

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 090152

This is to certify that FORESTATE ASSOCIATES LLC/Kevin
has permission to Code Requirement Construction New Ceiling in Hallway and Pre Kitchen, Repositioning of HVAC system
AT 428 FOREST AVE CB# 116-C001001

provided that the person or persons, firm or corporation accounting 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 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 written permission procured before this building or part thereof is lathed or otherwise red-in. 24 HOUR NOTICE IS REQUIRED.

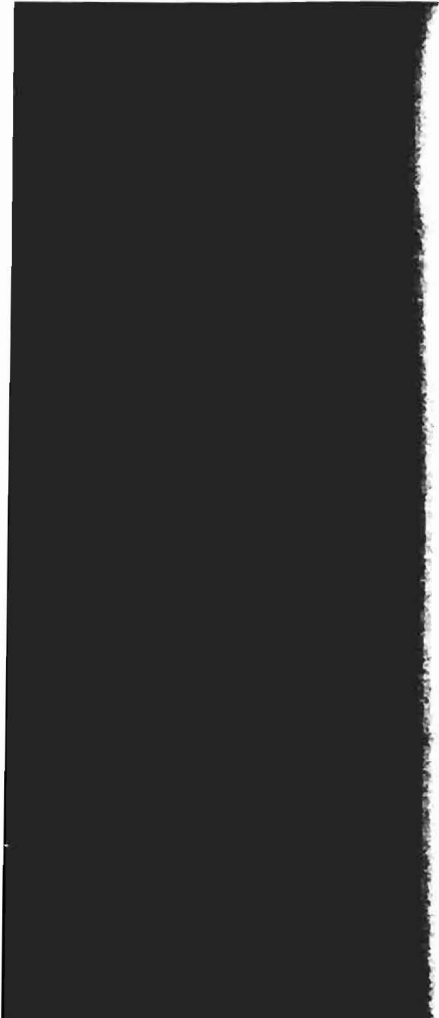
A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

OTHER REQUIRED APPROVALS

Fire Dept. CAPT. K. Santoro
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Chris S. [Signature] 3/13/09
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD



City of Portland, Maine - Building or Use Permit Application

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

Permit No: 09-0152	Issue Date: 3/13/09	CBL: 116 C001001
-----------------------	------------------------	---------------------

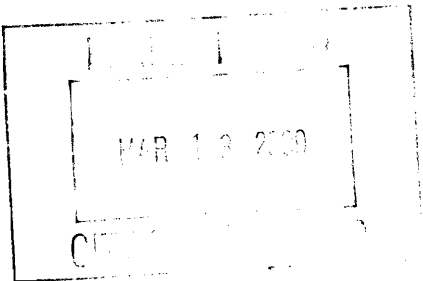
Location of Construction: 428 FOREST AVE	Owner Name: FORESTATE ASSOCIATES LLC	Owner Address: ONE CITY CENTER	Phone: 207-318-6971
Business Name:	Contractor Name: Kevin Kierstead	Contractor Address: 166 Christy Road Portland	Phone: 2077734421
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B2b

Past Use: Commercial Restaurant/Brea Lu Cafe'	Proposed Use: Commercial Restaurant/Brea Lu Cafe' - Code Requirement Construction-New Ceiling in Hallway and Prep Kitchen, Repositioning of HVAC system.	Permit Fee: \$40.00	Cost of Work: \$1,500.00	CEO District: 2
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: A-2 Type: U/R IBC-2003	

Proposed Project Description: Code Requirement Construction-New Ceiling in Hallway and Prep Kitchen, Repositioning of HVAC system.	Signature: <i>KG</i>	Signature: <i>CE</i> 3/13/09
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: _____ Date: _____		

Permit Taken By: lmd	Date Applied For: 02/25/2009	Zoning Approval
-------------------------	---------------------------------	------------------------

<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>3/2/25/09</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
---	---	--	---



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

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0152	Date Applied For: 02/25/2009	CBL: 116 C001001
------------------------------	--	----------------------------

