

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that GABRIEL J ZAPPIA

Located At 1854 FOREST AVE

Job ID: 2012-08-4834-CH OF USE

CBL: 327- B-004-001

has permission to Chge the Use to include place of assembly & karate
provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues 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

Janine Bonke 9/21/12

Code Enforcement Officer / Plan Reviewer

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

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.**

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
Jeff Levine

Job ID: 2012-08-4834-CH OF USE

Located At: 1854 FOREST AVE

CBL: 327- B-004-001

Conditions of Approval:

Building

1. Application approval based upon information provided by the applicant or design professional. 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. Prior to the issuance of the Certificate of Occupancy, building and life safety code compliance is required per all the previously approved permits and inspections.
4. 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.

Fire

1. This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.
2. Application may require State Fire Marshal approval.
3. If a fire alarm system is desired a separate Fire Alarm Permit is required. This review does not include approval of fire alarm system design or installation.
4. If a suppression system is desired a separate Suppression System Permit is required. This review does not include approval of sprinkler system design or installation.
5. Fire extinguishers are required per NFPA 1.
6. 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.

B-2

2012 08 4834 66



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>5 1844 Forest Ave</u>		
Total Square Footage of Proposed Structure/Area <u>2 stories x 2520</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>327 B 4</u>	Applicant *must be owner, Lessee or Buyer* Name <u>MU TOM BO BIN MU TOM BO</u> Address: <u>6 OLD ORCHARD RD</u> City, State & Zip <u>GORHAM, ME 04038</u>	Telephone: <u>207 347-9845 #</u> <u>207 222-2124 #</u>
Lessee/DBA (If Applicable) <u>SPOKEN WORD TABERNACLE</u>	Owner (if different from Applicant) Name <u>Gabriel Zappia</u> Address <u>18 Cottage Lane</u> City, State & Zip <u>Cape Elizabeth, ME 04107</u> <u>774-5282</u>	Cost Of Work: \$ <u>0 30.00</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ _____
Current legal use (i.e. single family) <u>Karate studio</u> If vacant, what was the previous use? <u>Assembly previous platform</u> Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Place of worship - wednesdays - saturday</u> <u>add new use in addition to karate studio</u>		
RECEIVED AUG 28 2012		
Contractor's name: <u>N/A</u>		Dept. of Building Inspections City of Portland Maine
Address: _____		Telephone: _____
City, State & Zip: _____		Telephone: _____
Who should we contact when the permit is ready: <u>applicant - recaban</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.

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: _____	Date: _____
------------------	-------------

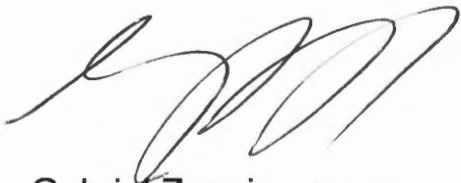
This is not a permit; you may not commence ANY work until the permit is issue

18 Cottage Lane Gabriel Zappia (207) 774-5282
Cape Elizabeth, ME 04107

Fri, Aug 24, 2012

To: City of Portland:

I have agreed to rent the hall at 1844 Forest Ave (former Presumpscott Grange) to the church on Sundays (10 AM - 1 PM) and Wednesdays (bible study), conditional on approval of the City.

A handwritten signature in black ink, appearing to be 'G. Zappia', written in a cursive style.

Gabriel Zappia, owner



PORTLAND MAINE

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

Receipts Details:

Tender Information: Cash
Tender Amount: 105.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 8/28/2012
Receipt Number: 47651

Receipt Details:

Referance ID:	7826	Fee Type:	BP-C of O
Receipt Number:	0	Payment Date:	
Transaction Amount:	75.00	Charge Amount:	75.00
Job ID: Job ID: 2012-08-4834-CH OF USE - change of use; karate studio to place of worship			
Additional Comments: 1844 Forest Ave.			

Referance ID:	7828	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-08-4834-CH OF USE - change of use; karate studio to place of worship			

N/E
JOHN CHAU
NEANG PHONG
BOOK 26148, PAGE 266

NOTE:
SITE TO REMAIN UN-DEVELOPED AND UNCHANGED, EXCEPT FOR THE ADDITION OF (1) CONC. CURB STOPS AND A DUMPSTER ENCLOSURE. PARKING SPACES ARE IMPLIED BY CURB STOPS

