

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

Location of Construction: 1435 Forest Ave		Owner: Robert Russell St.		Phone:		Permit No: 001263
Owner Address: 25 E Winslow Rd Gorham ME		Lessee/Buyer's Name: ***Golden Mountain Wandy Yang***		Phone: 803-1872***		
Contractor Name: SAA		Address:		Phone:		Zone: CBL: 140-0-004
Past Use: escant conv. store pizza		Proposed Use: chinese rest take-out		COST OF WORK: \$		
Proposed Project Description: change of use from store/pizza to chinese rest.		Signature: <i>[Signature]</i>		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group <i>A</i> Type: <i>BOCAGG</i> Signature: <i>[Signature]</i>
				PEDESTRIAN ACTIVITIES DISTRICT (PAD): Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		
Permit Taken By: <i>R</i>		Date Applied For: Oct 31 2000		Signature: _____ Date: _____		Zoning Approval: 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 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..

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: _____

PERMIT ISSUED WITH REQUIREMENTS

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 provisions of the code(s) applicable to such permit

SIGNATURE OF APPLICANT _____ ADDRESS: _____ DATE: Oct 31 2000 R PHONE: _____

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE _____ PHONE: _____

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

PERMIT ISSUED WITH REQUIREMENTS

CEC DISTRICT 1

THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE PERMIT IS ISSUED

Building or Use Permit Pre-Application
 Attached Single Family Dwellings/Two-Family Dwelling
 Multi-Family or Commercial Structures and Additions Thereto

In the interest of processing your application in the quickest possible manner, please complete the information below for a Building or Use Permit

NOTE**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 (Include Portion of Building):		1435 FOREST AVE	
Total Square Footage of Proposed Structure		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number	Chart#	Block#	Lot#
	340	D	004
Owner's Address:	Owner:	Lesse/Buyer's Name (If Applicable)	
25B Winslow Rd Brynham Me 04038	Robert Russell Sr.	Golden Mountain	
Proposed Project Description (Please be as specific as possible)	Cost Of Work:	Fee	
Change of use from Shore/PI33a to Chinese Rest.	\$5,000	\$54.00	
Contractor's Name, Address & Telephone	SMA Wendy Wendy Lung - 893 1878 Rec'd By E		
Current Use:	Proposed Use:		
Conv. Shore	PI33a	Chinese Rest.	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

• All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.

• All plumbing must be conducted in compliance with the State of Maine Plumbing Code.

• All Electrical Installation and Air Conditioning installation must comply with the 1993 BOCA Mechanical Code.

You must include the following with your application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and damp proofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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 of applicant:	Wendy Lung	Date:	31-10-2000,
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Building Permit Fee: \$30.00 for the 1st \$1000 cost plus \$6.00 per \$1,000.00 construction cost thereafter.
 Additional Site Review and related fees are attached on a separate addendum

BUILDING PERMIT REPORT

DATE: November 2009 ADDRESS: 1435 Forest Ave. CBL: 340-D-004

REASON FOR PERMIT: Change of Use Store / P1229 To Chinese Takeout Post

BUILDING OWNER: Robert Russell Sr. CONTRACTOR SAO

PERMIT APPLICANT: _____ CONSTRUCTION COST: 5000 PERMIT FEES: 5400

USE GROUP: A-3 CONSTRUCTION TYPE: _____

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

CONDITIONS OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: X1 X9 X11 X13
X20 X23 X27 X29 X30 X32 X34 X32 X33 X34 X31 #40

1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6" O.C. between bolts. Section 2305.17
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces 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". In occupancies in Use Group A, B, H-4, I-1, I-2, M, R, 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. Handrails shall be a minimum of 3/4" but not more than 3/8". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. All Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening with dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 502.1.1)

19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1999), and NFPA 101 Chapter 18 & 19. (Smoke detectors shall be installed and maintained at the following locations):

- In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- 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.

*20. (Section 921.0)

21. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.

22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

*23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1999)

24. Section 25 - 135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year."

25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRS-A refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.

26. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).

*27. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.

28. All requirements must be met before a final Certificate of Occupancy is issued.

*29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1999).

