

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

Location of Construction: 2 India St Ptd 04101		Owner: Pasquale Lapomarda		Phone: 773-1353		Permit No: 990035	
Owner Address: 59 Bay St		Lessee/Buyer's Name: Ted Keneko		Phone:		Business Name:	
Contractor Name: Four Seasons Fence Co.		Address:		Phone:		<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED Permit Issued: JAN 14 1999 CITY OF PORTLAND </div>	
Past Use: Restaurant		Proposed Use: Same		COST OF WORK: \$ 8200 FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied Signature: <i>[Signature]</i>		PERMIT FEE: \$ 65 INSPECTION: Use Group: Type Signature: <i>[Signature]</i>	
Proposed Project Description: 100' x 7' fence w/ pergola gate		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/> Signature: _____ Date: _____		Zone: CBL: 029-N-042 Zoning Approval: <i>[Signature]</i> Special Zone or Review: <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"/>		Permit Taken By: SP Date Applied For: January 7, 1999	

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..

Send to: **Port City Architecture**
 71 Federal St
 Portland ME 04101

**PERMIT ISSUED
WITH REQUIREMENTS**

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

January 7, 1999

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: _____ PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

Zoning Appeal

Variance
 Miscellaneous
 Conditional Use
 Interpretation
 Approved
 Denied

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

Action:
 Approved
 Approved with Conditions
 Denied

Date: *[Signature]* 1/14/99

CEO DISTRICT 1


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

**Building or Use Permit Pre-Application
Additions/Alterations/Accessory Structures
To Detached Single Family Dwelling**

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

NOTEIf 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: **2 INDIA ST PORTLAND ME 04101**

Tax Assessor's Chart, Block & Lot Number Chart# 029 Block# N Lot# 042	Owner: PASQUALE LAPOMARDA	Telephone#: 773 1753
Owner's Address: 59 BAY ST PORTLAND	Lessee/Buyer's Name (If Applicable) TED KENEKO	Cost Of Work: \$8200.- Fee \$65-
Proposed Project Description:(Please be as specific as possible) 100 LF x 7' FENCE W/ PERGOLA GATE		
Contractor's Name, Address & Telephone FOUR SEASONS FENCE CO		Rec'd By: 

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

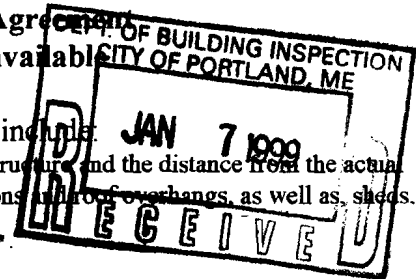
- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by 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 (Sample Attached)

If there is expansion to the structure, a complete plot plan (Site Plan) must include:

- The shape and dimension of the lot, all existing buildings (if any), the proposed structure and the distance from the actual property lines. Structures include decks porches, a bow windows cantilever sections and overhangs, as well as, sheds, pools, garages and any other accessory structures.
- Scale and required zoning district setbacks




4) Building Plans (Sample Attached)

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:  Date: **1.4.99**

Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.

