



DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND



BUILDING

PERMIT

This is to certify that LEFT BLANK LLC INTENTIONALLY

Located At 736 RIVERSIDE

Job ID: 2010-12-143-CH OF USE

CBL: 324 - - B - 002 - 001 - - - -

has permission to Change the Use of Unit 1-A from a Warehouse to place of worship assembly w/after school program

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 procured prior to occupancy.

Paul Per B.W.

Fire Prevention Officer

James Burke 1/19/11

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

PENALTY FOR REMOVING THIS CAR

PERMIT ISSUED

JAN 19 2011

City of Portland

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2010-12-143-CH OF USE	Date Applied: 12/23/2010	CBL: 324 - - B - 002 - 001 - - - -	
Location of Construction: 736 RIVERSIDE	Owner Name: LEFT BLANK LLC INTENTIONALLY	Owner Address: 927 ROUTE 1 PORTSMOUTH, NH - NEW HAMPSHIRE 03801	Phone:
Business Name:	Contractor Name: Hassau, Mohamed	Contractor Address: 68 Wellsely Estates, Portland, ME 04103	Phone: 699-8309
Lessee/Buyer's Name:	Phone:	Permit Type: CHUSE-COMM - Change of Use Commercial	Zone: B-2
Past Use: Unit #1-A Retail/Offices/Warehouse	Proposed Use: Unit #1-A - Place of Worship/Assembly with accessory after school programs	Cost of Work: 30.000000	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: BW	Inspection: Use Group: A-3 Type: Signature: JMB
Proposed Project Description: Unit#2 change of use		Pedestrian Activities District (P.A.D.)	
Permit Taken By:	Zoning Approval		

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 informatin may invalidate a building permit and stop all work.	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: MES	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 Dist 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:
	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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHON
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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.**

1. 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.

PERMIT ISSUED

JAN 19 2011

Conditions of Approval:**Building:**

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. 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.
3. This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
4. The 2nd floor space shall be used for storage space only, no assembly allowed.
5. Other building code issues may need to be corrected per inspection by this office.

Zoning:

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. The submitted plans show no interior renovations. If there is to be any interior renovations, separate permits are required showing all changes.
4. If there is a size change of the main area of worship assembly, parking requirements will be changed and the applicant shall meet the new parking requirements.

Fire:

5. All construction shall comply with City Code Chapter 10.
6. The door swing from the assembly space shall be in the direction of egress travel.
7. The second floor shall be used for storage only.
8. There shall be a 60-minute fire rated door assembly at the bottom of the stair to the second floor.
9. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
10. Fire extinguishers are required. Installation per NFPA 10.

PERMIT ISSUED

JAN 19 2011



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>736 Riverside ST Unit 2</u>		
Total Square Footage of Proposed Structure/Area <u>2,500 sq</u>		Square Footage of Lot <u>100,000</u>
Tax Assessor's Chart, Block & Lot Chart# <u>324</u> Block# <u>2</u> Lot# <u>1</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Hassan Mohamed</u> Address <u>68 Wellesley Portland</u> City, State & Zip <u>ME 04103</u>	Telephone: <u>2076998309</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>Intentionally Left Blank LLC</u> Address <u>927 Rt. 1 Box 134</u> City, State & Zip <u>Portsmouth NH 03801</u>	Cost Of Work: \$ <u>0</u> C of O Fee: \$ <u>75 + 30</u> Total Fee: \$ <u>105.00</u>
Current legal use (i.e. single family) <u>VACANT</u> <u>Retail/Warehouse</u> If vacant, what was the previous use? <u>LA</u> Proposed Specific use: <u>Institutional - PLACE of worship / Accessory After school Programs</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>* SPACE IS one (1) unit of a 3-unit Building (see Attached). Change of use. NO CONSTRUCTION SPACE to be used AS IS.</u>		
Contractor's name: <u>N/A</u>		
Address: _____		
City, State & Zip _____		Telephone: _____
Who should we contact when the permit is ready: <u>HASSAN MOHAMED</u>		Telephone: <u>2076998309</u>
Mailing address: <u>68 Wellesley ESTD Portland ME 04103</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 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: 12-21-10

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

RECEIVED

Dept. of Planning & Development
City of Portland
Inspections Division
2010



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Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include: *Not applicable*

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- ☐ Cross sections w/framing details
- ☐ Detail of any new walls or permanent partitions
- ☐ Floor plans and elevations
- ☐ Window and door schedules
- ☐ Complete electrical and plumbing layout.
- ☐ Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- ☐ Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEBC 2003
- ☐ Proof of ownership is required if it is inconsistent with the assessors records.
- ☐ Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- ☐ Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- ☒ The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- ☒ Location and dimensions of parking areas and driveways, street spaces and building frontage.
- ☒ Dimensional floor plan of existing space and dimensional floor plan of proposed space.