*30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

*31. Please read and implement the attached Land Use Zoning report requirements aftering - Any seating shall require a separate permit

*32. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.

*33. Bridging shall comply with Section 2305.16.

*34. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

*35. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

*36. All flashing shall comply with Section 1406.3.10.

*37. All cooking equipment shall be installed as per the manufacturer's requirements.

*38. Changes of exhaust equipment shall comply with the code.

*39. Food Service shall follow the rules and regulations of both State and local.

Separate permits shall be required for any new signs

Samuel Hoess, Building Inspector

Michael Madoungall, PFD

Marge Schunuel, Zoning Administrator

PSH 10/00

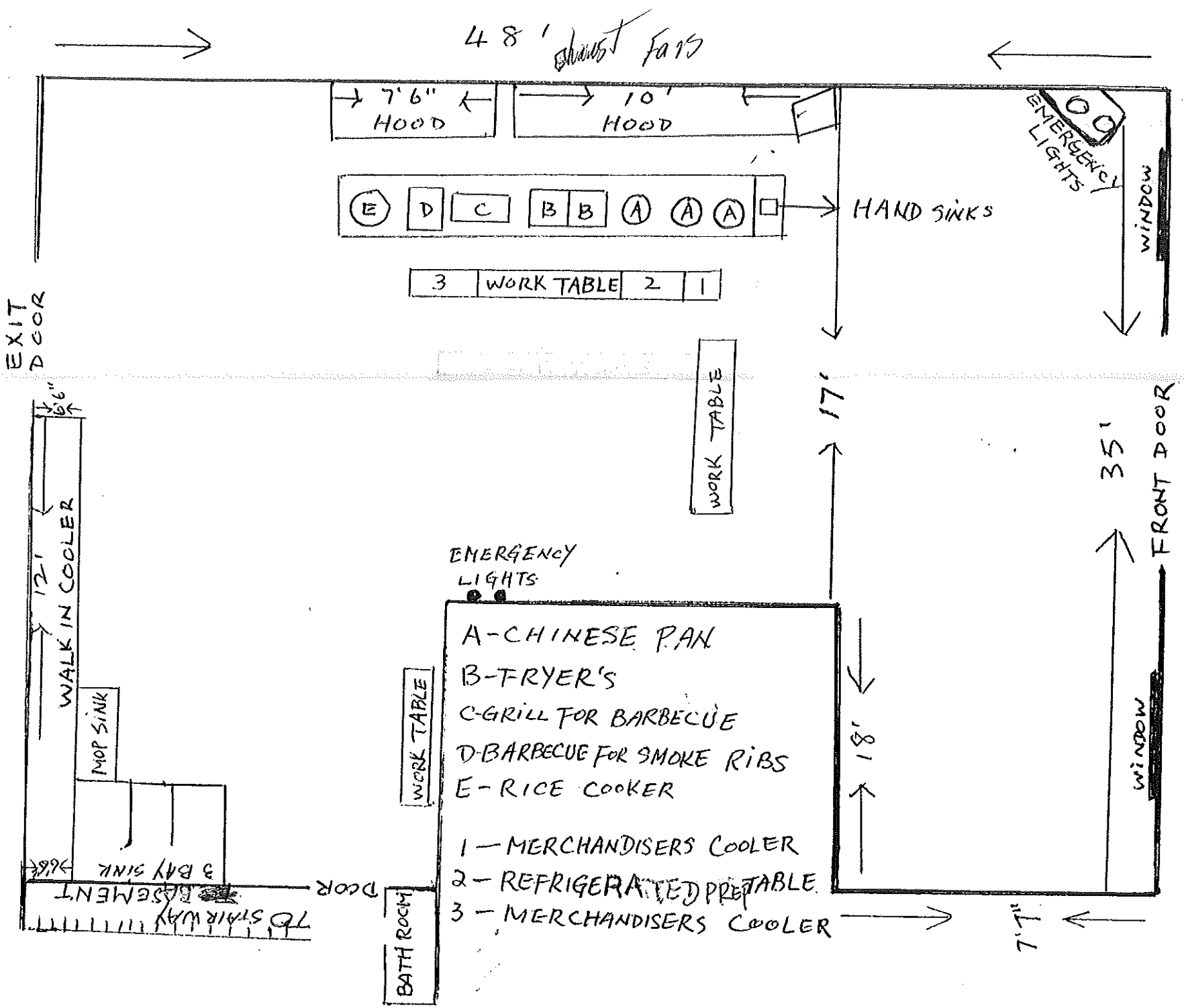
**This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.

THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD.

****ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.

*****CERTIFICATE OF OCCUPANCY FEE \$50.00

1435 FOREST AVE PORTLAND



48' ^{short} FAIS

7'6" HOOD 10' HOOD

(E) D C B B A A A

HAND SINKS

3 WORK TABLE 2 1

EXIT DOOR

EMERGENCY LIGHTS

WINDOW

17'

35'

FRONT DOOR

WINDOW

EMERGENCY LIGHTS

- A-CHINESE PAN
- B-FRYER'S
- C-GRILL FOR BARBECUE
- D-BARBECUE FOR SMOKE RIBS
- E-RICE COOKER
- 1-MERCHANDISERS COOLER
- 2-REFRIGERATED PREP TABLE
- 3-MERCHANDISERS COOLER

18'

7'6"

7'6"

12'1" WALK IN COOLER

MOP SINK

3 BAY SINK

TO STAIRWAY

BASEMENT

DOOR

BATH ROOM

WORK TABLE

WORK TABLE

WORK TABLE

LEASE

This Lease (the "Lease") is made and entered into as of this 1st day November, 2000, by and between Filomena M. Russell and Robert J. Russell, Sr., whose mailing is set forth below (hereinafter collectively referred to as "Landlord") and *and Wendy Yang* Oi Kwong Yang whose mailing address is P. O. Box 312, Windham, Maine 04062 (hereinafter referred to as "Tenant").

WITNESSETH:

In consideration of the mutual promises contained herein, and for other good and valuable consideration, the receipt and sufficiency whereof is hereby acknowledged, the parties hereto agree as follows:

LEASED PREMISES:

The storefront situated at 1435 Forest Avenue, Portland, Maine.

LANDLORD:

Filomena M. Russell and Robert J. Russell, Sr.

LANDLORD ADDRESS:

25B Winslow Road
Gorham, Maine 04038

TENANT:

Oi Kwong Yang

TENANT ADDRESS:

P. O. Box 312
Windham, Maine 04062

ANNUAL BASE RENT:

Lease Year

Annual Rent

Years 1-5

\$9600.00

After previous lease terminated:

Option:

Years 6-10

\$12000.00

Years 11-15

\$14400.00

MONTHLY INSTALLMENT:

Lease Year

Monthly Rent

Years 1-5

\$ 800.00

After previous lease terminated:

Option:

Years 6-10

\$1000.00

Years 11-15

\$1200.00

SECURITY DEPOSIT:

\$800.00

ADDITIONAL DEPOSIT:

First and last months rent, for a total of

CBL-340-D-504

CITY OF PORTLAND, MAINE
INTERPRETER SERVICE FORM

Date: 11/7/00 Department: Inspections

Customer's Name: Wendy Young

Did customer accept or refuse the offer of interpreter services provided by the City of Portland? Accepted Refused

*Tried to explain conditions of issued permit (may be back)
If accepted, indicate the service with an (x) and record the appropriate information: ^{1st need} Interp*

- * RRP/interpreter: _____ Interpreter's Name: _____
- * AT & T Language Line: _____
- * City of Portland Employee: _____ Name: _____
- * Other (please describe): _____

* Appointment Date: _____ Time: _____

If refused, did the customer use an interpreter: Yes No

Interpreter's Name: _____
Relation to Customer: _____ Age: _____

Customer's Signature Wendy Young Date: 11-7-2000,
Department Representative Signature Kathy De Date: 11/7/00

