

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 080612

Please Read Application And Notes, If Any, Attached

This is to certify that PORTLAND BAY PROPERTIES LLC

has permission to Change of use from Commercial to Commercial on first floor and one residential unit on second floor

AT 415 FOREST AVE

CBL 111 G005001

provided that the person or persons performing or accepting this permit shall comply with all of the provisions of the Statutes of this 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.

PERMIT ISSUED
JUL 17 2008
CITY OF PORTLAND

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 leased or occupied. 24 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. Craig Cass

Health Dept. _____

Appeal Board _____

Other _____

Department Name

Joanne Benke 7/18/08
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: 08-0612	Issue Date:	CBL: 111 C005001
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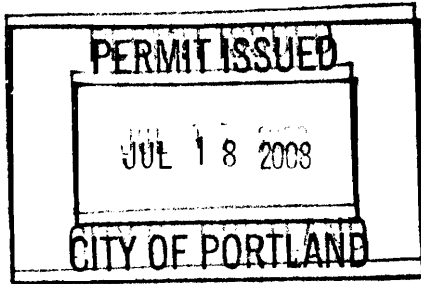
Location of Construction: 415 FOREST AVE	Owner Name: PORTLAND BAY PROPERTIES L	Owner Address: 67 PHIPPS ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2b

Past Use: Commercial - 1st floor Nail salon - 2nd floor retail (Dancing Elephant)	Proposed Use: Commercial/Residential - Change of use from all commercial to Commercial Nail Salon on first floor with one residential unit on second floor	Permit Fee: \$40.00	Cost of Work: \$2,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>Verify Separation</i>	INSPECTION: Use Group: <i>B/R2</i> Type: <i>SB</i> <i>IBC-2003</i>	

Proposed Project Description: Change of use from Commercial to Commercial on first floor and one residential unit on second floor	Signature: <i>Craig Cass</i>	Signature: <i>JMB 7/18/08</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: Idobson	Date Applied For: 06/02/2008	Zoning Approval
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<ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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"/> 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"/> Date: <i>6/12/08</i>	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: _____
	Signature: _____ 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

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

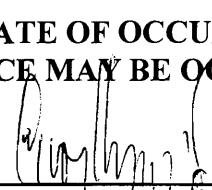
X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling (sheetrock)


X Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: There is a \$75.00 fee per inspection at this point.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee


Signature of Inspections Official

8/25/08
Date

7/18/08
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0612	Date Applied For: 06/02/2008	CBL: 111 C005001
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Location of Construction: 415 FOREST AVE	Owner Name: PORTLAND BAY PROPERTIES L	Owner Address: 67 PHIPPS ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial/Residential - Change of use from all commercial to Commercial Nail Salon on first floor with one residential unit on second floor	Proposed Project Description: Change of use from Commercial to Commercial on first floor and one residential unit on second floor
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 06/12/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This property shall remain a nail salon on the first floor and one dwelling unit on the second floor. Any change of use shall require a separate permit application for review and approval.			
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: Jeanine Bourke	Approval Date: 07/18/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Additional code requirements may be required per inspection of the newly created residential unit.			
2) 1 hour rated ceiling assembly req. between office and residential units			
3) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.			
4) Hardwired interconnected battery backup smoke detectors shall be installed in all bedrooms, protecting the bedrooms, and on every level.			
5) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.			
6) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.			

Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 06/27/2008
Note: requires 2 hr. Fire rated separation			Ok to Issue: <input checked="" type="checkbox"/>
1) Residential occupancy requires a 2 hr. Fire rated separation. Wall type in exit and ceiling to be verified prior to occupancy. Applicant has been notified.			