0:\NSP\CORRESP\MNUAGENT\APADSF\WPD

*Mail to: Port City Architects
71 Federal St
Portland ME 04101*

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PORT CITY

ARCHITECT/PLANNER

21. FEDERAL STREET
PORTLAND, ME 04101
TEL: 603-833-1111
FAX: 603-833-1112

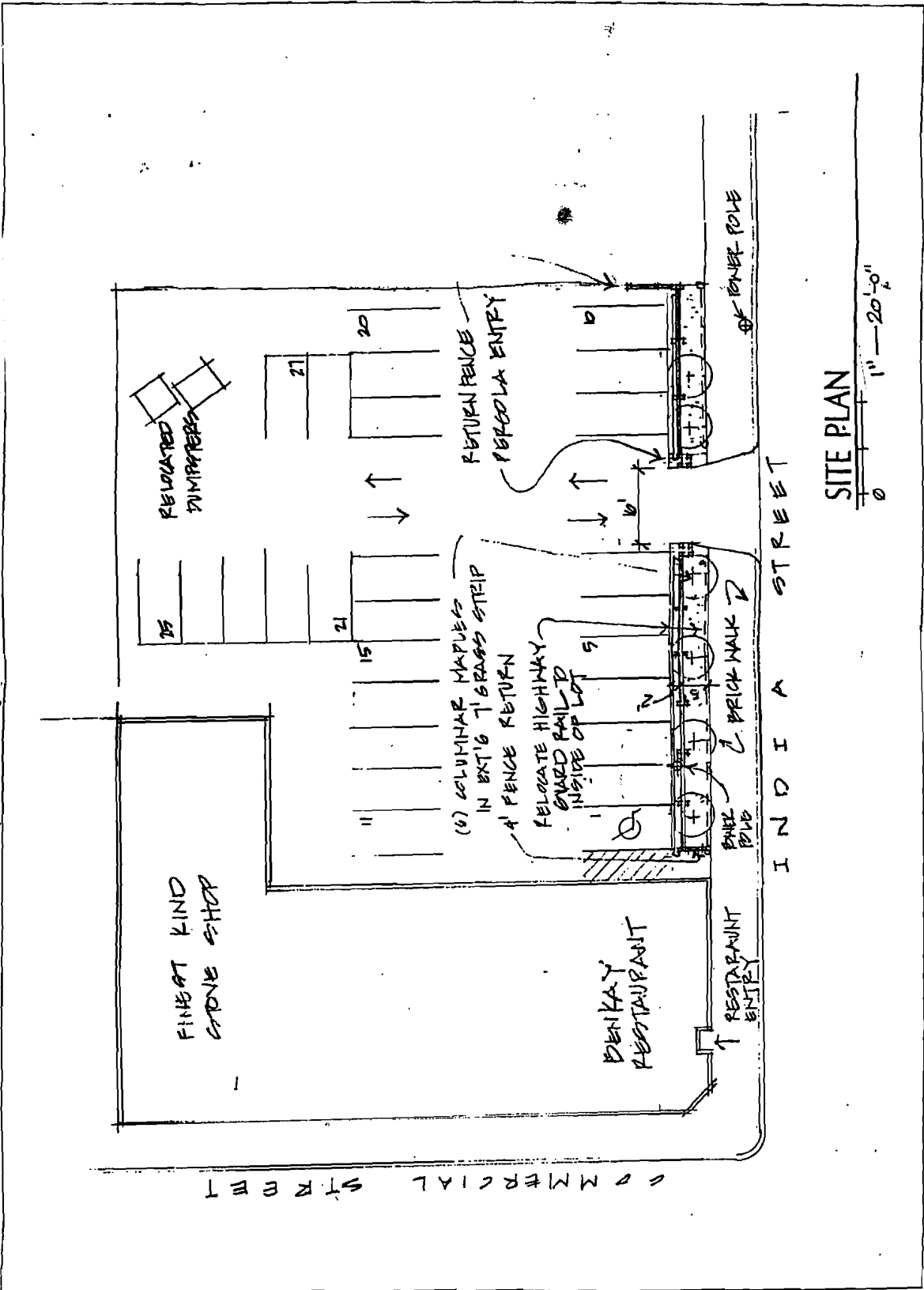
COMPONENT
21. FEDERAL STREET
PORTLAND, ME 04101
TEL: 603-833-1111
FAX: 603-833-1112

Benkey Japanese Restaurant
70 India Street
Portland, ME

NO. 9511

REVISION	DATE
1	10/15/03
2	11/10/03
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SITE PLAN
A2



SITE PLAN
1" = 20'-0"

