

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

Location of Construction: 04108 50 Island Ave. P.I. former wr. citizens		Owner: Mark Lumbard	Phone: 207-766-2479	Permit No: 990577
Owner Address: P.O. Box 6312 50 Island Ave. Peaks Island, ME 04108	Lessee/Buyer's Name:	Phone:	Business Name:	<div style="border: 2px solid black; padding: 5px; text-align: center;"> PERMIT ISSUED JUN 8 1999 CITY OF PORTLAND </div>
Contractor Name: Robert DeSouza	Address: Peaks Island - 04108	Phone: 766-2920		
Past Use: Senior Citizen Center Kitchen	Proposed Use: Restaurant	COST OF WORK: \$ 5,000	PERMIT FEE: \$ 45.00	Zone: CBL: 084-Q-010 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 type="checkbox"/> minor <input type="checkbox"/> mm <input type="checkbox"/>
		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	
Proposed Project Description: Install range hood in existing kitchen to accomodate gas appliances in preexisting commercial kitchen.		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
		Action: Approved <input type="checkbox"/> Approved with Conditions: <input type="checkbox"/> Denied <input type="checkbox"/>		
Permit Taken By: SP	Date Applied For: May 28, 1999	Signature:	Date:	

close Permit

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: June 1, 1999	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

CEO DISTRICT 3

COMMENTS

7-16-99 - cut out counter for hand sink
Turn out hot for Sam Bar
Install stainless wall plates
Install 40# Grease trap for sink.

Inspection Record

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

BUILDING PERMIT REPORT

DATE: 4 June 99 ADDRESS: 50 Island Ave. P.I CBL: 084-Q-010
 REASON FOR PERMIT: To Install Kitchen hood
 BUILDING OWNER: Mark Lumbard
 PERMIT APPLICANT: _____ / Contractor Robert De Sousa
 USE GROUP A-3 BOCA 1996 CONSTRUCTION TYPE 5-3

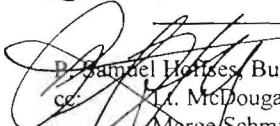
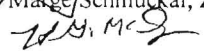
CONDITION(S) OF APPROVAL

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

Approved with the following conditions: *1, *9, *34

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. 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
4. 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)
5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. 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.
8. 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)
9. 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
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. 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 3e4" 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)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. 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)
16. 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)
17. 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)

18. 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)
19. 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.
20. 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)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. 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".
25. 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 the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
27. 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.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. 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).
30. 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)
31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
- * 34. All kitchen exhaust equipment shall be installed as per Chapter 5 of The City's mechanical Code The BOCA National Mechanical Code 1993
36. Kitchen appliances which emit grease laden vapors require an extinguishing system


 B. Bammel, Building Inspector
 cc: M.A. McDougall, PFD
 Marge Schmuckal, Zoning Administrator


PSI 12-14-98

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

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

**Building or Use Permit Pre-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.

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 (include Portion of Building): <i>FORMER SENIOR CITIZENS CENTER - 50 Island Ave - Peaks Island</i>			
Total Square Footage of Proposed Structure <i>445 sq ft</i>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>084</i> Block# <i>Q</i> Lot# <i>010</i>		Owner: <i>MARK LUMBARD</i>	Telephone#: <i>207-766-2479</i>
Owner's Address: <i>PO Box 6312 50 ISLAND AVE PEAKS ISLAND ME</i>		Lessee/Buyer's Name (if Applicable)	Cost Of Work: <i>\$5000</i> Fee: <i>\$45.00</i>
Proposed Project Description: (Please be as specific as possible) <i>INSTALL RANGE HOOD IN EXISTING KITCHEN - TO ACCOMMODATE GAS APPLIANCES IN PREEXISTING COMMERCIAL KITCHEN</i>			
Contractor's Name, Address & Telephone <i>ROBERT DE SOUSA - PEAKS ISLAND 766-2920</i>			Rec'd By: <i>[Signature]</i>
Current Use: <i>SENIOR CITIZEN CENTER KITCHEN</i>		Proposed Use: <i>RESTAURANT -</i>	