Location of Construction: 428 FOREST AVE	Owner Name: FORESTATE ASSOCIATES LLC	Owner Address: ONE CITY CENTER	Phone: 207-318-6971
Business Name:	Contractor Name: Kevin Kierstead	Contractor Address: 166 Christy Road Portland	Phone: (207) 773-4421
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial Restaurant/Brea Lu Cafe' - Code Requirement Construction-New Ceiling in Hallway and Prep Kitchen, Repositioning of HVAC system.	Proposed Project Description: Code Requirement Construction-New Ceiling in Hallway and Prep Kitchen, Repositioning of HVAC system.
--	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/25/2009
Note: **Ok to Issue:**

- 1) Please note that any and all exterior freestanding signs, including temporary signs, SHALL be appropriately permitted. Any such signs SHALL NOT be located on City Property.
- 2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Chris Hanson **Approval Date:** 03/13/2009
Note: **Ok to Issue:**

- 1) All violations referred to in attached Notice of Violation letter dated 1/14/09 shall be corrected including a hand sink in the warewashing area.
- 2) Equipment must be installed in compliance with the manufacturer's specifications
- 3) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 4) This appliance/stove shall be installed, operated and maintained per the manufacturer's specifications and the UL listing
- 5) The appliance shall be installed in accordance with the IMC 2003 and NFPA 211.
- 6) This permit DOES NOT certify the use of the property or building. It only authorizes the construction activities.
- 7) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 8) Separate permits are required for any electrical, plumbing, HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 03/12/2009
Note: **Ok to Issue:**

- 1) All construction of walls and ceilings need to be fire rated (i.e. Taped, mud, caulking, etc.) for separation of the two occupancies.

Comments:

2/25/2009-lmd: Jon R - did a food service inspection, these changes were required.



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>428 Forest Ave. Portland, ME.</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot <u>432 SF C, 306 SF</u>
Tax Assessor's Chart, Block & Lot Chart# <u>116</u> Block# <u>C</u> Lot# <u>1</u>	Applicant * must be owner, Lessee or Buyer * Name <u>Lucy Getchell DeLuca LLC</u> Address <u>11 Meadow Lane</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>318-6971</u>
Lessee/DBA (If Applicable) <u>The Brea Lu Cafe</u> <u>FEB 25 2009</u>	Owner (if different from Applicant) Name <u>Forestate Associates LLC</u> Address <u>1 City Center</u> City, State & Zip <u>Portland, ME 04101</u>	Cost Of Work: \$ <u>1,500. =</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Restaurant</u>		
If vacant, what was the previous use? <u>NA</u>		
Proposed Specific use: <u>Restaurant</u>		
Is property part of a subdivision? <u>No</u> If yes, please name _____		
Project description: <u>Supply Hallway Ceiling & Prep Kitchen Ceiling</u> <u>Relocate 4 refrigerators & 1 freezer</u> <u>Close/reposition heat vent opening</u> } <u>See attached</u>		
Contractor's name: <u>Kevin Kierstead - Scenic Property Services</u>		
Address: <u>166 Christy Road</u>		
City, State & Zip <u>Portland, ME 04103</u>		Telephone: <u>713-4421</u>
Who should we contact when the permit is ready: <u>Lucy Getchell</u>		Telephone: <u>318-6971</u>
Mailing address: <u>11 Meadow Lane, 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: Lucy Getchell Date: 2-10-09

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



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

Zero #

Director of Planning and Urban Development
Penry St. Louis Littell

Inspection Services, Director
Tammy M. Munson

January 14, 2009

BREA LU CAFE
428 FOREST AVE
PORTLAND, ME 04101

Amended:

CBL- 116 C001001
Located at 428 FOREST AVE

Certified Mail 70033110000260636738

Notice of Violation/ New Application: Food Service Establishment

Dear DeLuca, LLC.

A re-inspection of your establishment was performed on the 10th Day of December, 2008. The health inspection indicated unsatisfactory sanitary conditions, primarily contamination from unprotected ceilings and food being prepared in the HVAC room.

The City is willing to work with you on this situation; meanwhile there are minimal standards that must be met.

