

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that SOKUNTHEA CHAN

Located At 927 FOREST AVE

Job ID: 2012-02-3245-CH OF USE

CBL: 142- F-003-001

has permission to Change the Use from Office to Personal Service (Hair Salon)

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statutes of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

 2/27/12
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**



Certificate of Occupancy



CITY OF PORTLAND, MAINE
Department of Planning and Urban Development

Location 927 Forest Ave.
Issued to Sokunthea Chan

CBL 142 F003
Date Issued July 11, 2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit NO.2012-02-3245, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire

APPROVED OCCUPANCY

USE GROUP: B

TYPE: 5B · 2009 IBC

Limiting Conditions: Second floor storage use only due to lack of egress.

Approved:

(Date) Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-02-3245-CH OF USE	Date Applied: 2/9/2012	CBL: 142- F-003-001	
Location of Construction: 927 FOREST AVE	Owner Name: SOKUNTHEA CHAN	Owner Address: 25 AVALON RD, PORTLAND, ME 04103	Phone: 838-5505
Business Name:	Contractor Name: OWNER	Contractor Address:	Phone:
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - CHANGE OF USE	Zone: B-2
Past Use: Professional Offices	Proposed Use: To Change the use from offices to personal service (hair salon)	Cost of Work: \$1,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: SB
Proposed Project Description: CofU from Office to Service (Hair Salon)		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Brad		Zoning Approval	

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building Permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False informatin may invalidate a building permit and stop all work.</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetlands</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p><input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM</p> <p>Date: <i>ok with condit</i> <i>2/9/12</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in Dist or Landmark</p> <p><input type="checkbox"/> Does not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
	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 appication 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

3-29-12 DWM Matt 939-5492 Plumbing Provide: ^①CO in vent

② Lissons Hair wash sink

7-2-12 GF. SINK UPC Listed
SEE PIC

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Commercial Plumbing & Electrical Rough inspection

Certificate of Occupancy Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2012-02-3245-CH OF USE

Located At: 927 FOREST AVE

CBL: 142- F-003-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. Separate permits shall be required for any new signage.
3. This property shall remain a personal service (hair salon) use with the issuance of this permit and subsequent issuance of a certificate of occupancy. Any change of use shall require a separate permit application for review and approval.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
4. All outstanding code violations shall be corrected prior to final inspection.
5. Fire extinguishers are required per NFPA 10.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
3. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.

Entered 2/1/12
(14)

General Building Permit Application 3-2



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.

2012 40680

Location/Address of Construction: 927 Forest ave Portland ME, 04103		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 142 F003	Applicant *must be owner, Lessee or Buyer* Name SOKUNTHEA CHAN Address 25 avalon rd City, State & Zip Portland ME 04103	Telephone: 207.838.5505
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ 30 C of O Fee: \$ 75 Total Fee: \$ 105
<p>RECEIVED</p> <p>FEB 09 2012</p> <p>Current legal use (i.e. single family) _____ Number of Residential Units _____</p> <p>If vacant, what was the previous use? _____</p> <p>Proposed Specific use: _____</p> <p>Is property part of a subdivision? _____ If yes, please name _____</p> <p>Project description: COU From office to service (Hair Salon)</p>		
Contractor's name: _____		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: _____		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.

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.