Comments:
6/12/2008-mes: I spoke with "John" about the change of use to get more background on the uses and the parking.
7/18/2008-jmb: Spoke to John N. For details, he said the building is fully sprinklered, so windows are not required to meet egress, which they don't, smoke detectors, clarified the existing stair details, will install new kitchen, add 5/8 type x to ceiling of salon. Ok to issue with conditions



General 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>415 FOREST AVE, PORTLAND, ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>≈ 1,400</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>111</u> Block# <u>C</u> Lot# <u>5</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>LEON T NGUYEN</u> Address <u>67 PHIPPS RD</u> City, State & Zip <u>PORTLAND, ME 04102</u>	Telephone: <u>774-2587</u> <u>774-9955</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) <u>Portlan Bay Prop LLC</u> Name <u>Portlan Bay Prop LLC</u> Address City, State & Zip	Cost Of Work: \$ <u>2000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>115.</u>
Current legal use (i.e. single family) <u>VACANT</u> If vacant, what was the previous use? <u>BUSSINESS</u> Proposed Specific use: Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>CHANGE OF USE FROM BUSSINESS TO APARTMENT</u> <u>2nd Floor</u>		
Contractor's name: _____ Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Above</u> Telephone: _____ Mailing address: _____		

Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit. JUN-2 2008

In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at www.portlandmaine.gov, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

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: [Signature] Date: 6/2/08

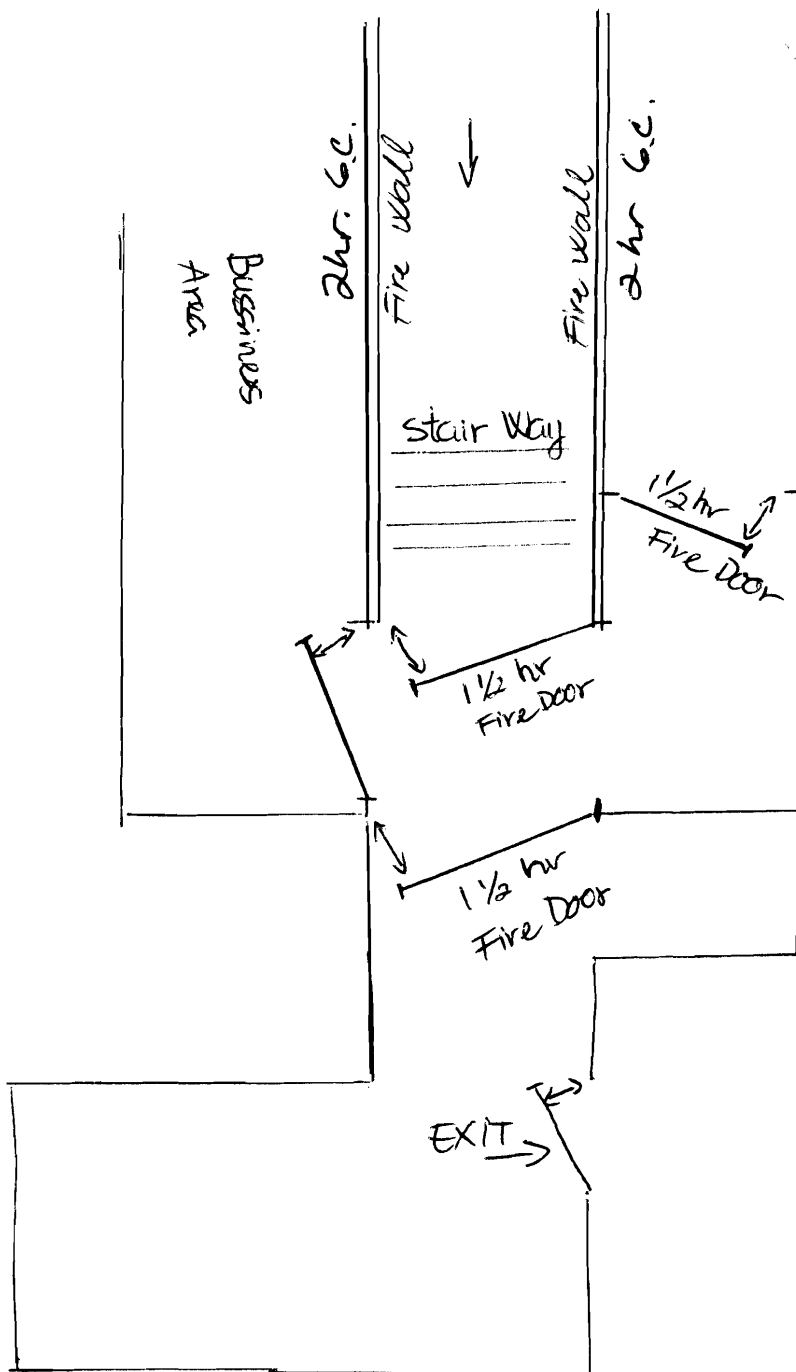
This is not a permit; you may not commence ANY work until the permit is issue