Frank Spindel

PORT CITY ARCHITECTURE

77 FEDERAL STREET
PORT CITY, MISSISSIPPI 39201
TEL: 334-885-1111
WWW.PORCITYARCHITECTURE.COM

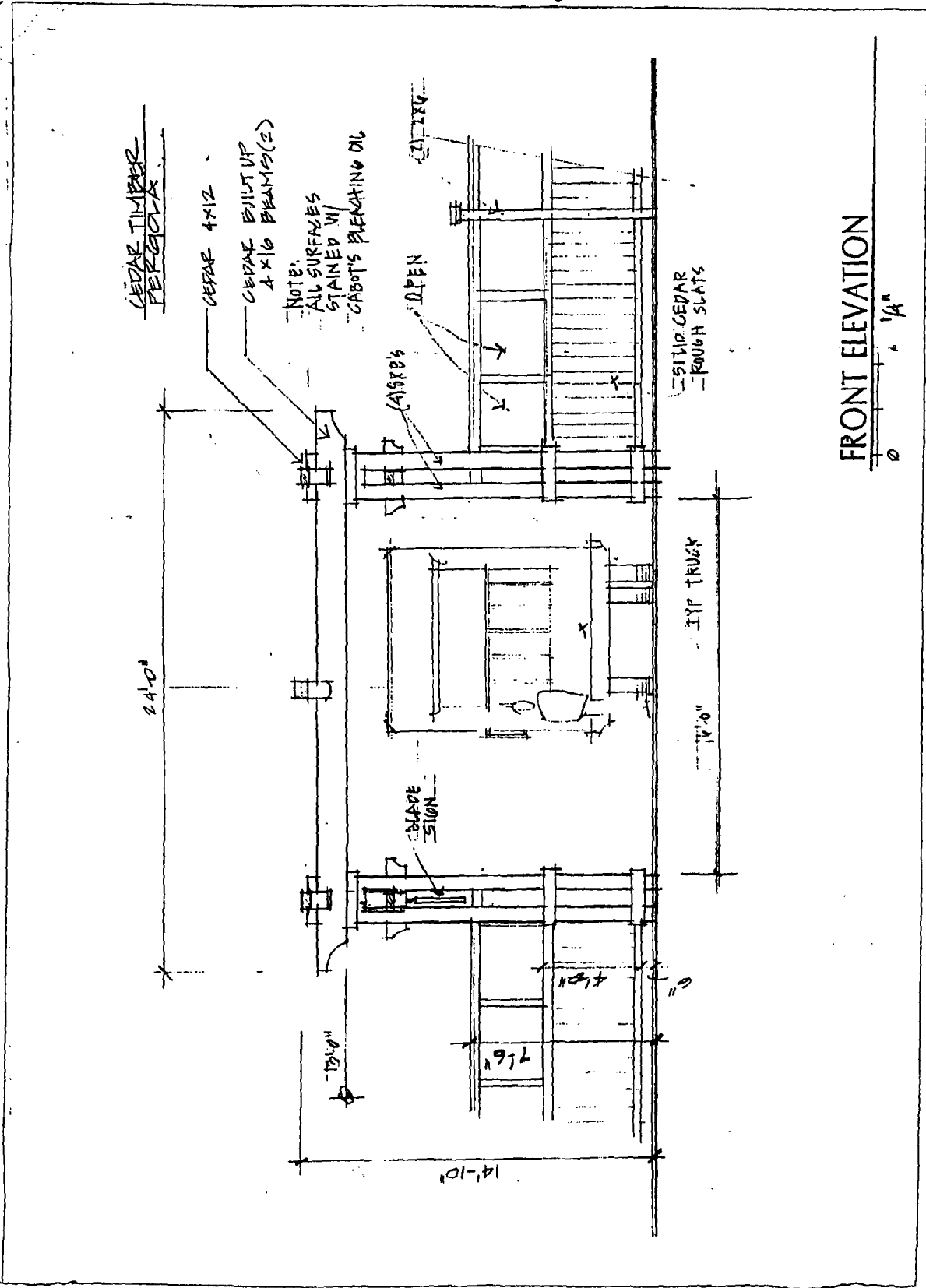
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SYSTEM, WITHOUT THE
WRITTEN PERMISSION OF
PORT CITY ARCHITECTURE