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: <i>[Signature]</i>	Date: <i>5-28-99</i>
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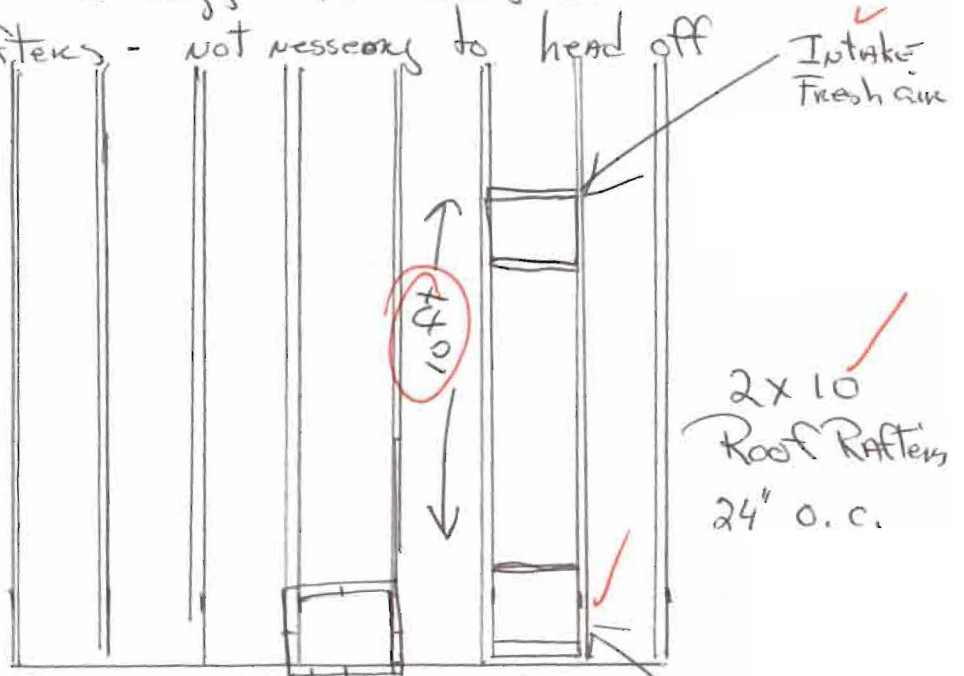
Building Permit Fee: \$25.00 for the 1st \$1000. cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum





Work to be done by Robt. de Sousa 766-2920
These exhaust chimneys are designed to
set between RAFTERS - not necessary to head off

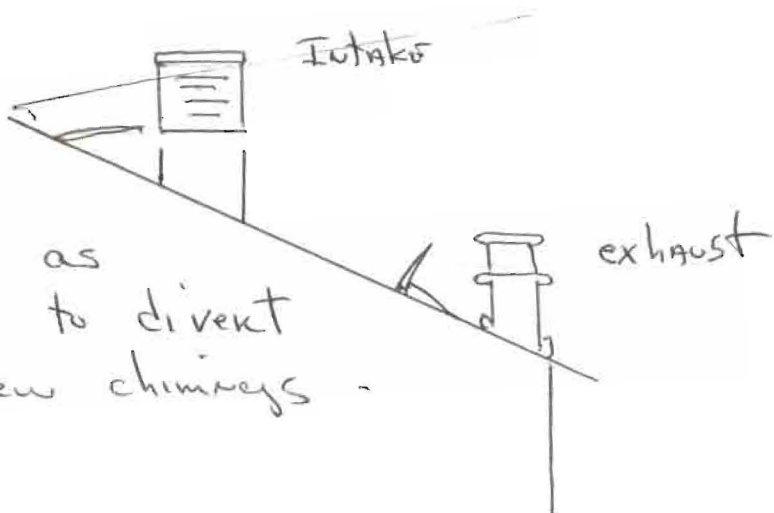
Just box in to
support flanges
& Roofing



Existing Brick chimney ✓

To Be Boxed off for
Exhaust
w/2x10 AIR

metal flashing
installed in
Roofing to act as
YANKEE gutters to divert
Rain off new chimneys -





THE CENTER FOR
EXECUTIVE EDUCATION
AT BABSON COLLEGE

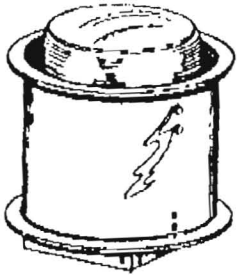
Estimated cost for hood is Roofing work
5000⁰⁰

Any questions 766-2920



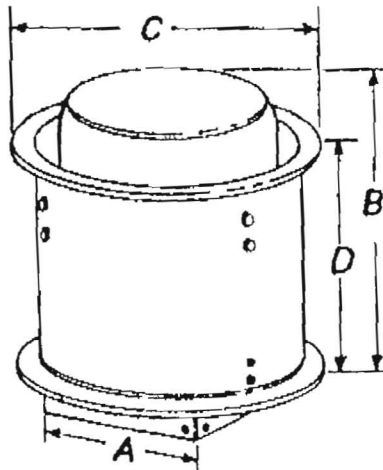
DREACO 172 REASER COURT ■ P.O. BOX 1077 ■ ELYRIA, OH 44036

