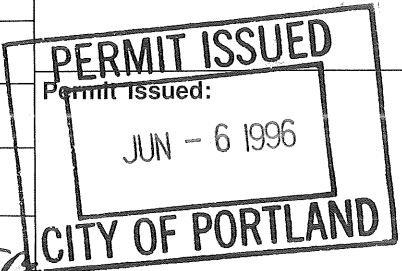


City of Portland, Maine - Building or Use Permit Application 389 Congress Street, 04101, Tel: (207) 874-8703, FAX: 874-8716

Permit No **960501**

Location of Construction: 33 Allen Avenue		Owner: Mark Dubay		Phone: 8-839-2407/878-7589		Permit No: 960501	
Owner Address: 18 Glenwood Ave, Gorham 04038		Leasee/Buyer's Name:		Phone:		Business Name: ZONE	
Contractor Name: Tarik Sivonen		Address: P. O. Box 10806, Portland 04104-6806		Phone: 856-6806		Permit Issued: JUN - 6 1996	
Past Use: Warehouse		Proposed Use: Recreational		COST OF WORK: \$ 15,000.00		PERMIT FEE: \$ 95.00	
				FIRE DEPT. <input type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group A3 Type: 57	
Proposed Project Description: Change of use as per plans				Signature: [Signature]		Signature: [Signature]	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		Zone: I-2 CBL: 152-C-2	
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Zoning Approval:	
Permit Taken By: Victoria A. Dover		Date Applied For: March 12, 1996				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"/>	



1. This permit application doesn't 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..

CONTACT TARIK SIVONEN AT HOME 870-6441

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 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

24 May 1996 - Permit Routed
P. O. Box 10806, Portland 04104-6806 856-0135 3/12/96

SIGNATURE OF APPLICANT Tarik Sivonen	ADDRESS:	DATE:	PHONE:
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE			PHONE:

- 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: 5/24/96

CEO DISTRICT #6
A Kove

COMMENTS.

9-9-96 Act signs missing on second floor. Needs ballistics in
the fire escape. Check on ceiling waterproofing on the first floor
10-1-96 Work is still in progress
10-28-96 Work is completed OK for C&O

Inspection Record

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



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 33 Allen Ave (152-C-002)

Issued to Peter Lewis

Date of Issue 29 October 1996

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. 960501, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

APPROVED OCCUPANCY

Rear Building

Recreation (ZONE)

Limiting Conditions:

This certificate supersedes
certificate issued

Approved:

[Signature]

(Date)

Inspector

[Signature]

Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

Inspection Services
P. Samuel Hoffses
Chief



Planning and Urban Development
Joseph E. Gray Jr.
Director

CITY OF PORTLAND

June 3, 1996

Tarik Sivonen
P. O. Box 10806
Portland, Maine 04104-6806

RE: 33 Allen Avenue

Dear Tarik,

Your application to change the use from warehouse to recreation area has been reviewed and a permit is herewith issued subject to the requirements listed below. This permit does not excuse the applicant from meeting applicable State and Federal laws.

No Certificate of Occupancy will be issued until all requirements of this letter are met.

Site Plan Review Requirements

Planning Division - Approved with the condition that : a) hours of operation be from 9:00 a.m. to 11:00 p.m. and b) that there be no amplified live music. - S. Hopkins

Fire Department - Approved - Lt. McDougall, PFD

Development Review Coordinator - No review necessary - S. Hopkins

Code Enforcement Division - This proposed change of use must meet all requirements of the I-2 Zone. - P. Samuel Hoffses

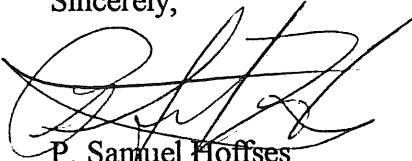
Building and Fire Code Requirements

1. Before this business opens, approval from the State Fire Marshall is required.
2. If occupant load is more than 300 persons, a sprinkler and fire alarm system must be installed.
3. 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.
4. A guardrail system is a system of building components located near the open sides of an elevated walking surface 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.

5. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10, Section and Subsections 1023. and 1024. of the City's Building Code. (The BOCA National Building Code/1993)
6. Stair construction in Use Group R-3 and R-4 is a minimum of 9" tread and 8-1/4" maximum rise. All other Use Groups, require an 11" minimum tread and a 7" maximum rise.
7. Headroom in habitable space is a minimum of 7'6". The minimum headroom in all parts of a stairway shall not be less than 80 inches.
8. All construction and demolition debris must be disposed at the City's authorized reclamation site. The fee rate is attached. Proof of such disposal must be furnished to the Code Enforcement Office before a final Certificate of Occupancy is issued or a demolition permit granted.
9. All interior finish and trims (fabrics, curtains, draperies, etc.) shall be done in accordance with the provisions of NFPA 31-1.4.1 (flame resistant). These items shall be classified in accordance with ASTM 84.

If you have any questions regarding these requirements, please do not hesitate to contact this office.

Sincerely,



P. Samuel Hoffses

Chief, Code Enforcement Division

cc: S. Hopkins, Plan Div
Lt. McDougall, PFD
M. Schmuckal, Asst C, Code En Div



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

March 12, 1996

Zone - Mark Dubay

Applicant _____

Applicant's Mailing Address _____

Consultant/Agent _____

Applicant or Agent Daytime Telephone, Fax _____

Proposed Development (check all that apply): _____ New Building _____ Building Addition _____ Change of Use _____ Residential _____ Office _____ Retail _____ Manufacturing _____ Warehouse/Distribution _____ Other (specify) _____

Proposed Building Square Feet or # of Units _____

Proposed Development (check all that apply): _____ New Building _____ Building Addition Change of Use _____ Residential _____ Office _____ Retail _____ Manufacturing _____ Warehouse/Distribution _____ Other (specify) Recreational

Proposed Building Square Feet or # of Units 7,220 sq. ft.

Proposed Development (check all that apply): _____ New Building _____ Building Addition _____ Change of Use _____ Residential _____ Office _____ Retail _____ Manufacturing _____ Warehouse/Distribution _____ Other (specify) Recreational

Proposed Building Square Feet or # of Units _____

Proposed Development (check all that apply): _____ New Building _____ Building Addition _____ Change of Use _____ Residential _____ Office _____ Retail _____ Manufacturing _____ Warehouse/Distribution _____ Other (specify) _____

Proposed Building Square Feet or # of Units _____

Application Date _____

Project Name/Description _____

Address of Proposed Site _____

Assessor's Reference: Chart-Block-Lot _____

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$300.00 subdivision _____

Approval Status:

Reviewer Sarah Hopkins

- Approved **Approved w/Conditions** listed below Denied

1. hours of operation: 9am - 11pm

2. _____

3. No amplified live music

4. _____

Approval Date 5/23/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	_____ date	_____ amount	_____ expiration date
<input type="checkbox"/> Inspection Fee Paid	_____ date	_____ amount	
Performance Guarantee Reduced	_____ date	_____ remaining balance	_____ signature
Performance Guarantee Released	_____ date	_____ signature	
Defect Guarantee Submitted	_____ submitted date	_____ amount	_____ expiration date
Defect Guarantee Released	_____ date	_____ signature	

Address: 33 Allen Avenue



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Zone - Mark Dubay

March 12, 1996

Applicant 18 Glenwood Avenue, Gorham, ME 04038

Application Date

Applicant's Mailing Address

Zone

Tarik Sivonen

33 Allen Avenue

Project Name/Description

Consultant/Agent

Address of Proposed Site

856-0135

152-C-2

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) Recreational

7,220 sq. ft.

See plans

I-2

Proposed Building Square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$300.00 subdivision _____

Approval Status:

Reviewer [Signature]

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. _____
4. _____

Approval Date 3/13/96 Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: 33 Allen Avenue



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

Zone - Mark Dubay

March 12, 1996

Applicant 18 Glenwood Avenue, Gorham, ME 04038

Application Date

Applicant's Mailing Address

Zone

Tarik Sivonen

33 Allen Avenue

Consultant/Agent

Address of Proposed Site

856-0135

152-C-2

Applicant or Agent Daytime Telephone, Fax

Assessor's Reference: Chart-Block-Lot

Proposed Development (check all that apply): New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) Recreational

7,220 sq. ft.