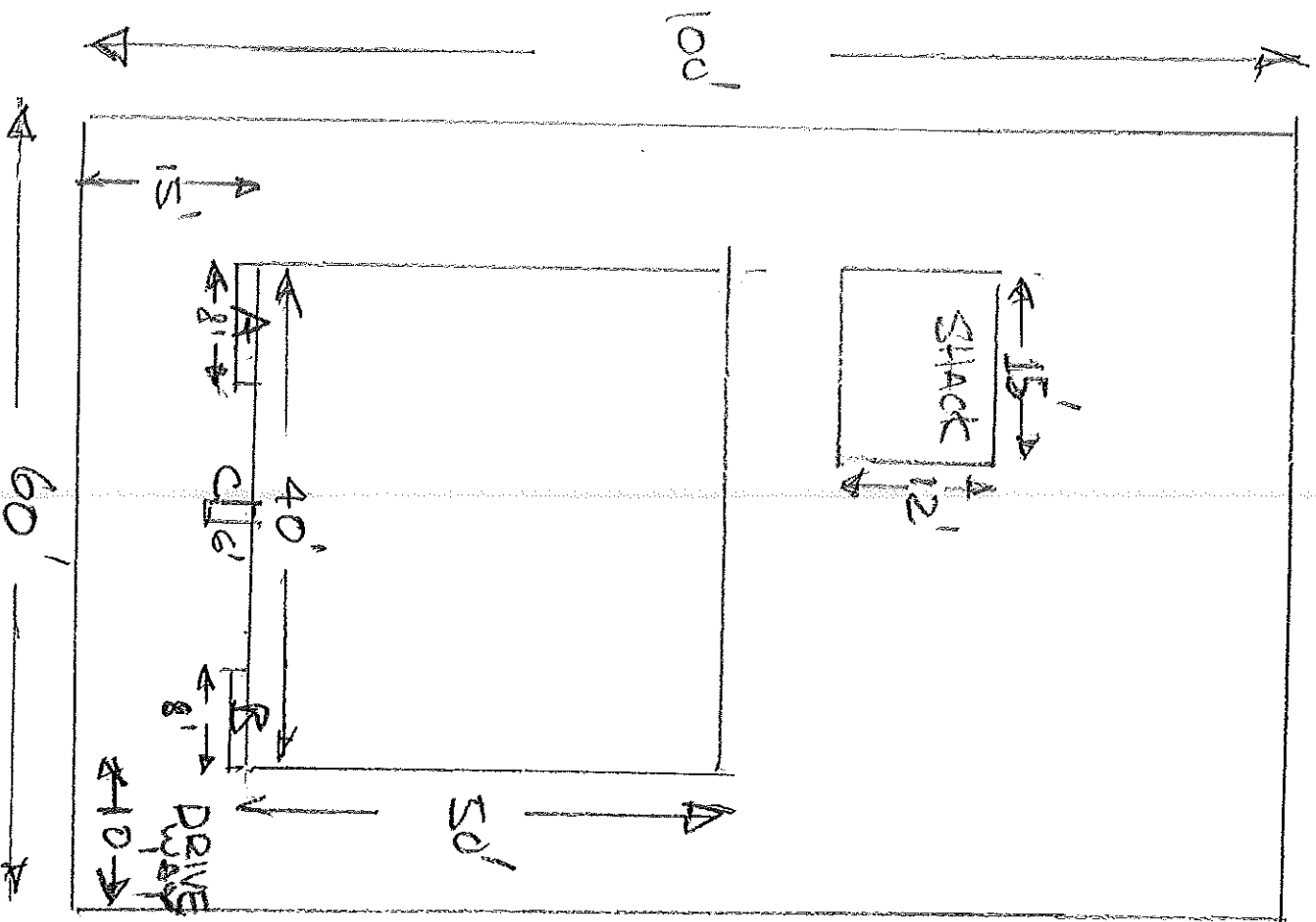
All programs, benefits or services provided by the City of Portland shall be made available to all eligible persons regardless of ability to speak and/or understand English. It is the policy of the City of Portland to provide interpreters at no cost to persons applying for or participating in any of its programs or services.