415 FOREST AVE
PORTLAND ME 04101
(207) 774 9955

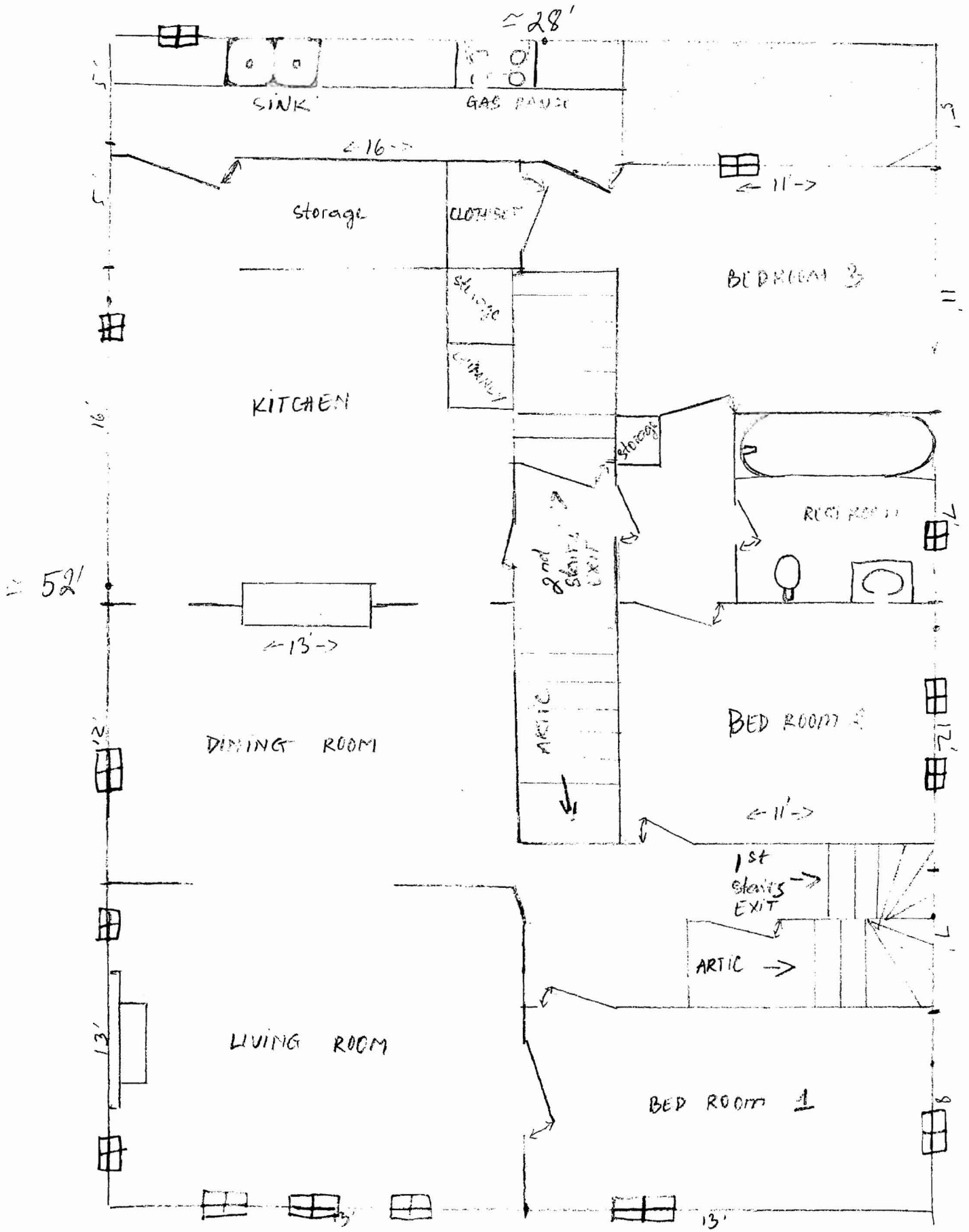
JOHN NGUYEN

7/18/07

per John
Building is Fully Sprinklered



FLOOR PLAN (415 TORREST AVE 2nd FLOOR)