MODEL DR 9044 EXHAUST FAN



FANS

Section



MODEL No. DR 9044

18" HIGH
STEEL
CURB
SIZE

DIMENSIONAL
DATE

IMPELLER
SIZE

DIMENSIONAL DATE	IMPELLER SIZE	18" HIGH STEEL CURB SIZE
A. 24"	16"	23-1/2"
B. 28"		
C. 30"		
D. 24"		

Standard Features

1. 3 YEAR LIMITED WARRANTY ON ALL ELECTRIC MOTORS.
2. HEAVY GAUGE ALUMINUM.
3. DIRECT DRIVE MOTORS ARE ENCLOSED IN WEATHERTIGHT COMPARTMENTS AVAILABLE WITH VARIABLE SPEED CONTROL
4. FACTORY PRESET DRIVES.
5. CFM RANGE - 3800-4400
6. MOTOR HORSEPOWER - 1/2
7. R.P.M.'S - 1100
8. AMPS/VOLTS - 6.8/115
9. FAN BASE - 24"
10. CURB SIZE - 23-1/2"

(440) 366-7600

■ FAX (440) 365-5858

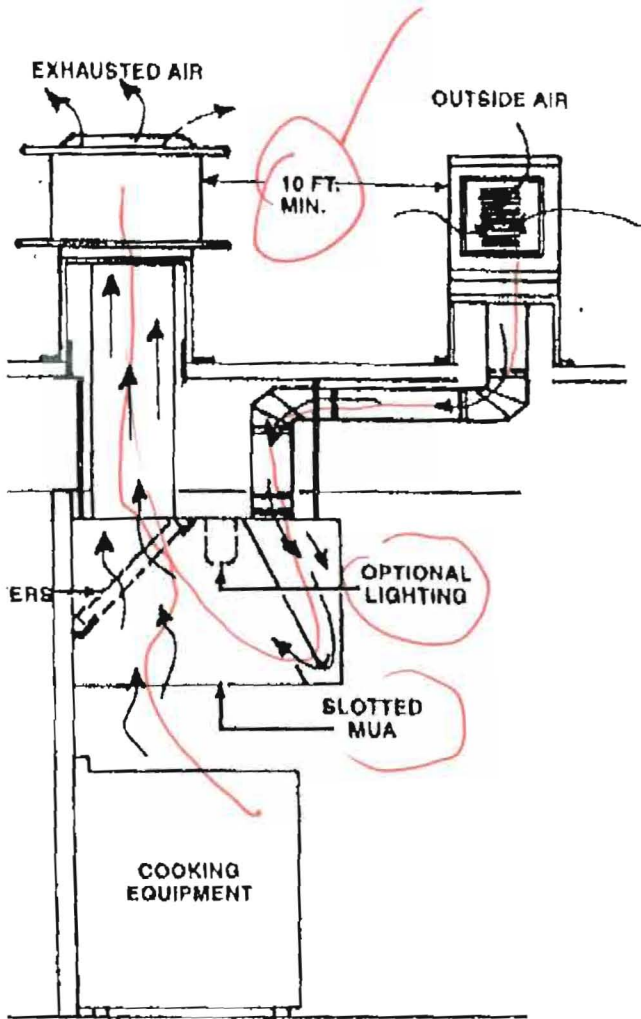
■ ORDER LINE 1-800-368-3267

HOODS WITH MAKE-UP AIR

- 1). ALL JOINTS SEAMLESS MIG WELDED.
- 2). ALUMINUM BAFFLE FILTERS ARE UL LISTED.
- 3). VAPOR PROOF LIGHTS (OPTIONAL)
- 4). MEETS AND EXCEEDS NFPA #96
- 5). APPROVED BY NSF
- 6). MAKE-UP AIR HOODS ARE ENGINEERED SO AIR BEING EXHAUSTED IS REPLENISHED BY THE SUPPLY OF AIR INDUCED ON THE INSIDE FRONT OF THE HOOD BY APPROX. 80%

HOOD CONSTRUCTION

- A) ALUMINIZED - 16 gauge ALUMINIZED STEEL PAINTED SEMI-GLOSS GRAY
- B) HYBRID - 16 GAUGE STAINLESS STEEL #4 POLISHED FRONT AND SIDES. 16 GAUGE ALUMINIZED STEEL TOP AND BACK
- C) STAINLESS STEEL - 16 GAUGE STAINLESS STEEL #4 POLISHED