<http://www.portlandassessor.com/images/pictures/02825501.jpg>

5/13/04

SKETCH PLAN



- A 8' x 8'
- B 8' x 8'
- C 6' x 6'

replacing signs

A, B & C ARE EXISTING SIGNS
 PROPOSED SIGNS ARE THE SAME WITH
 DIFFERENT NAME

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

Location of Construction: 1433 Forest Ave		Owner: Robere, Russell Jr.		Phone:		Permit No: 001263	
Owner Address: 23 E Winslow Rd Cochran Hill		Lessee/Buyer's Name: Golden Mountain Wandy Yang		Phone: 800-1877****		Business Name:	
Contractor Name: SAA		Address:		Phone:		Permit Issued: NOV - 6 2000	
Past Use: vacant conv. store pizza		Proposed Use: chinese rest take-out		COST OF WORK: \$		PERMIT FEE: \$	
Proposed Project Description: change of use from store/pizza to chinese rest.		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: A-3 Type: DOC # 99		Zone: CBL:	
		Signature: [Signature]		Signature: [Signature]		Zoning Approval: [Signature]	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: [Signature]		Date: [Date]	
Permit Taken By: K		Date Applied For: Oct 31 2000					

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- Zoning Appeal**
- Variance
 - Miscellaneous
 - Conditional Use
 - Interpretation
 - Approved
 - Denied

- Historic Preservation**
- Not in District or Landmark
 - Does Not Require Review
 - Requires Review

- Action:**
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Date: [Signature]

PERMIT ISSUED WITH REQUIREMENTS

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oct 31 2000 K

SIGNATURE OF APPLICANT ADDRESS: DATE: PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE PHONE:

PERMIT ISSUED WITH REQUIREMENTS
CITY DISTRICT

CBL-340-D-004

CITY OF PORTLAND, MAINE

INTERPRETER SERVICE FORM

Date: 11/7/00 Department: INSPECTIONS

Customer's Name: Wendy Yang

Did customer accept or refuse the offer of interpreter services provided by the City of Portland? Accepted Refused X

X Tried to explain Conditions of Issued Permit (may be back if need interp)

If accepted, indicate the service with an (x) and record the appropriate information:
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(Section 921.0)

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22. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.

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29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (The BOCA National Building Code/1996).

30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical code (The BOCA National Mechanical Code/1993). (Chapter M-16)

31. Please read and implement the attached Land Use Zoning report requirements. eatings - Any seating shall require a separate permit. Your Plans Show only take-out, No seats for eating.

32. Boring, cutting and notching shall be done in accordance with Sections 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code. Permitted Bridging shall comply with Section 2305.16.

33. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)

34. All signage, shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

35. All flashing shall comply with Section 1406.3.10.

36. All cooking equipment shall be installed as per The Manufacturer's instructions.

37. All kitchen exhaust equipment shall comply with Section 1406.3.10 of the City's Mechanical Code/1993.

38. All food service shall follow the rules and regulations of both State and Local.

39. All separate permits shall be required for any new signage.

Samuel Holmes, Building Inspector
City of Lewiston, ME

Marge Schuckel, Zoning Administrator

PSH/10/100

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BUILDING PERMIT REPORT

DATE: 1 November 2009 ADDRESS: 1435 Forest Ave. CBL: 340-D-004

REASON FOR PERMIT: Change of Use Store / Pizza To Chinese Takeout POST

BUILDING OWNER: Robert Russell Sr.