415 FOREST AV

SIDE WALK

AV

FRONT DOOR
open

DOOR TO 1ST and 2ND FLOOR

DOOR TO GARAGE 1st FLOOR

Notes
per JOHN N.
7/18/07
JMB

ADDITION FROM 1st FLOOR

Salon needs
1 layer
5/8 type X

SALON 2700



Fire Door
1 1/2

98

21

STAIRS TO BASEMENT

STAIR TO 1st
2nd FLOOR

BACK DOOR

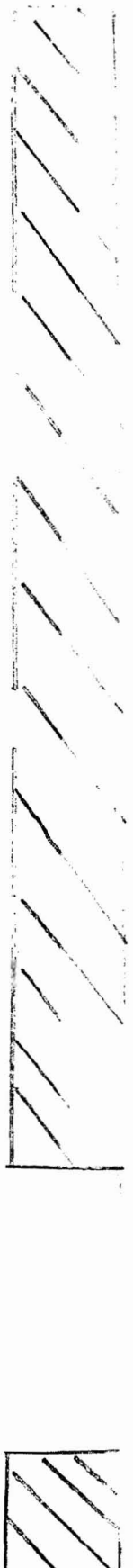
Porch

DRIVE WAY
PARKING FOR TENANTS

25'

SIDE WALK

RD









This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information

Card Number 1 of 1
Parcel ID 111 C005001
Location 415 FOREST AVE
Land Use RETAIL & PERSONAL SERVICE

Owner Address PORTLAND BAY PROPERTIES LLC
 67 PHIPPS ST
 PORTLAND ME 04103

Book/Page 22825/348
Legal 111-C-5
 FOREST AVE 415-417
 DEERFIELD RD 108-114
 5000 SF

Current Assessed Valuation

Land	Building	Total
\$121,900	\$269,800	\$391,700

Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1924	1	7330	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.115	7330		MIXED RES/COMM	NAIL USA

Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	2406	UNFINISHED RES BSMT
1	01/01	2514	CONVERTED SALES
1	02/02	1558	CONVERTED SALES
1	03/03	852	SUPPORT AREA

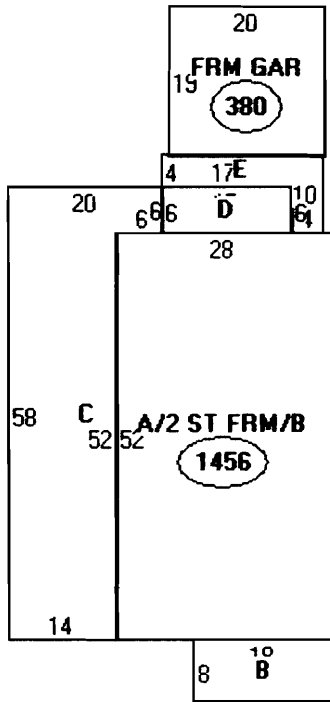
Height	Walls	Heating	A/C
6		NONE	NONE
8	FRAME	HW/STEAM	NONE
8	FRAME	HW/STEAM	NONE
6	FRAME	NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

Building Other Features

Line	Structure Type	Identical Units
2	GARAGE - FRAME	1
2	PORCH - COVERED	1
2	SPRINKLER - WET	1

Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
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- Descr**
- A: A/2 S
1456
 - B: OFF
144 s
 - C: 1 ST
848 s
 - D: 2 ST
102 s
 - E: 1 ST
108 s
 - F: FRM
380 s

Handwritten notes:

1456
108
102
848
144
380

1456
108
102
848
144
380

1456
108
102
848
144
380

Handwritten notes:

2304 sq ft
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