See plans

I-2

Proposed Building Square Feet or # of Units

Acreeage of Site

Zoning

Check Review Required:

- | | | | |
|--|---|--|--|
| <input checked="" type="checkbox"/> Site Plan
(major/minor) | <input type="checkbox"/> Subdivision
of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional
Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$300.00 subdivision _____

Approval Status:

Reviewer Sarah L Hopkins

- Approved Approved w/Conditions listed below Denied

1. _____
2. _____
3. No engineering review needed
4. _____

Approval Date _____ Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

Condition Compliance _____ signature _____ date _____

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: 33 Allen Avenue



**CITY OF PORTLAND, MAINE
DEVELOPMENT REVIEW APPLICATION
PLANNING DEPARTMENT PROCESSING FORM**

I. D. Number _____

March 12, 1996

Zone - Mark Dubay
Applicant _____
18 Glenwood Avenue, Gorham, ME 04038
Applicant's Mailing Address _____
Tarik Sivonen
Consultant/Agent _____
856-0135
Applicant or Agent Daytime Telephone, Fax _____

Application Date _____
Zone _____
Project Name/Description _____

33 Allen Avenue
Address of Proposed Site _____
152-C-2
Assessor's Reference: Chart-Block-Lot _____

Proposed Development (check all that apply):
 New Building Building Addition Change of Use Residential
 Office Retail Manufacturing Warehouse/Distribution Other (specify) Recreational
 7,220 sq. ft. See plans I-2
 Proposed Building Square Feet or # of Units See plans Acreage of Site _____ Zoning _____

Check Review Required:

- | | | | |
|---|--|--|--|
| <input checked="" type="checkbox"/> Site Plan (major/minor) | <input type="checkbox"/> Subdivision # of lots _____ | <input type="checkbox"/> PAD Review | <input type="checkbox"/> 14-403 Streets Review |
| <input type="checkbox"/> Flood Hazard | <input type="checkbox"/> Shoreland | <input type="checkbox"/> Historic Preservation | <input type="checkbox"/> DEP Local Certification |
| <input type="checkbox"/> Zoning Conditional Use (ZBA/PB) | <input type="checkbox"/> Zoning Variance | <input type="checkbox"/> Single-Family Minor | <input type="checkbox"/> Other _____ |

Fees paid: site plan \$300.00 subdivision _____

Approval Status:

Reviewer [Signature]

- Approved Approved w/Conditions listed below Denied

- This proposed used must meet ALL requirement of The I-2 Zone.
- _____
- _____
- _____

Approval Date _____ Approval Expiration _____ date Extension to _____ date Additional Sheets Attached

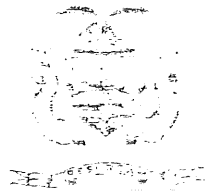
Condition Compliance _____ signature _____ date

Performance Guarantee Required* Not Required

* No building permit may be issued until a performance guarantee has been submitted as indicated below

- | | | | |
|---|----------------------|-------------------------|-----------------------|
| <input type="checkbox"/> Performance Guarantee Accepted | _____ date | _____ amount | _____ expiration date |
| <input type="checkbox"/> Inspection Fee Paid | _____ date | _____ amount | |
| Performance Guarantee Reduced | _____ date | _____ remaining balance | _____ signature |
| Performance Guarantee Released | _____ date | _____ signature | |
| Defect Guarantee Submitted | _____ submitted date | _____ amount | _____ expiration date |
| Defect Guarantee Released | _____ date | _____ signature | |

Address: 33 Allen Avenue



CITY OF PORTLAND

May 30, 1996

Mark Dubay
18 Glenwood Ave.
Gorham, ME 04038

Re: The Zone; 33 Allen Avenue

Dear Mr. Dubay

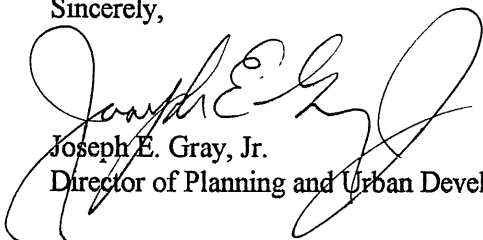
On May 23, 1996 the Portland Planning Authority granted minor site plan approval for The Zone at 33 Allen Avenue with the following conditions of approval:

- i. That the hours of operation will not exceed 9:00 a.m. to 11:00 p.m.; and
- ii. That there will be no amplified live music within the site.