ETL LISTED
EQUIPMENT FOR THE REMOVAL
OF SMOKE AND GREASE LADEN
VAPORS FROM COMMERCIAL
COOKING EQUIPMENT

D0792440360

ETL TESTING LABORATORIES INC.
CORTLAND NEW YORK 13811



ETL LISTED
FOOD
SERVICE
EQUIPMENT
TO STD. NSF-2

D0792440360

ETL TESTING LABORATORIES INC.
CORTLAND NEW YORK 13811



No	REV.	ECN	DESCRIPTION



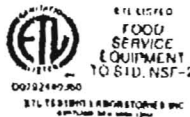
DREACO PRODUCTS, INC.
172 Reaser Court
P.O. Box 1077
ELYRIA OHIO 44036

DRAWN BY	DATE	SCALE	MATERIAL
TOL.	CH'D BY	PART NO.	

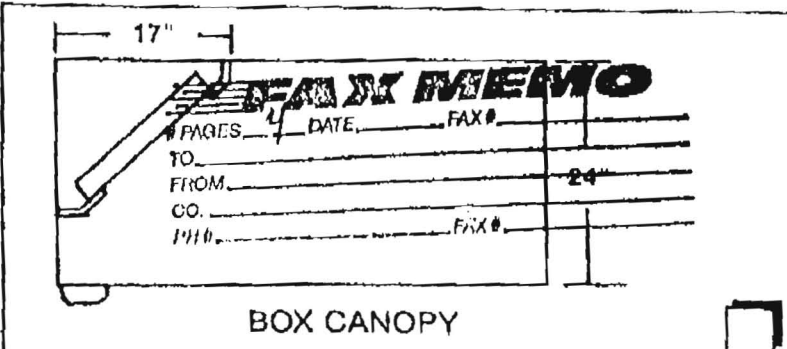
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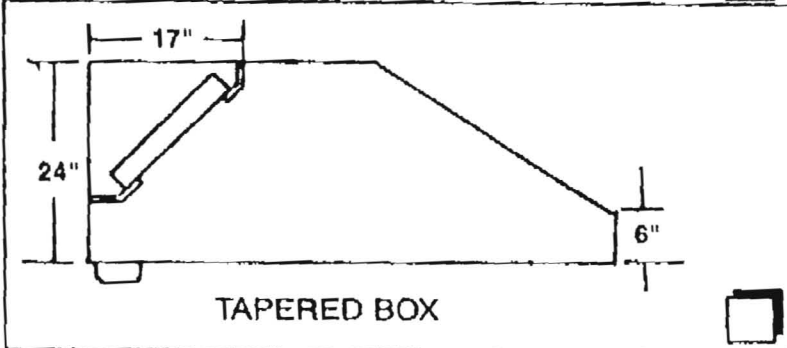
ORDER LINE 1-800-368-3267



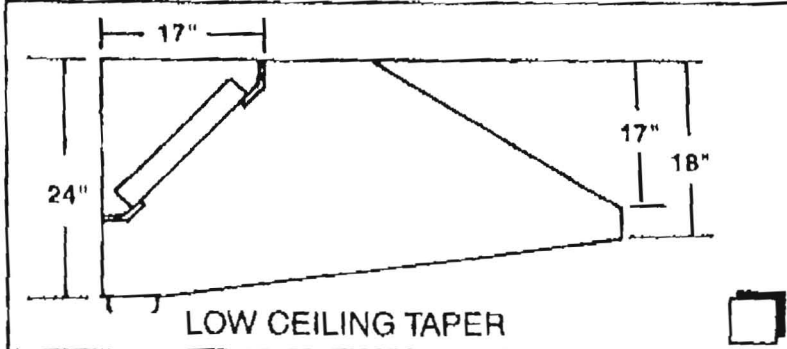
DREACO 172 REASER COURT ■ P.O. BOX 1077 ■ ELYRIA, OH 44036