PERMIT APPLICANT: CONTRACTOR SAO

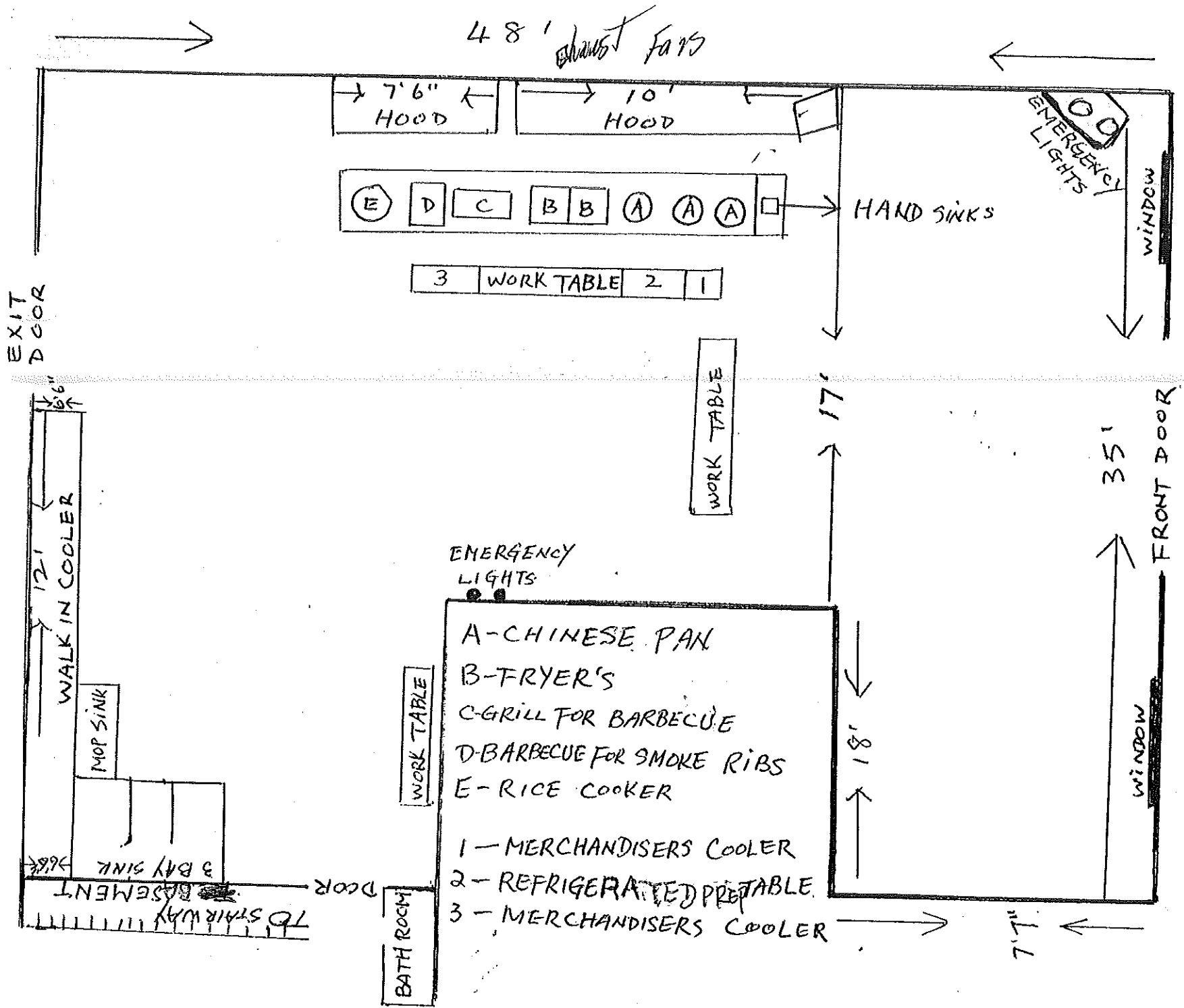
USE GROUP: A-3 CONSTRUCTION TYPE: CONSTRUCTION COST: 5,000.00 PERMIT FEES: 5400

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1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection) "ALL LOT LINES SHALL BE CLEARLY MARKED BEFORE CALLING."
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6" O.C. between bolts. Section 2305.17
5. Waterproofing and damproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1999)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces 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". In occupancies in Use Group A, B.H-4, I-1, I-2, M, R, 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. Handrails shall be a minimum of 34" but not more than 38". Exception: Handrails that form part of a guard shall have a height not less than 36 inches (914 mm) and not more than 42 inches (1067 mm). Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0). Handrails shall be on both sides of stairway. (Section 1014.7)
12. Headroom in habitable space is a minimum of 7'6". (Section 1204.0)
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 7/8" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. All Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. The minimum egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). (Section 1010.4) net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1010.4)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure. (Over 3 stories in height requirements for fire rating is two (2) hours. (Section 710.0)
18. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic



LIFE SAFETY AND PROTECTION