The approval is based on the submitted site plan. If you need to make any modifications to the approved site plan, you must submit a revised site plan for staff review and approval.

If there are any questions, please contact the Planning Staff.

Sincerely,

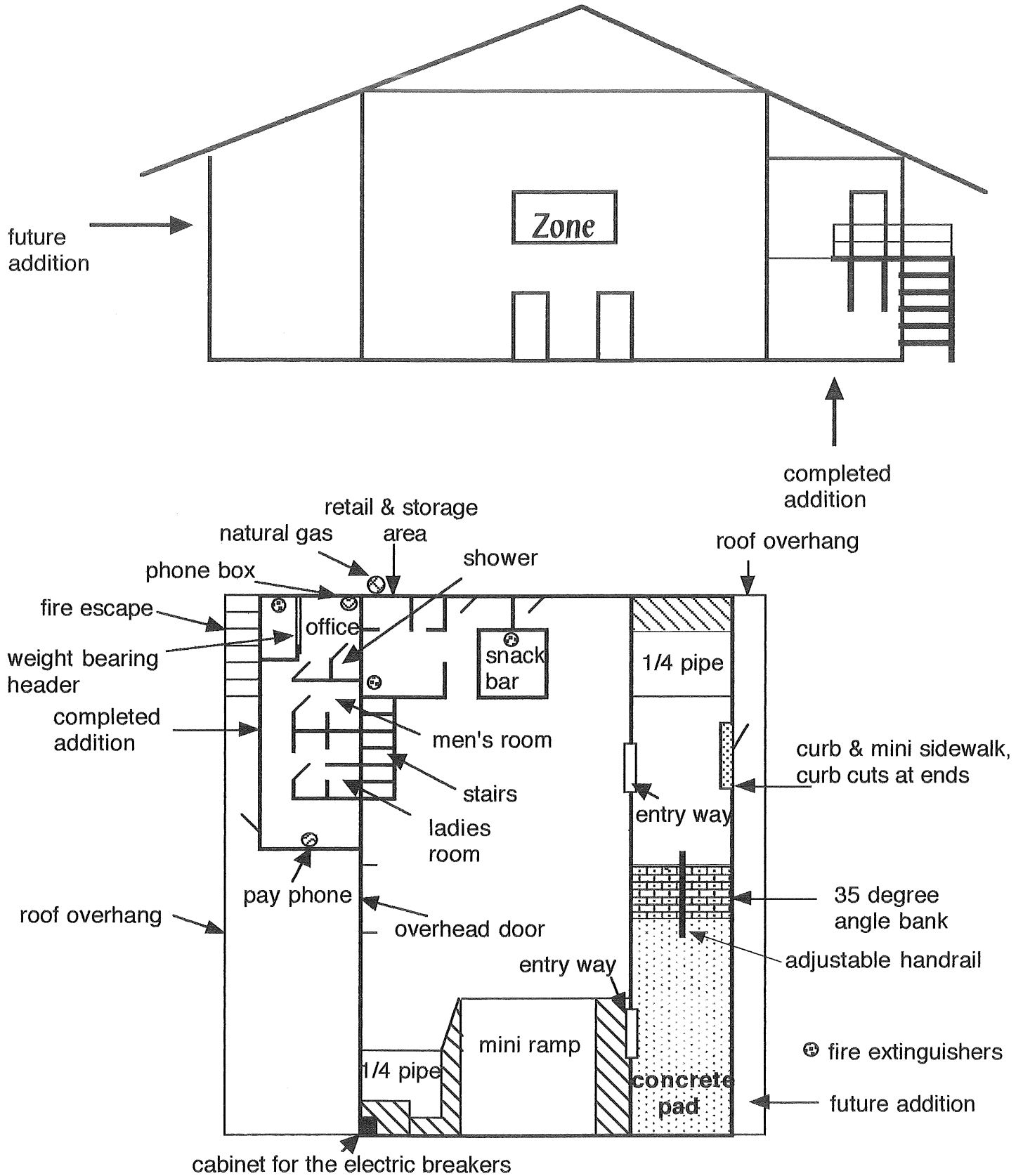


Joseph E. Gray, Jr.
Director of Planning and Urban Development

O:\PLANDEVRE\PROJECTS\33ALLEN\APPLTR.WPD

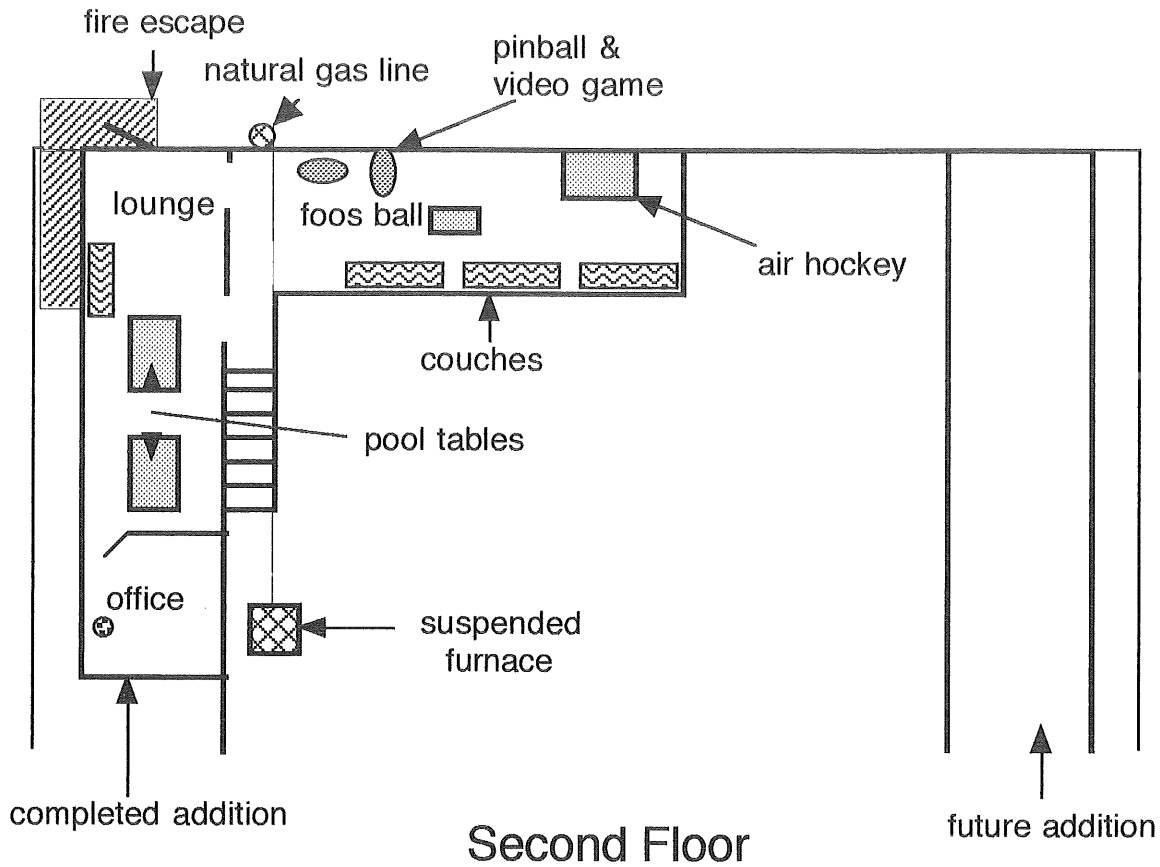
cc: Alexander Jaegerman, Chief Planner
Sarah Hopkins, Senior Planner
✓ P. Samuel Hoffses, Chief of Building Inspections
Marge Schmuckal, Zoning Administrator
George Flaherty, Director of Environmental/Intergovernmental Services
Kathi Staples PE, City Engineer
James Seymour, Acting Development Review Coordinator
William Bray, Deputy Director/City Traffic Engineer
Jeff Tarling, City Arborist
Natalie Burns, Associate Corporation Counsel
Lt. Gaylen McDougall, Fire Prevention
Mary Gresik, Building Permit Secretary
Kathleen Brown, Assistant Director of Economic Development
Susan Doughty, Assessor's Office
Approval Letter File

Construction Plans for 33 Allen Av.



First Floor

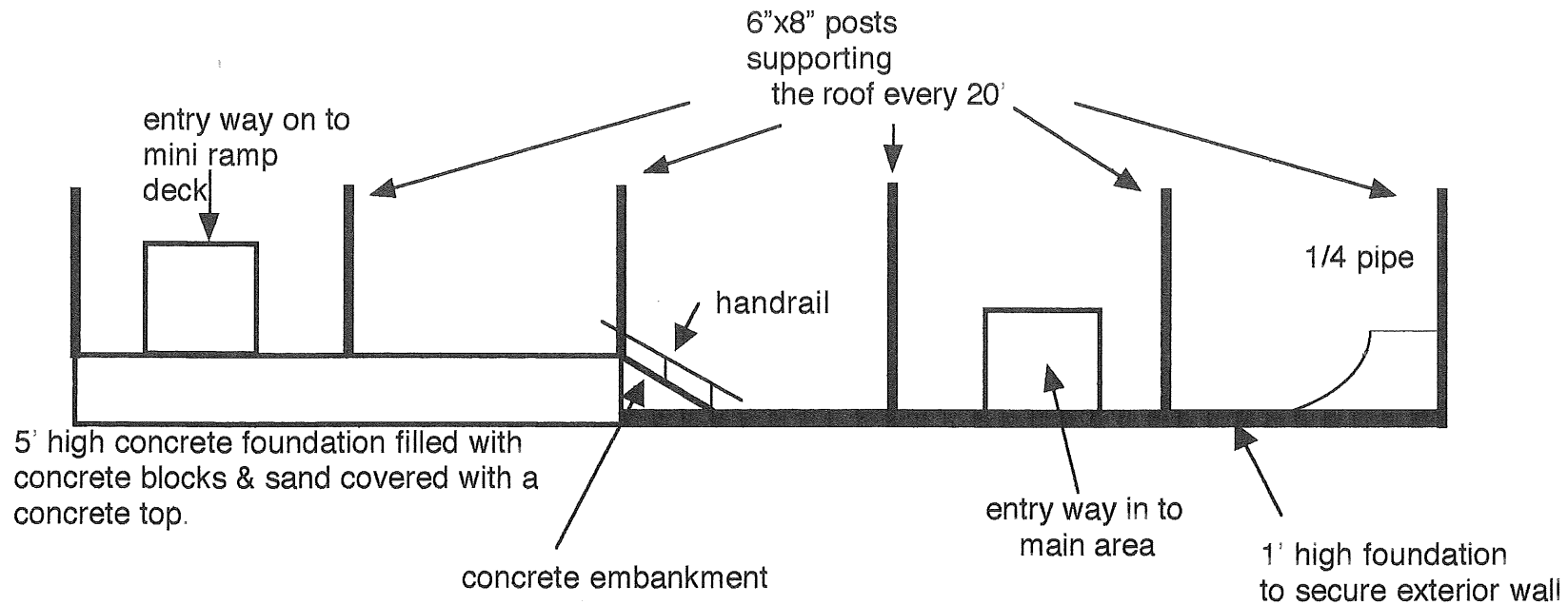
Construction Plans for 33 Allen Av.

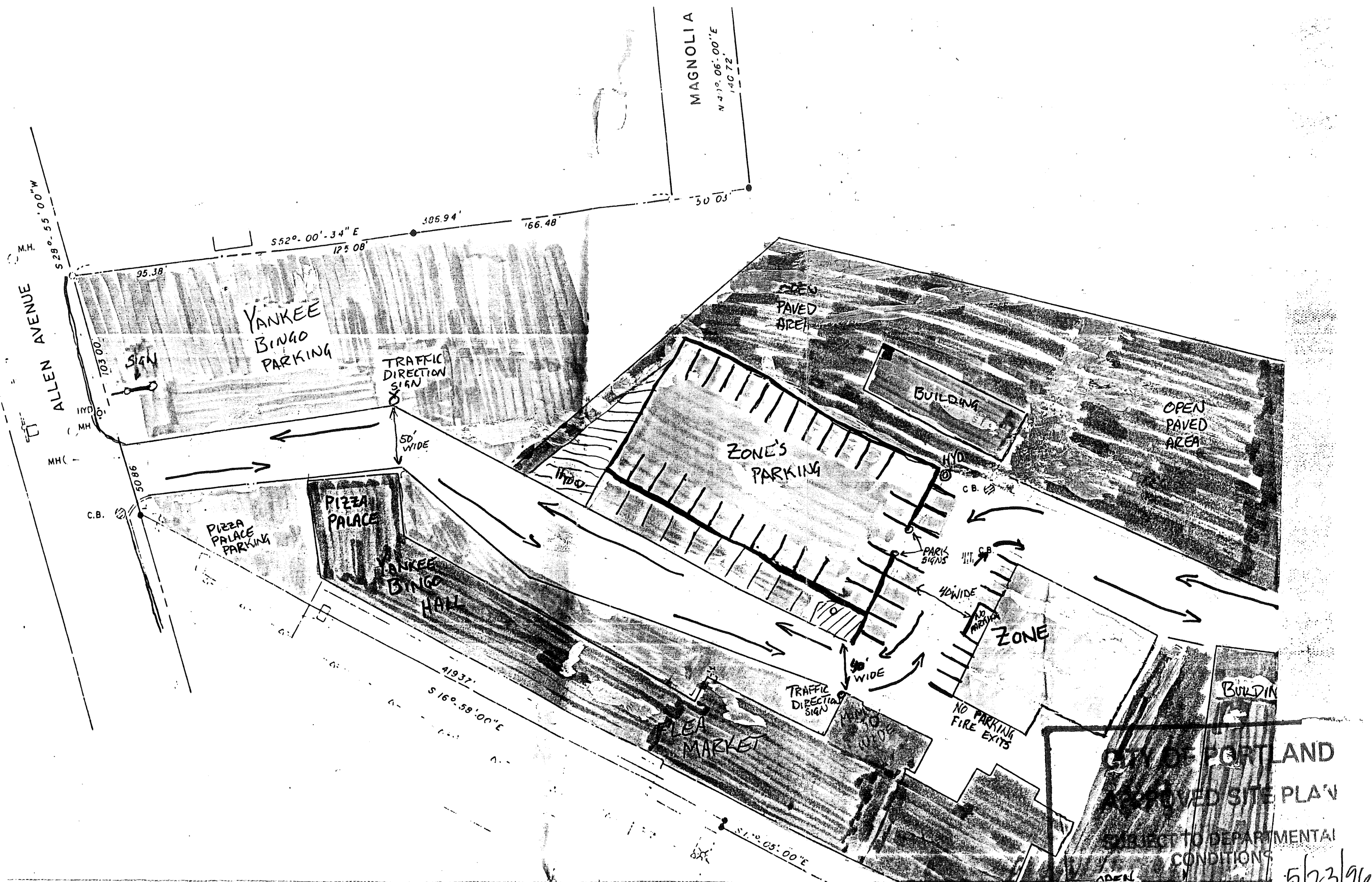


The second floor in the completed addition will use 2x8's while the floor for the mezzanine will have 2x12's. The flooring will have two layers of half inch plywood. All exterior walls have 2x6's, as will the front wall of the mezzanine. The railings will be double 2x4 frames 5' high. The stairs will have a 12" run and a 7" rise, and are 5' wide with 5' high railing. The fire escape will use pressure treated lumber. There is a 36" door with a 4' wide deck and stairway. The stairs will use an 11" run and 7" rise. There will be four combination fire extinguishers (☼) placed in the offices, the retail area, and the snack bar.

Construction Plans for 33 Allen Av.

The exterior walls will be built with 2"x6"s, 16" on center. The foundation walls will be 1' thick. The roof is a preexisting structure. The ceiling is 15' from the original floor and 10' above the raised floor.





CITY OF PORTLAND
 APPROVED SITE PLAN
 SUBJECT TO DEPARTMENTAL
 CONDITIONS
 DATE OF APPROVAL 5/23/96