Benkay Japanese Restaurant
700 Indian Street
Mobile, AL 36688

DATE: 9/11/12

DATE	9/11/12
PROJECT	02/2012
APP'D	
C.D.'S	
REV.	
REVISION	
PRINT	

ELEVATION
A3A



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POINT CITY

ARCHITECTURE

71 FEDERAL STREET
PORTLAND, ME 04101
Tel: 781.881.1111
www.pointcityarch.com

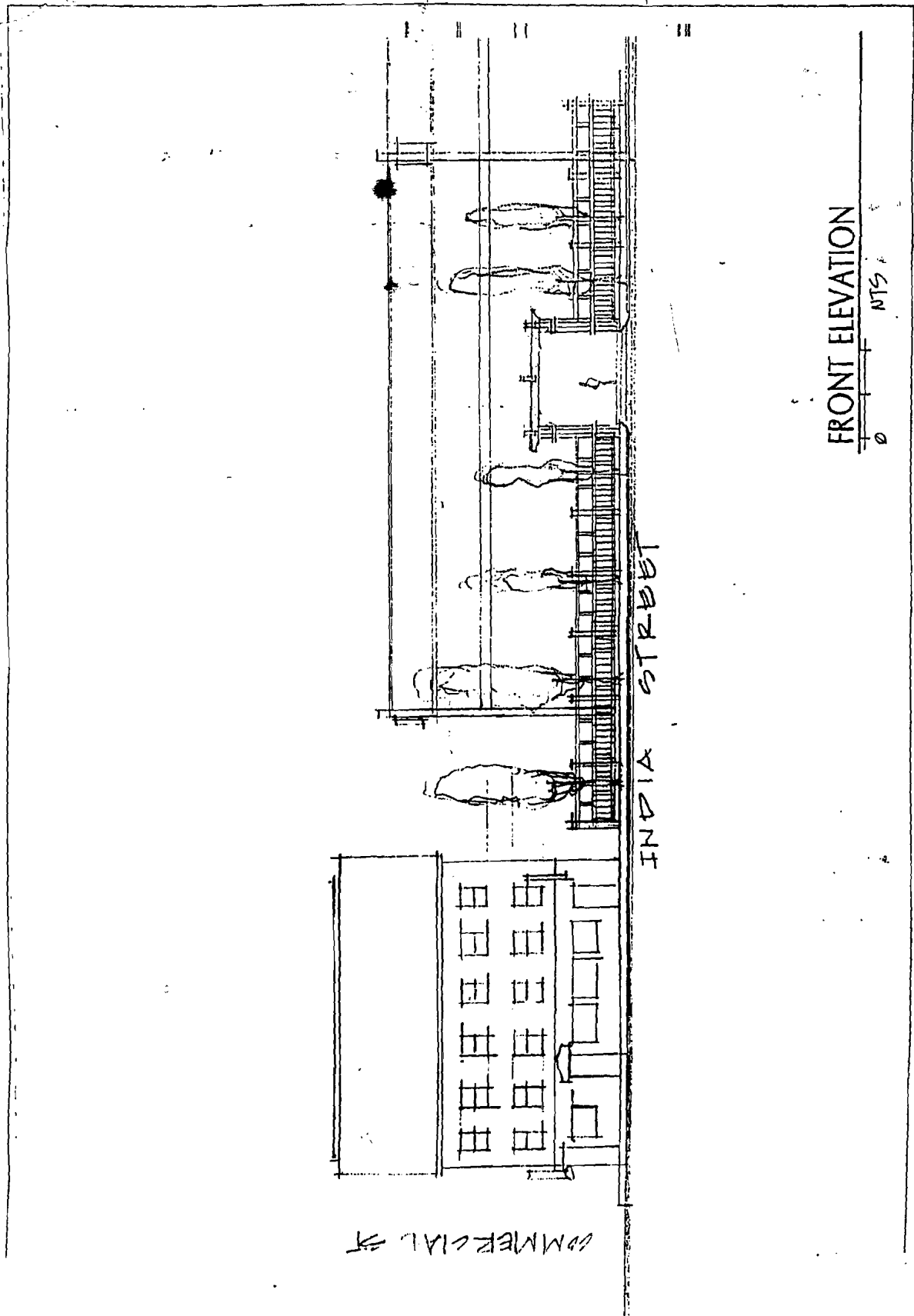
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Benkay Japanese Restaurant
30 India Street
ME