33781.4 SQ. FT.
0.78 ACRES

N/F
WELLESLEY ESTATES LIMITED
BOOK 18466, PAGE 222

FOREST AVENUE
PAVED PUBLIC WAY

PROPERTY OF



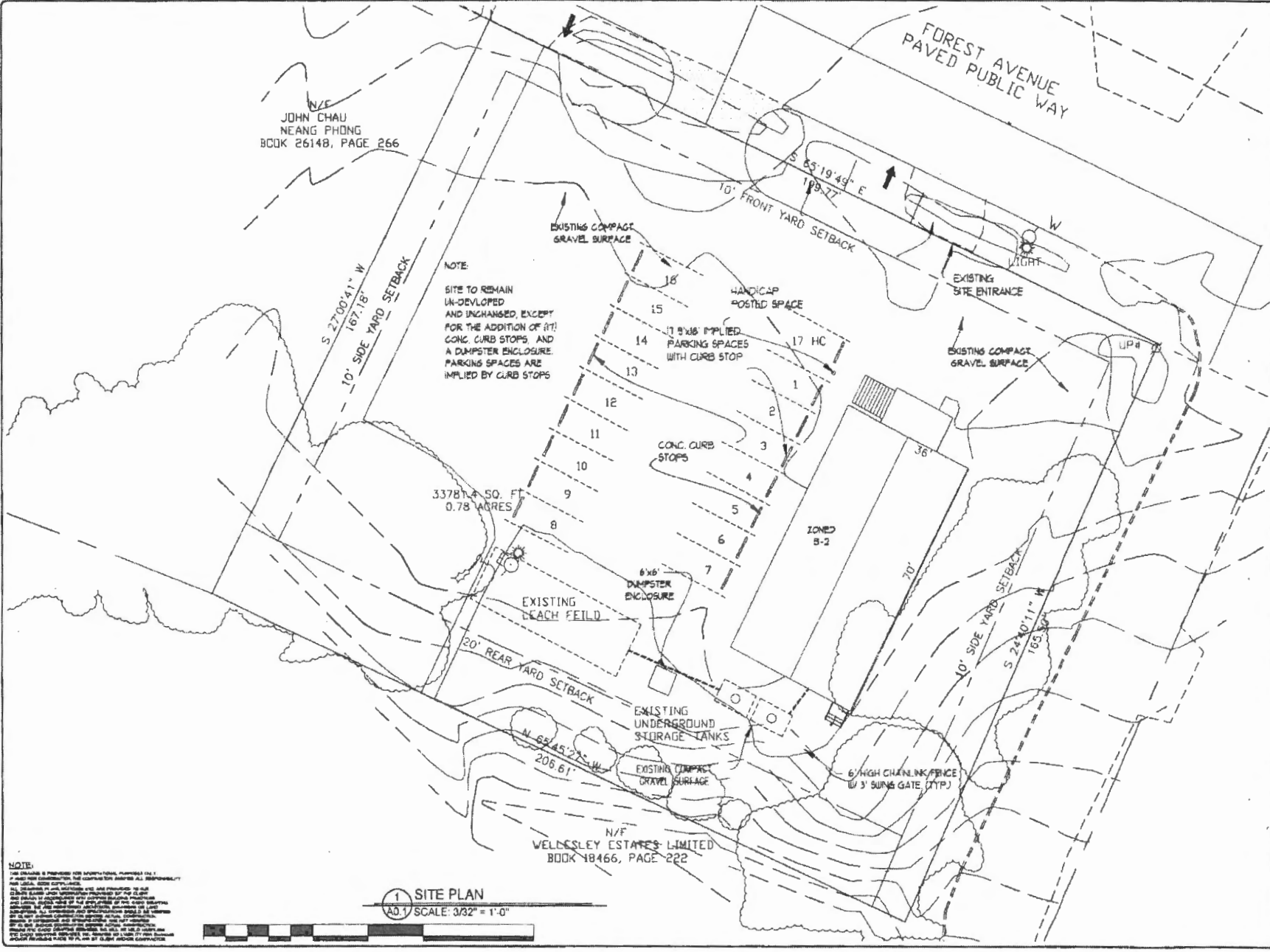
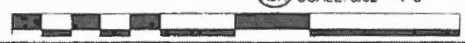
1854 FOREST
1844 FOREST AVENUE, PORTLAND, OR 97213
SITE PLAN



3
2
1
REVS
CODE: RC 2009
TOWN: PORTLAND
DATE: 05-27-11
SCALE: 3/32" = 1'-0"
DESIGNED: JOKLIK
DRAWN: JOKLIK
TITLE: SITE PLAN
FILE:
SHEET: A0.1

NOTE:
THIS DRAWING IS PREPARED FOR THE PURPOSES OF THE PROJECT AND IS NOT TO BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN CONSENT OF THE ENGINEER. THE ENGINEER ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY TO PERSONS OR PROPERTY ARISING FROM THE USE OF THIS DRAWING. THE USER OF THIS DRAWING SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER AND DOES NOT EXTEND TO ANY OTHER SERVICES PROVIDED BY OTHER PROFESSIONALS OR TO ANY OTHER SERVICES PROVIDED BY THE USER OF THIS DRAWING.