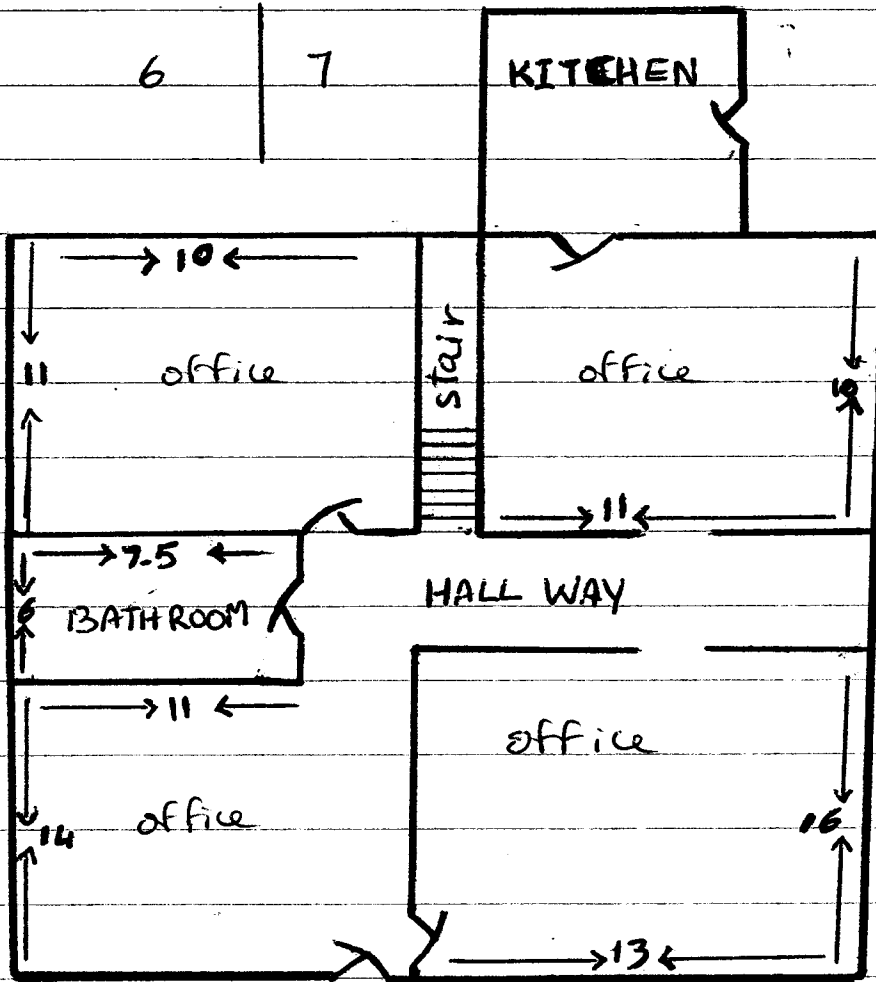
Signature: *[Signature]* Date: 2.5.12

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

Back

5 4 3 2 1

seven parking spaces



Driveway all the way to the back

Front

Before

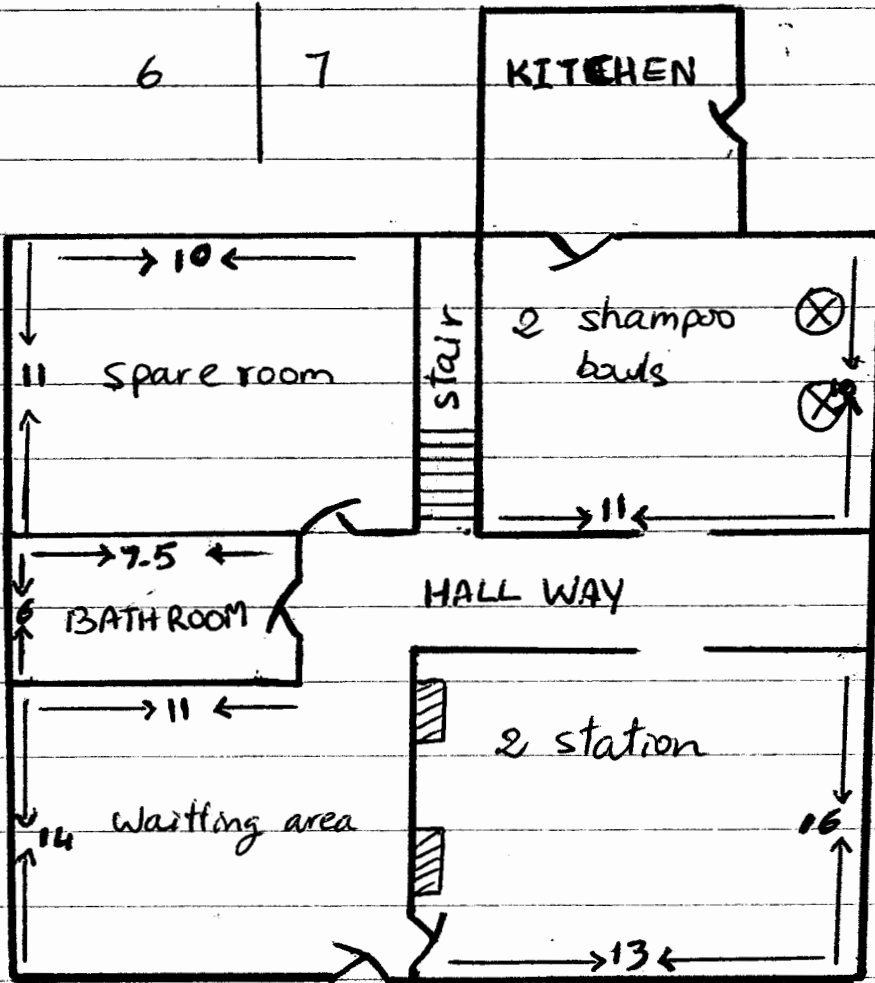
Back

5 4 3 2 1

Seven parking spaces

6 7

KITCHEN



Diveway all the way to the back

Front

After

WARRANTY DEED
(Maine Statutory Short Form)