Job: 98114

ISSUE DATE	
PRELIM	08/23
APPROX.	
C.D.'s	
BID	
REVISED	11/12/08
PRINT	

ELEVATION
A3B



COMMERCIAL ST

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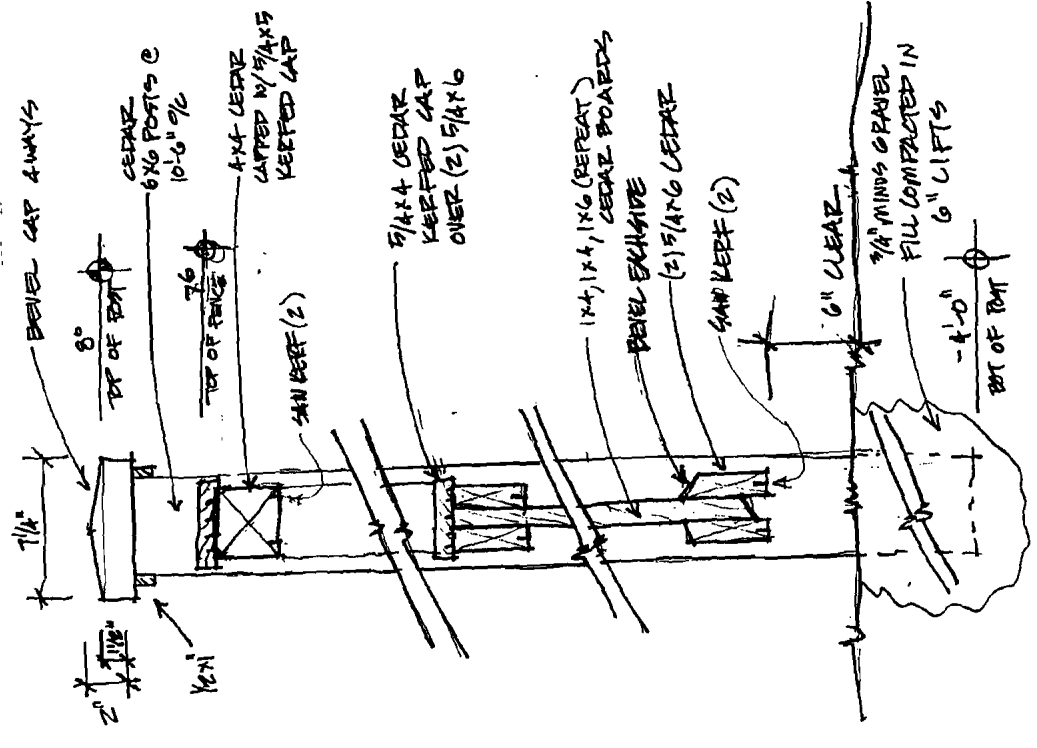
PORT CITY ARCHITECTURE

37 FEDERAL STREET
PORTLAND, ME 04101
TEL: 581.889.1000
WWW.PORTCITYARCH.COM

Benkey Japanese Restaurant
700 FEDERAL STREET
PORTLAND, ME 04101

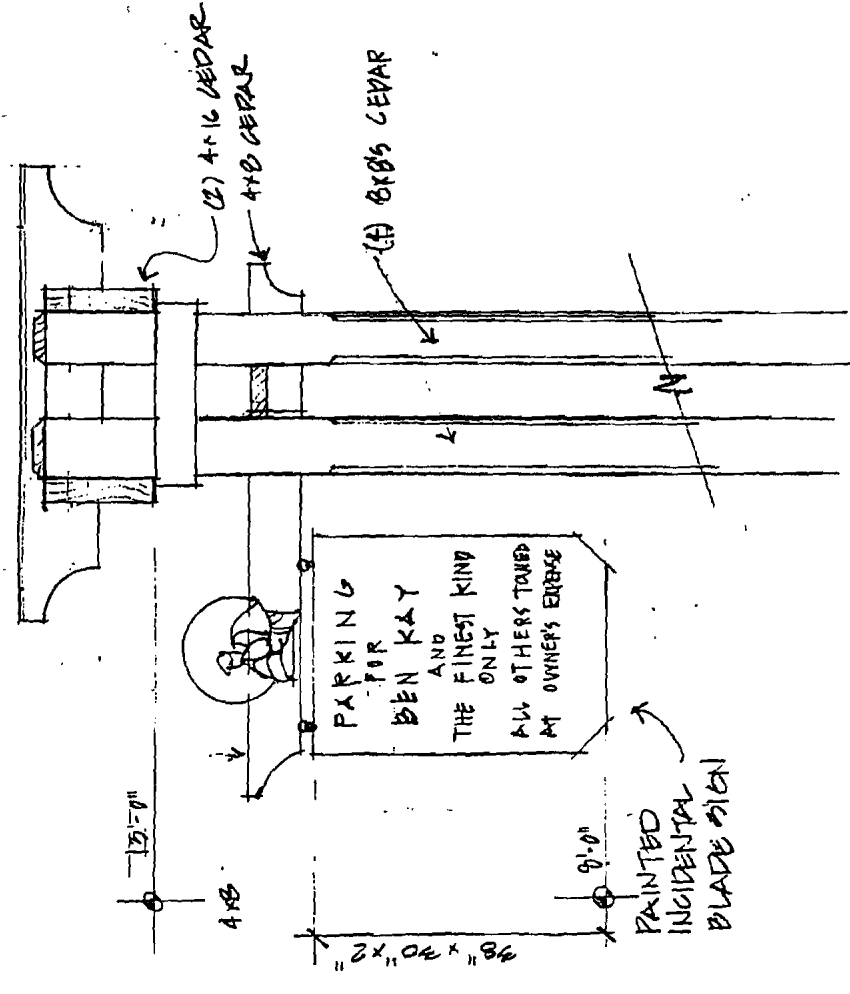
DATE	03/17
PROJECT	PORT CITY
CLIENT	BENKEY
NO.	001
REVISION	
PRINT	

SECTIONS
A4



SECTION AT GATE
9/4" — 1'-0"