N/A No change

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Fire Department requirements.

The following shall be submitted on a separate sheet:

- ☒ Name, address and phone number of applicant ~~and the project architect.~~ ^{NA}
- ☒ Proposed use of structure (NFPA and IBC classification) ✓
- ☒ Square footage of proposed structure (total and per story) ✓
- ☐ Existing and proposed fire protection of structure. ✓ ^{UNKNOWN}
- ☐ Separate plans shall be submitted for ^{N/A}
 - a) Suppression system
 - b) Detection System (separate permit is required) ^{N/A}
- ☐ A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress ✓
 - b) Travel distance from most remote point to exit discharge ✓
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- ☐ Elevators shall be sized to fit an 80" x 24" stretcher. ^{N/A}

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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.

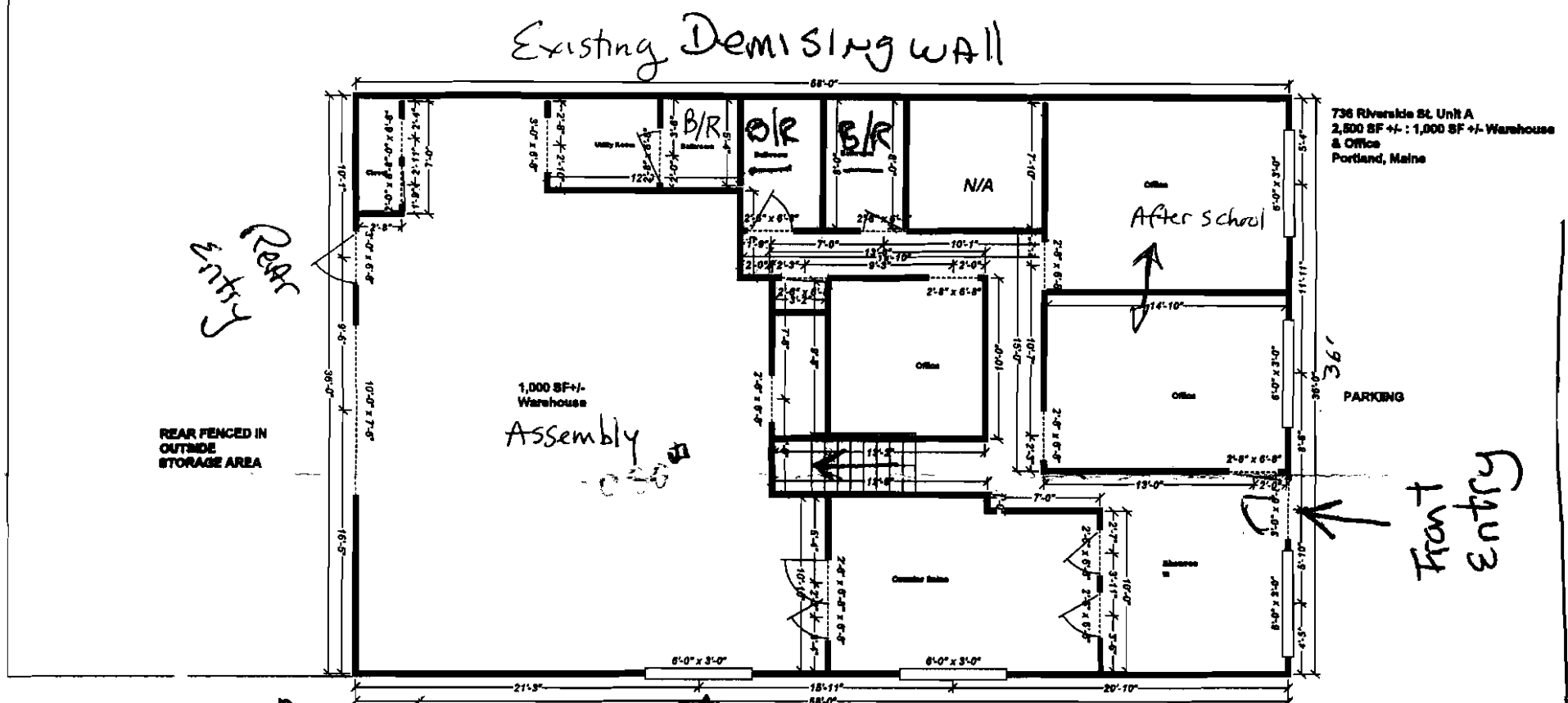
Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