In order to re-license the restaurant the following conditions shall be met:

1. Appropriate permit applications must be submitted for demolition work and or requested repairs made to the food preparation area(s) ceiling and electrical wiring
 - a. The two (2) hour ceiling rating must be maintained between the dwelling units and kitchen
 - b. Seal the concrete floor (non-food contact surface) or replace with approved materials
 - c. Include ceiling and wall repair plans for food storage areas between the dining room and kitchen
 - d. Plans must indicate relocation of food preparation tables and or protection from contamination via the HVAC systems and plumbing sanitary drain lines
- 2. Designate a hand sink with hand drying and cleanser provision in the warewashing area
3. Follow proper re-inspection instructions on the building permit

The next inspection of your establishment will be carried out within fifteen (15) days, at which time it is required that all operational and maintenance practices comply with the standards set forth in Chapter 11 of the City's Ordinance. If your establishment is graded unsatisfactory upon re-inspection, the matter will be referred to the City's Corporation Counsel for action pursuant to § 15.8 of the License Ordinance. Action may include license suspension or revocation and possible civil penalties pursuant to § 1-15. Please be advised that because this requires a second inspection, § 6.2 of the Code requires that you pay a \$75.00 re-inspection fee.

Sincerely,

Jon Rioux,
Code Enforcement Officer

CC: Tammy M. Munson, Inspection Services Division Director, & Alexandra Murphy, Business License Administrator
Room 315 - 389 Congress Street- Portland, Maine 04101 (207) 874-8715 - Fax: 8748716 - TTY: 874-8936

Scenic Property Services
Building and Remodeling

Kevin R. Kierstead
166 Christy Rd
Portland, Me. 04103

1/27/09

Christian Getchell,

The following are proposed solutions for the work to be completed at Brea Lu Café:

Supply Hallway Ceiling:

- Strap ceiling
- Hang sheetrock
- 3 coats mud and tape

Store Room Ceiling Pipe:

- Relocate 4 refrigerators to outside wall away from pipe.
- Relocate 1 storage freezer to outside wall away from pipe.

HVAC Unit:

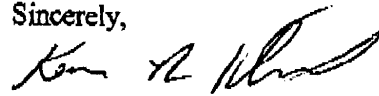
- Close/reposition heat vent opening.

Prep Kitchen Ceiling:

- Strap and shim ceiling
- Hang sheetrock
- 3 coats mud and tape on entire ceiling.

Please feel free to call with any questions.

Sincerely,



Kevin R. Kierstead

Mr. Jon Rioux, Here are the contract
 we will be doing at the Brea Lu Cafe. Please
 contact me at your earliest convenience to
 let me know if they are up to the standard
 Thank You Christian Getchell 772-9202

CBC 116 001

January 15, 2009

Jon Rioux
City of Portland Maine
Inspections Division Services
389 Congress Street, Room 315
Portland, Maine 04101-3509

VIA FACSIMILE 207-874-8716

Dear Mr. Rioux:

I am in receipt of your recent fax and Notice of Violation/New Application: Food Service Establishment dated January 14, 2009.

Please be advised that Christian and I have met with a contractor to discuss our options to correct the items outlined in your letter. We should have his estimates this week and a final decision on how to make the necessary changes and/or relocation of prep work area.

I will forward our final plans as soon as possible.

Sincerely,



Lucy Getchell

2009

 **COPY**

Scenic Property Services
Building and Remodeling

Kevin R. Kierstead
166 Christy Rd
Portland, Me. 04103

1/27/09

Christian Getchell.

The following are proposed solutions for the work to be completed at Brea Lu Café:

Supply Hallway Ceiling:
Strap ceiling
Hang sheetrock
3 coats mud and tape

Store Room Ceiling Pipe:
Relocate 4 refrigerators to outside wall away from pipe.
Relocate 1 storage freezer to outside wall away from pipe.

HVAC Unit:
Close/~~reposition~~ heat vent opening.

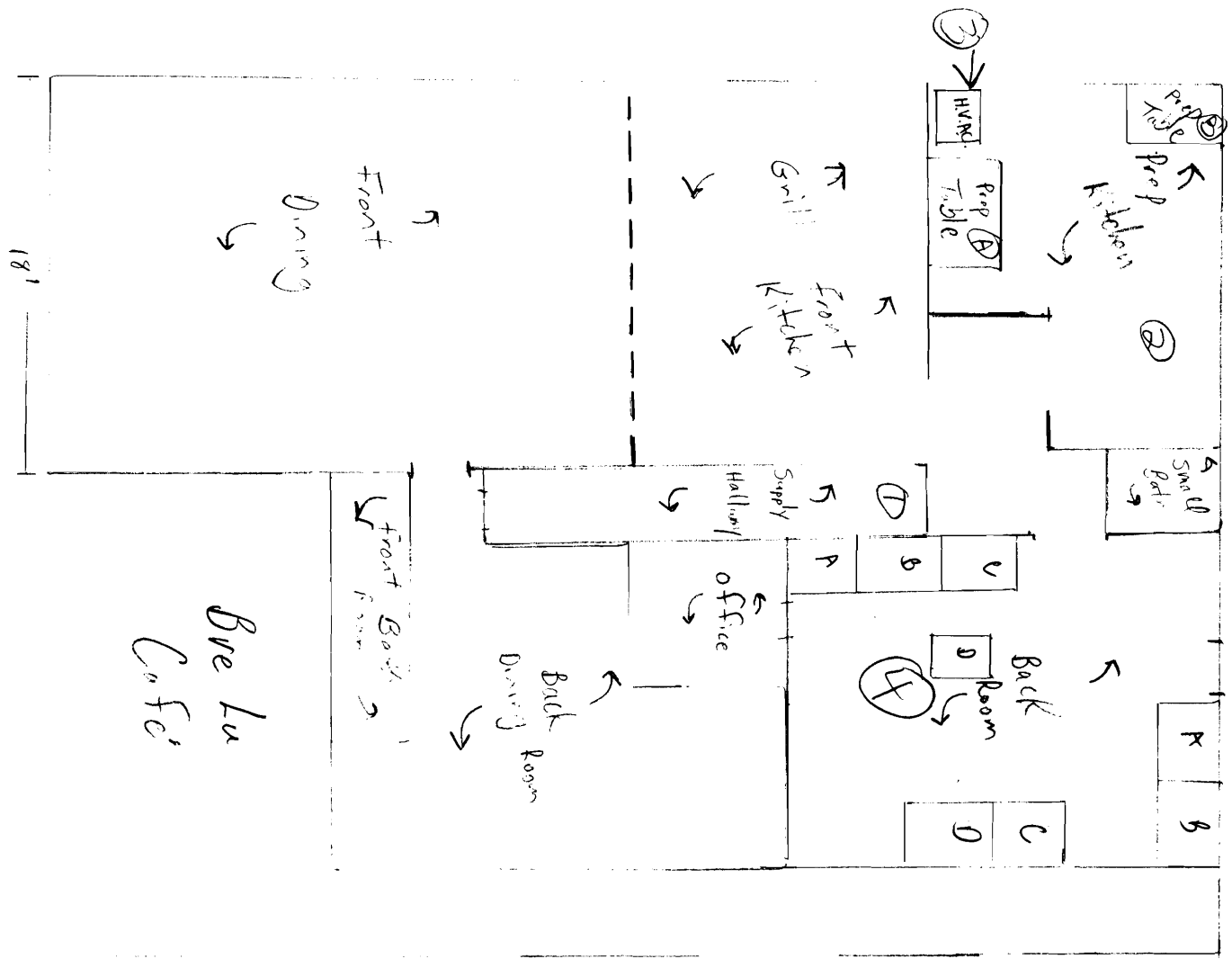
Prep Kitchen Ceiling:
Strap and shim ceiling
Hang sheetrock
3 coats mud and tape on entire ceiling.

Please feel free to call with any questions.

Sincerely,



Kevin R. Kierstead



- ① 5/8 sheetrock + Tape Supply ~~BRUNN~~ Hallway
- ② New ceiling down / prep tables (A)+(B) ~~DRAP~~ Tape Soints
- ③ close up H.V.A.C. Vent
- ④ MOVE freezer ABCD to outside wall of Back Room

St. Pitt. →

↖ Forest Ave ↗