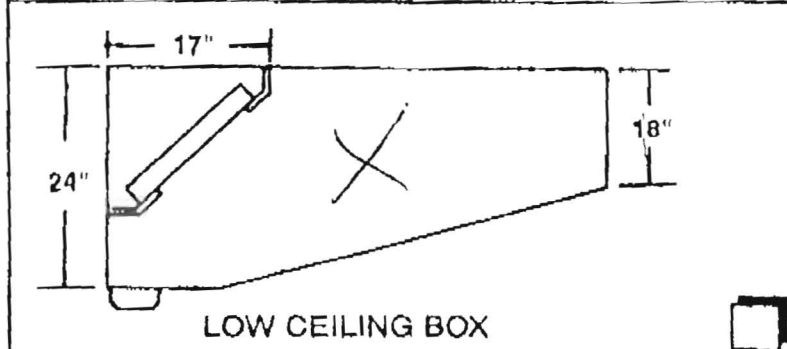
BOX CANOPY



TAPERED BOX




LOW CEILING TAPER



LOW CEILING BOX

EXHAUST HOOD

ALL STAINLESS STEEL

 = CHECK TYPE HOOD

Standard Features

1. Stainless Steel #4 Finish, .16 Gauge
2. All joints seamless welded with automatic wire feed Mig Welders.
3. All Hoods built to NFPA Bulletin #96 and NSF Specs.
4. Back gutter made to receive grease extractor filter. Baffle type filters are 20" wide removable U.L. Listed Light Weight Aluminum Steel.
5. Stainless Steel grease cup attaches to tray that runs full length of hood.

(440) 366-7600

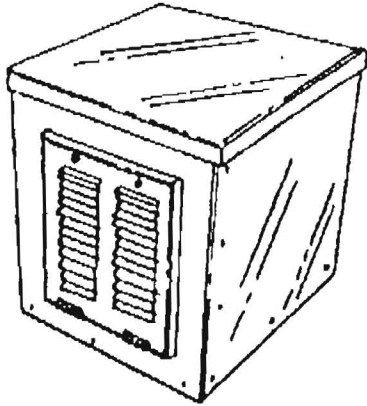
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DREACO

172 REASER COURT ■ P.O. BOX 1077 ■ ELYRIA, OH 44036

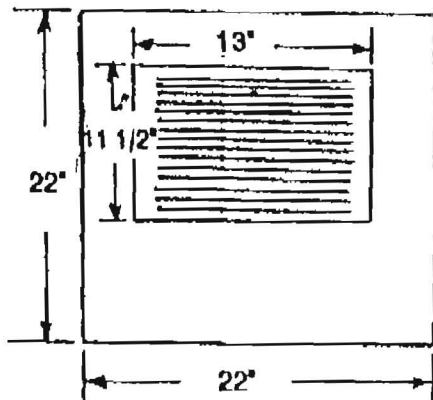
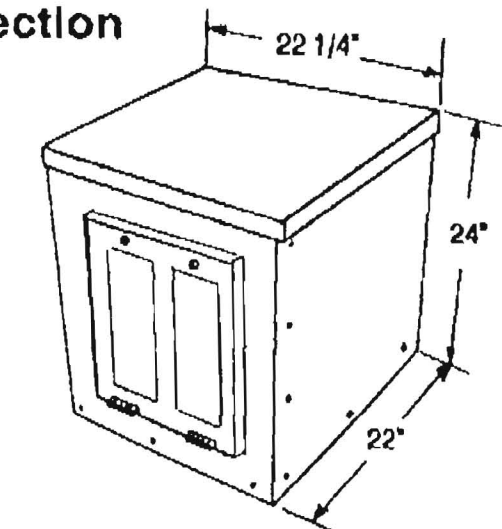


MODEL DR 907 MAKE-UP AIR FAN



FANS

Section



Standard Features

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2. HEAVY GAUGE ALUMINUMIZED.
3. BELT DRIVEN MOTORS ARE ENCLOSED IN WEATHERTIGHT COMPARTMENTS.
4. FACTORY PRESET DRIVES.
5. CFM RANGE - 2500-3300
6. MOTOR HORSEPOWER - 1/3
7. R.P.M.'S - 1725
8. AMPS/VOLTS - 6.0/115
9. FAN BASE - 22"
10. CURB SIZE - 21-1/2"

(440) 366-7600

FAX (440) 365-5858

ORDER LINE 1-800-368-3267

BUILDING PERMIT REPORT

DATE: 4 June 99 ADDRESS: 50 Island Ave. P.I CBL: 084-Q-010

REASON FOR PERMIT: To Install Kitchen hood

BUILDING OWNER: Mark Lumbar

PERMIT APPLICANT: _____ Contractor Robert De Sousa

USE GROUP A-3 BOCA 1996 CONSTRUCTION TYPE 5-3

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- 4. 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)
- 5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
- 6. Precaution must be taken to protect concrete from freezing. Section 1908.0
- 7. 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.
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- 12. Headroom in habitable space is a minimum of 76". (Section 1204.0)
- 13. 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)
- 14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
- 15. 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)
- 16. 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)
- 17. 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)