736 Riverside St - Zoning Comments

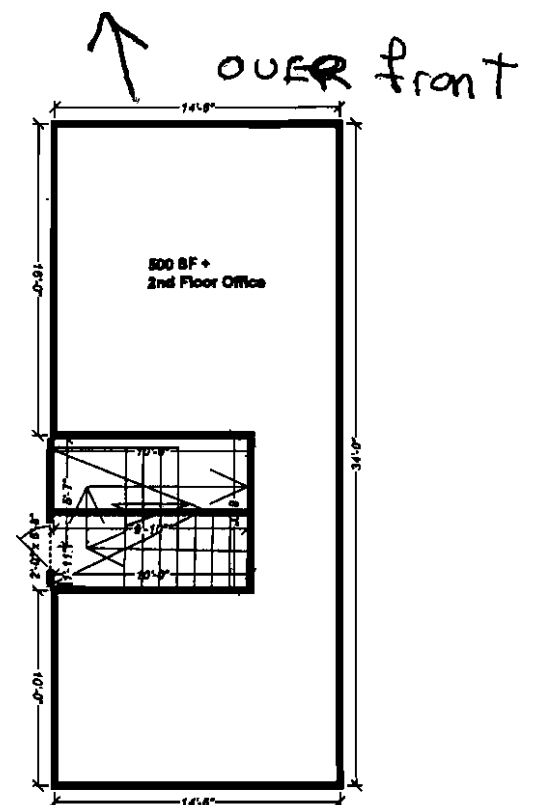
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3. The submitted plans show no interior renovations. If there is to be any interior renovations, separate permits are required showing all changes.
4. If there is a size change of the main area of worship assembly, parking requirements will be changed and the applicant shall meet the new parking requirements.

736 Riverside ST Unit 1-A



Riverside ST

$30' \times 36' = 1080' \div 125 = 30$
 9 pkgs SPLS
 req.
 13 pkgs SPLS
 shown in their vicinity
 Not Sprinklered