KNOW ALL PERSONS BY THESE PRESENTS, that WATSON INVESTMENT PROPERTIES, LLC, of Portland, Maine, for consideration paid, grants to Sokunthea-Sy Chan, whose mailing address is 25 Avalon Road, Portland, County of Cumberland and State of Maine, with warranty covenants, a certain lot or parcel of land, with any buildings thereon, situated at 927 Forest Avenue, City of Portland, County of Cumberland and State of Maine, as more fully described in Exhibit A attached hereto.

See Exhibit A


Meaning and intending to convey a portion of the same premises conveyed to Grantor by deed dated April 13, 2007, from Francis J. Watson recorded in the Cumberland County Registry of Deeds Book 25010, Page 173.

Witness my hand and seal this 30 day of January 2012.

WATSON INVESTMENT PROPERTIES, LLC



By: Francis J. Watson
Its: Sole Member

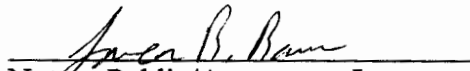

Witness

STATE OF MAINE
COUNTY OF CUMBERLAND

January 30, 2012

Then personally appeared the above-named FRANCIS J. WATSON, sole member of said WATSON INVESTMENT PROPERTIES, LLC, and acknowledged the foregoing to be the free act and deed of said WATSON INVESTMENT PROPERTIES, LLC and his free act and deed in his said capacity.

Before me,


Notary Public/Attorney at Law

James B. Barns
Notary Public, Maine
My Commission Expires October 25, 2015

SEAL

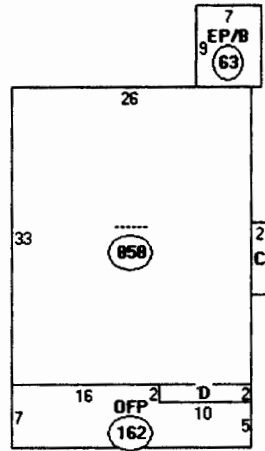
MAINE REAL ESTATE TAX PAID

Exhibit A

A certain lot or parcel of land, with the buildings thereon, situated on the easterly side of Forest Avenue in the City of Portland, County of Cumberland and State of Maine, bounded and described as follows:

Beginning in said line of Forest Avenue at a bolt set in the ground distant one hundred nineteen and one tenth (119.1) feet southerly from the corner formed by the intersection of the southerly side of Walton Street with the easterly side of said Forest Avenue; thence running easterly at right angles with said Forest Avenue one hundred (100) feet to a bolt set in the ground; thence running southerly parallel with said Forest Avenue fifty (50) feet to a bolt set in the ground; thence running westerly at right angles one hundred (100) feet back to said Forest Avenue; thence running northerly along the easterly side line of said Forest Avenue fifty (50) feet to the point of beginning.

Received
Recorded Register of Deeds
Jan 30, 2012 03:41:54P
Cumberland County
Pamela E. Lovley



Descriptor/Area	Area
A:	858 sqft
B: EP/B	63
C: FBAY	16
D: FBAY/B	20
E: OFF	162
	<hr/>
	1119

$1119 \div 400 = 2.80$ pkg spcs n
 \rightarrow pkg spcs needed
 \rightarrow shown in rent

Program: FP322L

by Property Report

FIRE PREVENTION

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=====
Property address          Property name          Property number
  Inspection type        Date          Inspector
  Seq. Violation class   Violation type      Reference      Target      Actual
  Location(s)                                     date          date
=====

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0927 FOREST AVE, PORTLAND ME 04103      SPINNEY TITLE          55488-000-000
ROUTINE INSPECTION                      12/31/08 JOHN CANNON, Ocean Avenue Station, Platoon 4
  1 HOUSE KEEPING                        COMBUSTIBLES TOO CLOSE TO HEAT SOUR      2/23/09  0/00/00
  basement

```

Violation Summary:

Open	Closed	Total
1	0	1





CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

2/09 20 12

Received from Seluntha CHAN

Location of Work 927 Forest Ave

Cost of Construction \$ _____ Building Fee: 30 —

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: 75

9 Total: 105

Building (IL) ___ Plumbing (IS) ___ Electrical (I2) ___ Site Plan (U2) ___

Other _____

CBL: 142 Fou 3

Check #: Cash Total Collected \$ 105 —

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: (BS)

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy