



CITY OF PORTLAND, MAINE  
Department of Building Inspection

# Certificate of Occupancy

LOCATION 1140 BRIGHTON AVE CBL 265 B004001

Issued to 1140 Brighton Avenue /Ocean Park Land Surveying LLC. Date of Issue 05/18/2009

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. 08-0527 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

Kon Asian Bistro

APPROVED OCCUPANCY

Restaraunt  
Use Group A2  
Type 4  
IBC 2003

Limiting Conditions:

Occupant load: 250

SCANNED

This certificate supersedes  
certificate issued

Approved:

05/18/09 *Michael A. Colwell*  
\_\_\_\_\_  
(Date) Inspector

*[Handwritten Signature]*  
\_\_\_\_\_  
Inspector of Buildings

5/20/2009  
CAPT. H. Southern

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.

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION PERMIT

Permit Number: 080527

Please Read  
Application And  
Notes, If Any,  
Attached

This is to certify that 1140 BRIGHTON AVENUE ASSOCIATES INC/Ocean Park and  
has permission to Interior Renovation and Tenant Fitup - relocate wall between retail space & restaurant to increase retail space  
AT 1140 BRIGHTON AVE Portland, OR 97203 265 B004001

provided that the person or persons, firm or corporation 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.

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 procured before this building or part thereof is altered or closed-in. 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. Greg Carr  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

PERMIT ISSUED  
JUN 20 2008  
CITY OF PORTLAND

*James Bowler* 6/20/08  
Director - Building & Inspection Services

FOR REMOVING THIS CARD

REMOVED

Scanned

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 08-0527	Issue Date:	CBL: 265 B004001
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Location of Construction: 1140 BRIGHTON AVE	Owner Name: 1140 BRIGHTON AVENUE ASSO	Owner Address: 1140 BRIGHTON AVE	Phone: 212-274-8833
Business Name:	Contractor Name: Ocean Park Land Surveying LLC.	Contractor Address: PO Box 7265 Ocean Park	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2

Past Use: Commercial - Restaurant (Maine Supper Buffet)	Proposed Use: Commercial - Restaurant (Kon Asian Bistro) Interior Renovation and Tenant Fitup - relocate wall between retail space & restaurant to increase retail space.	Permit Fee: \$845.00	Cost of Work: <del>\$75,000.00</del> 199,999	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: A-2 Type 2B ABC-2003	

**Proposed Project Description:**  
Interior Renovation and Tenant Fitup - relocate wall between retail space & restaurant to increase retail space

Signature: *Craig Cross* Signature: *JMB 6/20/08*  
**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**  
 Action  Approved  Approved w/Conditions  Denied  
 Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Permit Taken By: Imd	Date Applied For: 05/16/2008	<b>Zoning Approval</b>		
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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..	<b>Special Zone or Reviews</b> <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"/> <i>OK w/ conditions</i> Date: 5/22/08	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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 <i>APM</i>  Date: _____
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**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

05/18/69

OK my

to inspect

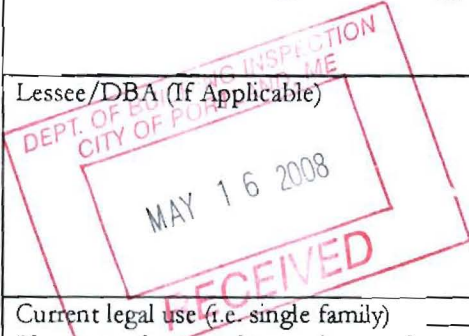
AB





# General Building Permit Application

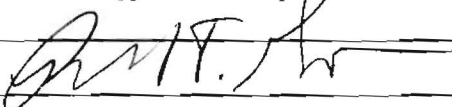
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>1140 BRIGHTON AVE</u>		
Total Square Footage of Proposed Structure/Area <u>6932 sq ft</u>	Square Footage of Lot <u>61030 sq ft</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>152</u> Block# <u>B</u> Lot# <u>6</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>KON ASIAN BISTRO RTG</u> Address <u>84 CANAL STREET</u> <sup>05/21/08</sup> City, State & Zip <u>NYC, NY 1002</u>	Telephone: <u>212-274-8833</u>
Lessee/DBA (If Applicable) 	Owner (if different from Applicant) Name <u>1140 BRIGHTON AVE ASSO</u> Address <u>738 BARK ST</u> City, State & Zip <u>SWANSEA, MA 02777</u>	Cost Of Work: \$ <u>75,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>VACANT RESTURANT</u> If vacant, what was the previous use? <u>MAINE SUPER BUFFET</u> Proposed Specific use: _____ Is property part of a subdivision? <u>NO</u> If yes, please name <u>N/A</u> Project description: <u>CLIENT WOULD LIKE TO REHAB THE CURRENT VACANT SHELL AND REUSE AS A HIGH-END RESTURANT.</u>		
Contractor's name: <u>OCEAN PARK LAND SURVEYING LLC</u> Address: <u>P.O. BOX 7265</u> City, State & Zip <u>OCEAN PARK, ME 04063</u> Telephone: _____ Who should we contact when the permit is ready: <u>BOB GREENLAW</u> Telephone: <u>749-9471</u> Mailing address: <u>SAME</u>		

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](http://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: 

Date: 05/16/2008

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