~~Riverside St~~

739 Riverside St. Unit A
2,000 SF +/- Warehouse & Office
Portland, Maine

PARKING

1,000 SF +/- Warehouse

N/A

Double Glass

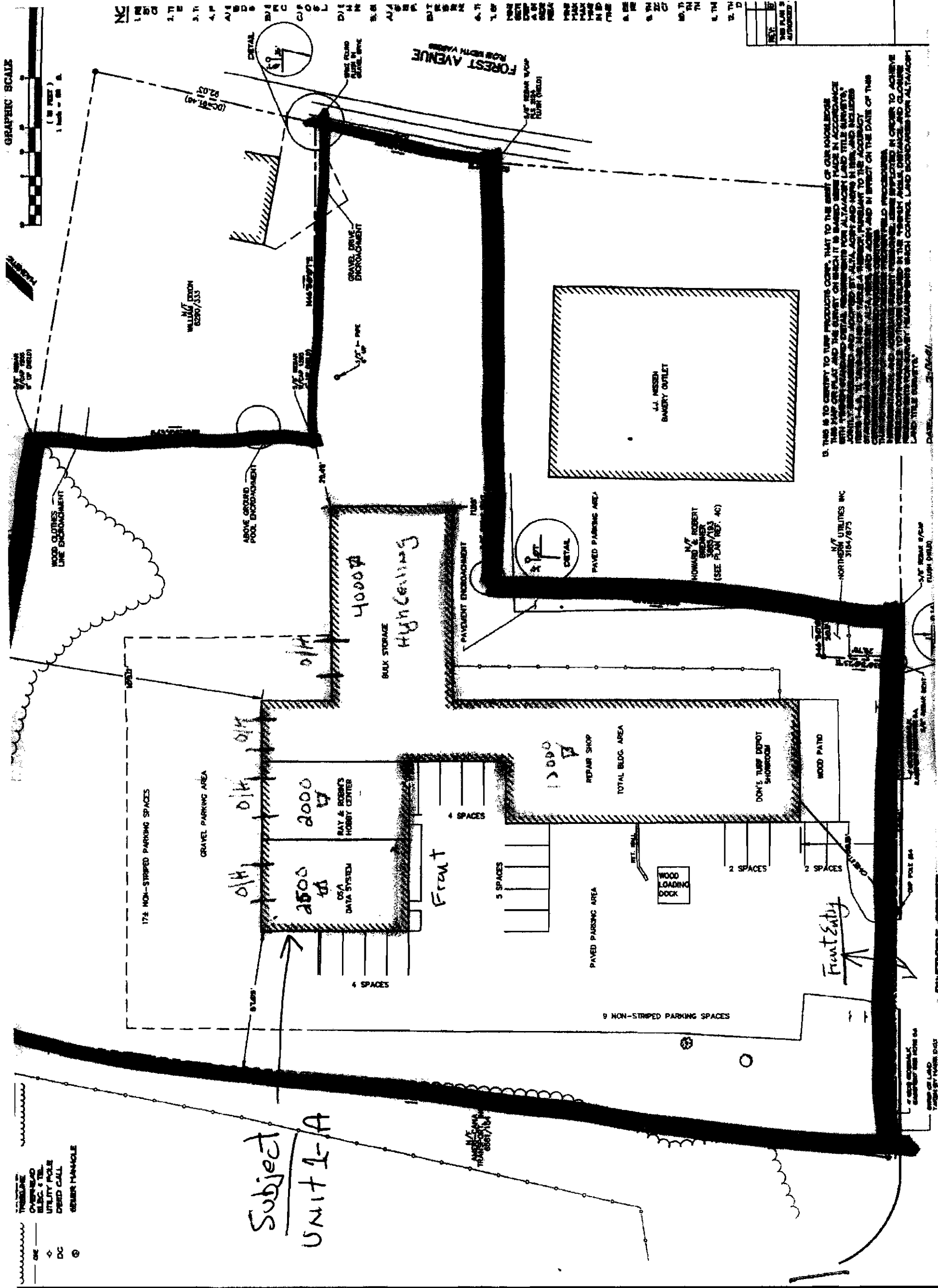
REAR FENCED IN OUTSIDE STORAGE AREA

The floor plan includes numerous dimensions such as 10'-0", 15'-0", 20'-0", 25'-0", 30'-0", 35'-0", 40'-0", 45'-0", 50'-0", 55'-0", 60'-0", 65'-0", 70'-0", 75'-0", 80'-0", 85'-0", 90'-0", 95'-0", 100'-0", 105'-0", 110'-0", 115'-0", 120'-0", 125'-0", 130'-0", 135'-0", 140'-0", 145'-0", 150'-0", 155'-0", 160'-0", 165'-0", 170'-0", 175'-0", 180'-0", 185'-0", 190'-0", 195'-0", 200'-0", 205'-0", 210'-0", 215'-0", 220'-0", 225'-0", 230'-0", 235'-0", 240'-0", 245'-0", 250'-0", 255'-0", 260'-0", 265'-0", 270'-0", 275'-0", 280'-0", 285'-0", 290'-0", 295'-0", 300'-0", 305'-0", 310'-0", 315'-0", 320'-0", 325'-0", 330'-0", 335'-0", 340'-0", 345'-0", 350'-0", 355'-0", 360'-0", 365'-0", 370'-0", 375'-0", 380'-0", 385'-0", 390'-0", 395'-0", 400'-0", 405'-0", 410'-0", 415'-0", 420'-0", 425'-0", 430'-0", 435'-0", 440'-0", 445'-0", 450'-0", 455'-0", 460'-0", 465'-0", 470'-0", 475'-0", 480'-0", 485'-0", 490'-0", 495'-0", 500'-0", 505'-0", 510'-0", 515'-0", 520'-0", 525'-0", 530'-0", 535'-0", 540'-0", 545'-0", 550'-0", 555'-0", 560'-0", 565'-0", 570'-0", 575'-0", 580'-0", 585'-0", 590'-0", 595'-0", 600'-0", 605'-0", 610'-0", 615'-0", 620'-0", 625'-0", 630'-0", 635'-0", 640'-0", 645'-0", 650'-0", 655'-0", 660'-0", 665'-0", 670'-0", 675'-0", 680'-0", 685'-0", 690'-0", 695'-0", 700'-0", 705'-0", 710'-0", 715'-0", 720'-0", 725'-0", 730'-0", 735'-0", 740'-0", 745'-0", 750'-0", 755'-0", 760'-0", 765'-0", 770'-0", 775'-0", 780'-0", 785'-0", 790'-0", 795'-0", 800'-0", 805'-0", 810'-0", 815'-0", 820'-0", 825'-0", 830'-0", 835'-0", 840'-0", 845'-0", 850'-0", 855'-0", 860'-0", 865'-0", 870'-0", 875'-0", 880'-0", 885'-0", 890'-0", 895'-0", 900'-0", 905'-0", 910'-0", 915'-0", 920'-0", 925'-0", 930'-0", 935'-0", 940'-0", 945'-0", 950'-0", 955'-0", 960'-0", 965'-0", 970'-0", 975'-0", 980'-0", 985'-0", 990'-0", 995'-0", 1000'-0".

This section
is over the
Front

SYMBOL	MEANING
01	OVERHEAD
02	BLDG & TEL
03	UTILITY POLE
04	DEAD CALL
05	SEWER MANHOLE

Subject Unit 1-A



Riverside ST