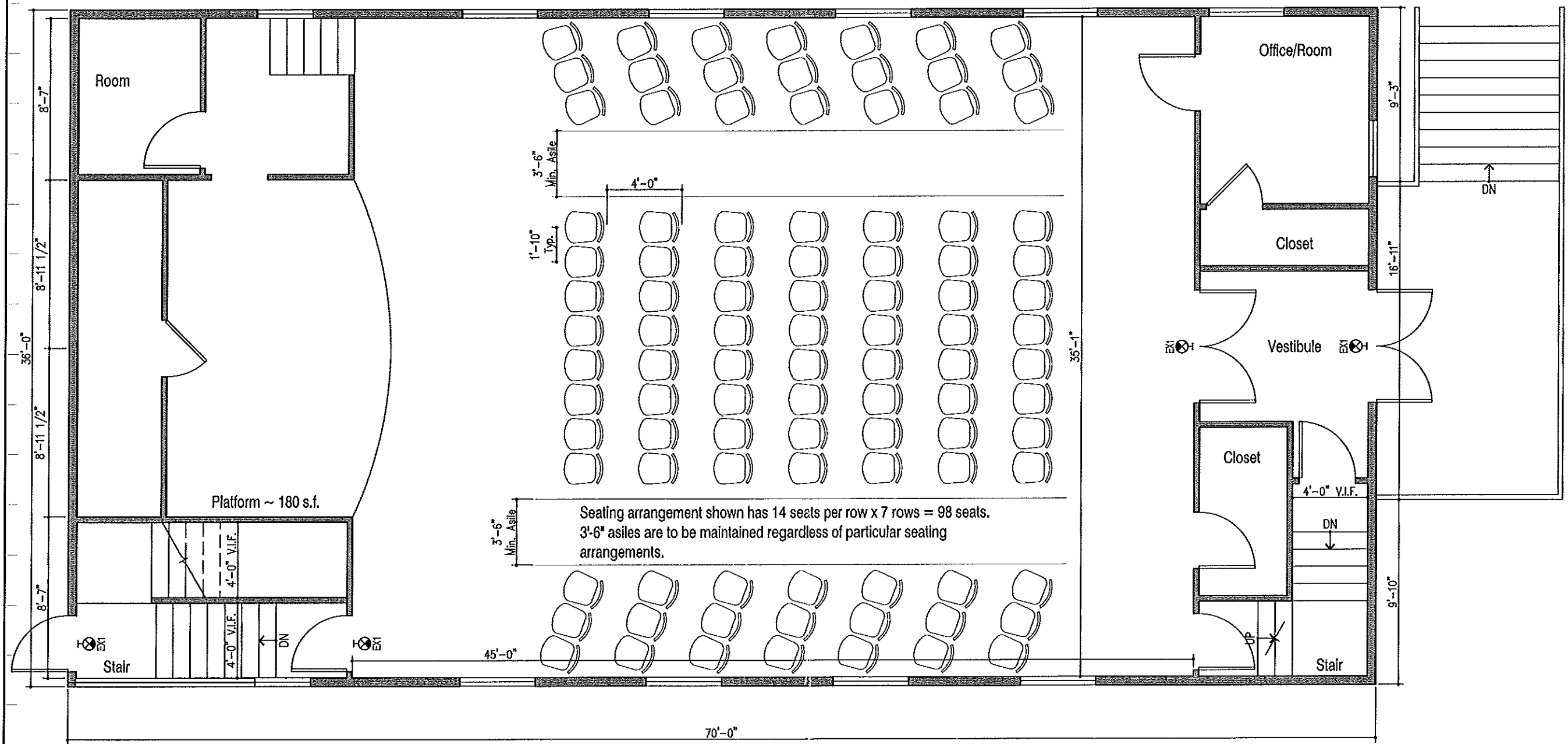
1 SITE PLAN
A0.1 SCALE: 3/32" = 1'-0"



Place of Assembly - permitted use
 Parking $45' \times 35' = 1575 \text{ sq ft} + 150' \text{ sq ft} = 1725 \text{ sq ft}$ of assembly area
 $\div 125 = \text{need 14 spaces}$
 side plan stairs 17 spaces

- Requirements:
- Exit panic hardware IS required when more than 50 occupants and currently exists.
 - Exit signs ARE required and currently exists.
 - Existing Stair Enclosure is assumed to be 1 hour fire rated connecting for stories or less.
 - Emergency Lighting IS required in assembly areas and means of egress (stairs and vestibule).
 - Sprinklers are NOT required when:
 - fire area under 12,000 s.f.
 - occupancy less than 300 persons.
 - assembly area is on same floor as exit discharge.
 - Fire alarms are NOT required if fewer than 300 persons.

- Building Features
- Assembly Group A3 - Place of Religious Worship
 - Building Footprint Area 2,520 s.f.
 - Assumed Construction Type Vb
 - Two Stories (and attic)
 - Occupancy Load: Assembly Area 1,575 s.f. w/ (not-fixed) concentrated seating allowing @ 7 s.f. / person = 225 persons.
- NO new construction or additions are proposed.



Seating arrangement shown has 14 seats per row x 7 rows = 98 seats.
 3'-6" aisles are to be maintained regardless of particular seating arrangements.

Conceptual Not for Construction

Spoken Word Tabernacle
 1844 Forest Av, Portland, ME

Floor/Seating Plan

revision #/ date Revision Reason

date: Aug. 27, 2012 drawn by: 1/8" = 1'-0"

Drafting Service

A1
 sheet number
 issued:
 project no.

10-4-12 Dew 1 / John Marshall Firm OK