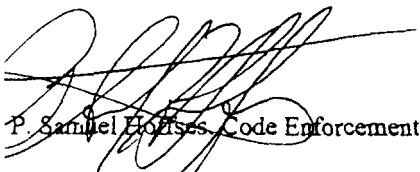
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23. Ventilation shall meet the requirements of Chapter 12 Sections 1210. Of the City's Building Code.
24. All electrical plumbing and W A C permits must be obtained by a Master Licensed holders of their trade.
25. All requirements must be met before a final Certificate of Occupancy is issued,
26. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code. (The BOCA National Building Code/1996).
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28. Please read and implement the attached Land Use-Zoning report requirements.
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P. Samuel Hoopes, Code Enforcement

cc: LL McDougall, PFD
Marge Schmuckal