SECTION @ FENCE
NOT TO SCALE





FILE

"We Set You Apart"

December 16, 1998

Port City Architecture
 71 Federal Street
 Portland, ME 04101
 (207) 761-9000
 (207) 761-2010 (fax)
 Attn: Mark Sengelmann

RE: BenKay Japanese Restaurant
 Portland, ME

Proposal based on the installation of 104ft. of custom #1 cedar board fence with a spaced top and 1-pergola as per specifications & drawings. Any deviations from the original plans in either the method of fabrication or type of the materials will be pre-approved by Port City Architecture.

Total Labor & Materials.....\$ 8,200.00

Please be sure to read the attached terms and conditions

Acceptance of Proposal - The above/attached price(s), specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined in the attached terms and conditions unless otherwise noted.

Signature: _____

Date of Acceptance: _____

TOUR SEASONS FENCE CO
Attn. CHARLIE/MICK

12/14/98

Mark Sengelmann

BENKAY JAPANESE RESTAURANT

PORTLAND, MAINE

Att. 2

REVISED

PROPOSAL

SUBMISSION TO THE HISTORIC PRESERVATION COMMITTEE

GENERAL INFORMATION

CLIENT: TED KANEKO
1 INDIA STREET
PORTLAND, MAINE 04101
201-713-5555

ARCHITECT: MARK SENGLMANN
PORT CITY ARCHITECTURE
11 FEDERAL STREET
PORTLAND, MAINE 04101
201-761-2000
FAX: 201-761-2010

COWNER: PASQUALE LAFCHARDA, JR.
ERASMO INC.
59 BAY STREET
PORTLAND, ME



SITE PHOTO

0 NTS

DRAWING LIST

- A1 TITLE SHEET, SITE PHOTOS
- A2 SITE PLAN
- A3 EXTERIOR ELEVATION
- A4 SECTIONS

PORT CITY ARCHITECTURE
71 FEDERAL STREET
PORTLAND, ME 04101
201-761-2000
FAX 201-761-2010

Benkay Japanese Restaurant
1 India Street
Portland, Maine

JOB: 98114

DATE	BY
APR 1	
C.D.	
REVISED	11/18/98
PRINT	

TITLE SHEET
A1

BUILDING PERMIT REPORT

DATE: 1/14/99 ADDRESS: 2 Indii St CBL 029-N-042
REASON FOR PERMIT: install Fence + Pergels
BUILDING OWNER: Pasquale Espomardo
CONTRACTOR: Four Seasons Fence Co.
PERMIT APPLICANT: _____
USE GROUP U BOCA 1996 CONSTRUCTION TYPE 5 B

CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *2, *3, *26, *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)
- 2.5 Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
- 2.6 Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
3. Precaution must be taken to protect concrete from freezing. Section 1908.0
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 1-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). Chapter 12 & NFPA 211
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 pass 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". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
9. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
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.(Section 1014.0)
11. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6' 8") 1014.4
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. (Section 1018.6)

13. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. Section 1010.1
14. All vertical openings shall be enclosed with construction having a fire rating of at least one (1)hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) Section 710.0
15. The boiler shall be protected by enclosing with (1) hour fire-rated construction including fire doors and ceiling, or by providing automatic extinguishment. Table 302.1.1
16. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 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):

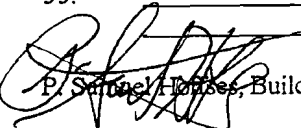
- In the immediate vicinity of bedrooms
- In all bedrooms
- In each story within a dwelling unit, including basements

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) Section 920.3.2

17. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. Section 921.0
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. (crawl spaces & attics)
24. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
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).
27. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
28. Please read and implement the attached Land Use-Zoning report requirements.
29. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.3. of the City's building code.
30. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- * 31. Separate permit will be required for signage.
- * 32. All Historic Preservation approvals must be adhered to.

33.


P. Samuel Hobbes, Building Inspector

cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator