

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

# PERMIT

Permit Number: 100658

PERMIT ISSUED

Please Read Application And Notes, if Any, Attached

This is to certify that Sm & A Properties Llc /self

has permission to Add shelves for retail products and add second stair from basement JUN 10 2010

AT 646 Forest Ave CBL 125 M003001

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 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 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. CAPT. R. Gauthier

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*[Signature]*  
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: 10-0658	Issue Date:	CBI: 125 M003001
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Location of Construction: 646 Forest Ave	Owner Name: Sm & A Properties Llc	Owner Address: Po Box 6752	Phone: 207-615-7165
Business Name: Stareast Cafe	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2b

Past Use: Commercial / Restaurant (Stareast Cafe)	Proposed Use: Restaurant (Stareast Cafe) / Add shelves for retail products and add second stair from basement.	Permit Fee: \$90.00	Cost of Work: \$7,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>* See Conditions</i>	INSPECTION: Use Group: <i>A.2</i> Type: <i>SB</i> <i>IBC 2003</i>	

Proposed Project Description: Add shelves for retail products and add second stair from basement.	Signature: <i>KG</i>	Signature: <i>[Signature]</i>
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: gg	Date Applied For: 06/04/2010	<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"/> Date: <i>6/9/10</i>	<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 Date: <i>[Signature]</i>
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**PERMIT ISSUED**

**JUN 10 2010**

City of Portland

**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

Department of Building Inspections

## Original Receipt

June 4 2010

Received from Carol B. Barstow

Location of Work 646 Farm Cove

Cost of Construction \$ \_\_\_\_\_ Building Fee: \_\_\_\_\_

Permit Fee \$ \_\_\_\_\_ Site Fee: \_\_\_\_\_

Certificate of Occupancy Fee: \_\_\_\_\_

Total: 90.00

Building (IL)  Plumbing (IS)  Electrical (I2)  Site Plan (U2)

Other \_\_\_\_\_

CBL: 125 11003

Check #: 125 Total Collected s 90.00

**No work is to be started until permit issued.  
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy

## BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY )  
or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection 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 with construction.

  X   Final inspection required at completion of work.

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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**

JUN 10 2010

City of Portland



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

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

Permit No: 10-0658	Date Applied For: 06/04/2010	CBL: 125 M003001
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Location of Construction: 646 Forest Ave	Owner Name: Sm & A Properties Llc	Owner Address: Po Box 6752	Phone: 207-615-7165
Business Name: Stareast Cafe	Contractor Name: self	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Restaurant (Stareast Cafe) / Add shelves for retail products and add second stair from basement.	Proposed Project Description: Add shelves for retail products and add second stair from basement.
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/09/2010  
**Note:** **Ok to Issue:** ✓

- 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

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 07/14/2010  
**Note:** **Ok to Issue:** ✓

- 1) The basement is NOT approved for occupancy. Permits will be required for the fit up of this space.
- 2) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 3) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Keith Gautreau      **Approval Date:** 06/10/2010  
**Note:** **Ok to Issue:** ✓

- 1) Fire extinguishers required. Installation per NFPA 10
- 2) All construction shall comply with NFPA 1 and 101.

**Comments:**

6/9/2010-gg: received pdf and entered in the system. /gg

**PERMIT ISSUED**

JUN 10 2010

City of Portland

100658



# 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>646 Forest Ave, Portland</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant * <del>must be owner</del> Lessee or Buyer* Name <u>Saad Albeshir</u> Address <u>646 forest ave</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-615-7165</u>
<u>105      M      003</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>7,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Lessee/DBA (If Applicable)	Current legal use (i.e. single family) <u>A-2 Restaurant</u> / <u>"Star East Cafe"</u> If vacant, what was the previous use? <u>same</u> Proposed Specific use: <u>A-2 Restaurant with small retail space</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Add shelves for retail products</u> <u>Add second stair from Basement</u>	<u>received - 100658</u> <u>entered in system</u> <b>RECEIVED</b>
Contractor's name: <u><del>JP Roofing</del> Saad Albeshir</u>	JUN - 4 2010	
Address: <u>P.O. Box 6752</u>	<b>Dept. of Building Inspections</b> <b>City of Portland Maine</b>	
City, State & Zip: <u>Portland, ME 04101</u>	Telephone: _____	
Who should we contact when the permit is ready: <u>615-7165</u>	Telephone: _____	
Mailing address: <u>P.O. Box 6752 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](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: X Saad Albeshir Date: 6/3/10

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



# Certificate of Design Application

From Designer:

John Ossie

Date:

06-03-10

Job Name:

Revisions to Star East Cafe

Address of Construction:

540 Forest Ave

## 2003 International Building Code

Construction project was designed to the building code criteria listed below:

Building Code & Year 2003 Use Group Classification (s) A-2

Type of Construction Type 5B

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC Yes

Is the Structure mixed use? No If yes, separated or non separated or non separated (section 302.3) \_\_\_\_\_

Supervisory alarm System? No Geotechnical/Soils report required? (See Section 1802.2) \_\_\_\_\_

### Structural Design Calculations

\_\_\_\_\_ Submitted for all structural members (106.1 - 106.11)

### Design Loads on Construction Documents (1603)

Uniformly distributed floor live loads (7603.11, 1807)

Floor Area Use	Loads Shown
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

### Wind loads (1603.1.4, 1609)

- \_\_\_\_\_ Design option utilized (1609.1.1, 1609.6)
- \_\_\_\_\_ Basic wind speed (1809.3)
- \_\_\_\_\_ Building category and wind importance Factor,  $I_w$  (table 1604.5, 1609.5)
- \_\_\_\_\_ Wind exposure category (1609.4)
- \_\_\_\_\_ Internal pressure coefficient (ASCE 7)
- \_\_\_\_\_ Component and cladding pressures (1609.1.1, 1609.6.2.2)
- \_\_\_\_\_ Main force wind pressures (7603.1.1, 1609.6.2.1)

### Earth design data (1603.1.5, 1614-1623)

- \_\_\_\_\_ Design option utilized (1614.1)
- \_\_\_\_\_ Seismic use group ("Category")
- \_\_\_\_\_ Spectral response coefficients,  $S_D$  &  $S_1$  (1615.1)
- \_\_\_\_\_ Site class (1615.1.5)

- \_\_\_\_\_ Live load reduction
- \_\_\_\_\_ Roof live loads (1603.1.2, 1607.11)
- \_\_\_\_\_ Roof snow loads (1603.7.3, 1608)
- \_\_\_\_\_ Ground snow load,  $P_g$  (1608.2)
- \_\_\_\_\_ If  $P_g > 10$  psf, flat-roof snow load  $P_f$
- \_\_\_\_\_ If  $P_g > 10$  psf, snow exposure factor,  $C_e$
- \_\_\_\_\_ If  $P_g > 10$  psf, snow load importance factor,  $I_s$
- \_\_\_\_\_ Roof thermal factor,  $C_t$  (1608.4)
- \_\_\_\_\_ Sloped roof snowload,  $P_s$  (1608.4)
- \_\_\_\_\_ Seismic design category (1616.3)
- \_\_\_\_\_ Basic seismic force resisting system (1617.6.2)
- \_\_\_\_\_ Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (1617.6.2)
- \_\_\_\_\_ Analysis procedure (1616.6, 1617.5)
- \_\_\_\_\_ Design base shear (1617.4, 1617.5.1)

### Flood loads (1803.1.6, 1612)

- \_\_\_\_\_ Flood Hazard area (1612.3)
- \_\_\_\_\_ Elevation of structure

### Other loads

- \_\_\_\_\_ Concentrated loads (1607.4)
- \_\_\_\_\_ Partition loads (1607.5)
- \_\_\_\_\_ Misc. loads (Table 1607.8, 1607.6.1, 1607.7, 1607.12, 1607.13, 1610, 1611, 2404)



# Accessibility Building Code Certificate

Designer: John Ossie

Address of Project: 645 Forest Ave

Nature of Project: Revisions to Star East Cafe

\_\_\_\_\_

\_\_\_\_\_

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.

**(SEAL)**

Signature: John Ossie

Title: Designer / President

Firm: FMC CADD

Address: 75 Bishop St.  
Portland, ME

Phone: 878-8511

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)





# Certificate of Design

Date: 06-03-2010

From: FMC C&DO John Cassie

These plans and / or specifications covering construction work on:

Revisions to Star East Cafe  
640 Forest Ave, Portland, ME

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the **2003 International Building Code** and local amendments.

Signature: John Cassie

Title: Designer/owner

Firm: FMC C&DO

Address: 75 Bishop St.  
Portland, ME

Phone: 878-8511

(SEAL)

For more information or to download this form and other permit applications visit the Inspections Division on our website at [www.portlandmaine.gov](http://www.portlandmaine.gov)

# Partial Change of Use for the Star East Cafe

*Adding retail*

## Woodford's Corner Portland, ME

### Fire rated design

#### Penetration requirements:

ALL PENETRATIONS MADE THROUGH ANY FIRE RATED ASSEMBLY SHALL BE AN APPROVED METHOD SO AS TO MAINTAIN THE UL FIRE RATING. FIRE DAMPERS, ETC SHALL BE PROVIDED AND ALL PENETRATIONS SHALL RECEIVE AN APPROVED FIRESTOP SEALANT AROUND THE ENTIRE OPENING. THE FIRE STOP SEALANT SHALL BE OF THE APPROPRIATE MATERIAL SO AS TO MAINTAIN THE FIRE RATING OF THE SURFACE THAT IS BEING PENETRATED.

#### Project Description

CONVERT A PORTION OF THE EXISTING STAR EAST CAFE, LOCATED AT WOODFORD'S CORNER IN PORTLAND, TO RETAIL SPACE FOR SELLING PRODUCTS RELATED TO THE PRODUCTION OF SPECIALTY FOODS. THE NEW RETAIL SPACE IS 18.44% OF THE RESTAURANT SPACE AND

#### Code Compliance:

DESIGN CRITERIA - THIS PROJECT HAS BEEN DESIGN FOR COMPLIANCE WITH THE FOLLOWING CODES:  
 INTERNATIONAL BUILDING CODE (IBC) - 2003 EDITION  
 INTERNATIONAL FIRE CODE (IFC) - 2003 EDITION  
 NFPA 101 - 2003 EDITION  
 ICC/ANSI A117.1 - 1998 EDITION  
 UNDERWRITERS LABORATORY FIRE RESISTANCE RATING DESIGNS - 2003 EDITION

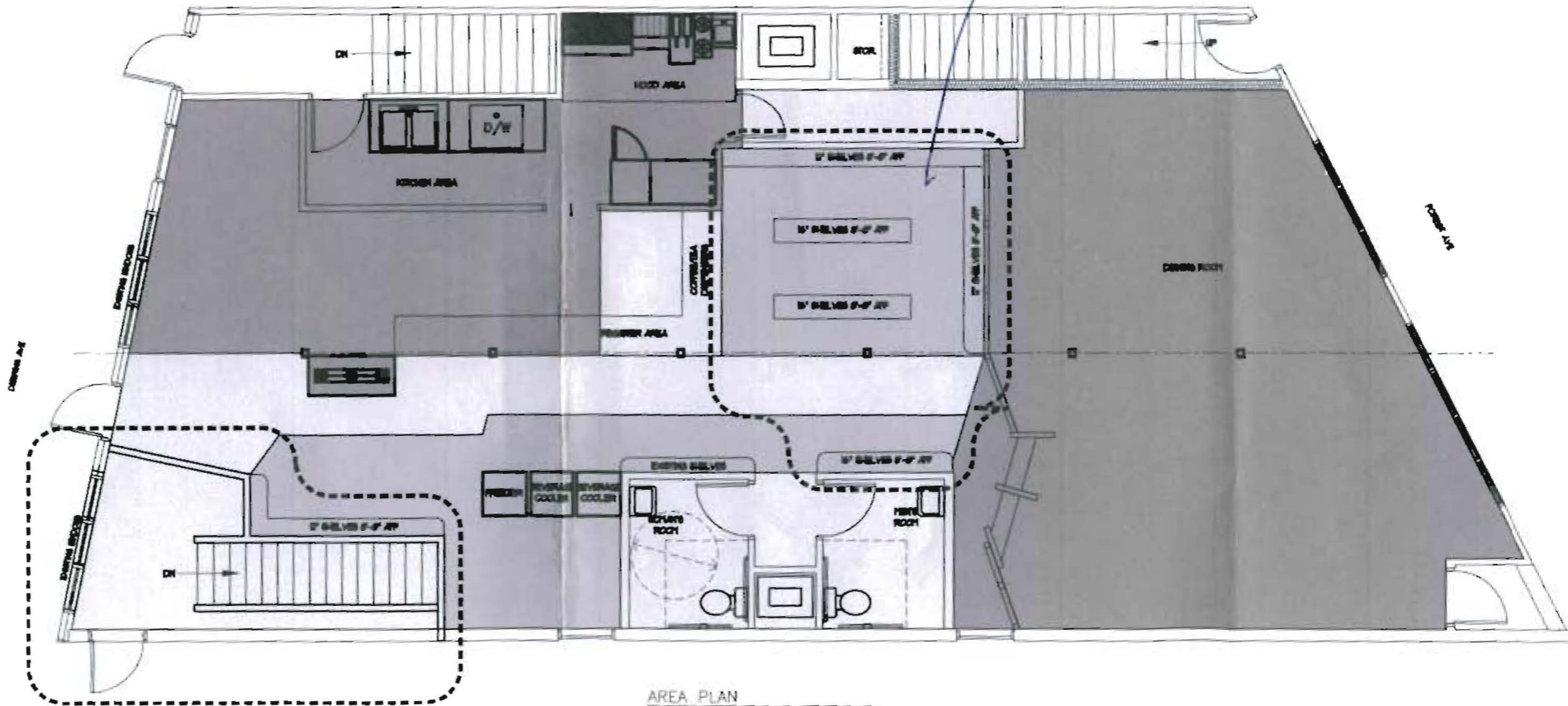
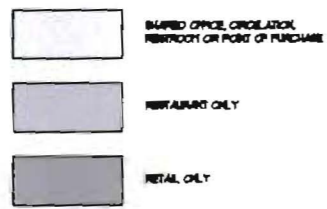
#### Existing Occupancy

OCCUPANCY CLASSIFICATION - ASSEMBLY GROUP A-2 (NFPA 101 - EXISTING ASSEMBLY)  
 USE CLASSIFICATION - MIXED USE RESTAURANT, A-2 (1ST FLOOR), R-2 (2ND FLOOR)  
 OCCUPANT LOAD - ASSEMBLY GROUP A-2 (1735 SQ. FT.) = 115  
 KITCHEN (457 SQ. FT.) = 3  
 CONSTRUCTION CLASSIFICATION - TYPE IIB  
 FIRE PROTECTION SYSTEM REQUIREMENTS:  
 SPRINKLER SYSTEM:  
 A. AN AUTOMATIC SPRINKLER SYSTEM IS NOT REQUIRED.  
 B. PORTABLE FIRE EXTINGUISHER RATING SHALL BE 2-A:20-B:C SPACING SHALL NOT EXCEED A MAXIMUM OF 75 FEET (1500 SQ. FT. / UNIT.)  
 FIRE ALARM AND DETECTION SYSTEM:  
 A. FIRE ALARM SYSTEM NOTIFICATION SHALL BE VIA APPROVED VOICE COMMUNICATION, OR PUBLIC ADDRESS SYSTEM THAT IS AUDIBLE ABOVE THE AMBIENT NOISE LEVEL OF ASSEMBLY OCCUPANCY. NOTIFICATION SHALL BE BY MEANS OF VOICE ANNOUNCEMENTS, EITHER LIVE OR PRERECORDED INITIATED BY THE PERSON IN THE CONSTANTLY ATTENDED LOCATION.

#### New Area Designations

Area designation	Area	% of Total
<b>Total Restaurant</b>	<b>2289</b>	
Shared Point of Purchase	58	2.53%
Shared Circulation	339	14.81%
Shared Rest Rooms	169	7.38%
Shared Office	55	2.40%
Restaurant Only	1246	54.43%
Retail Only	422	18.44%

*OK for non-separated part of restaurant*  
*Less than 2,000 sq ft - Doesn't need to show more parking*



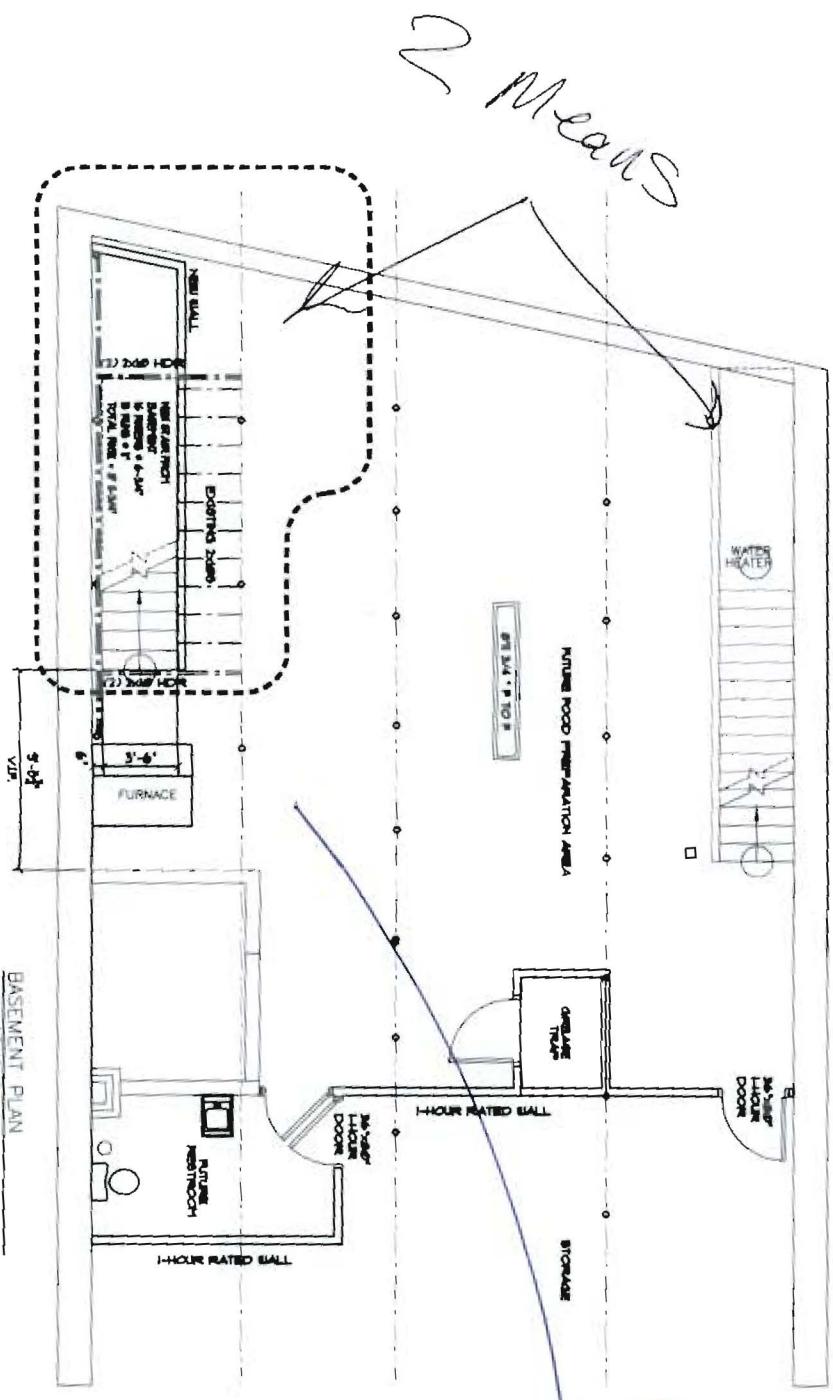
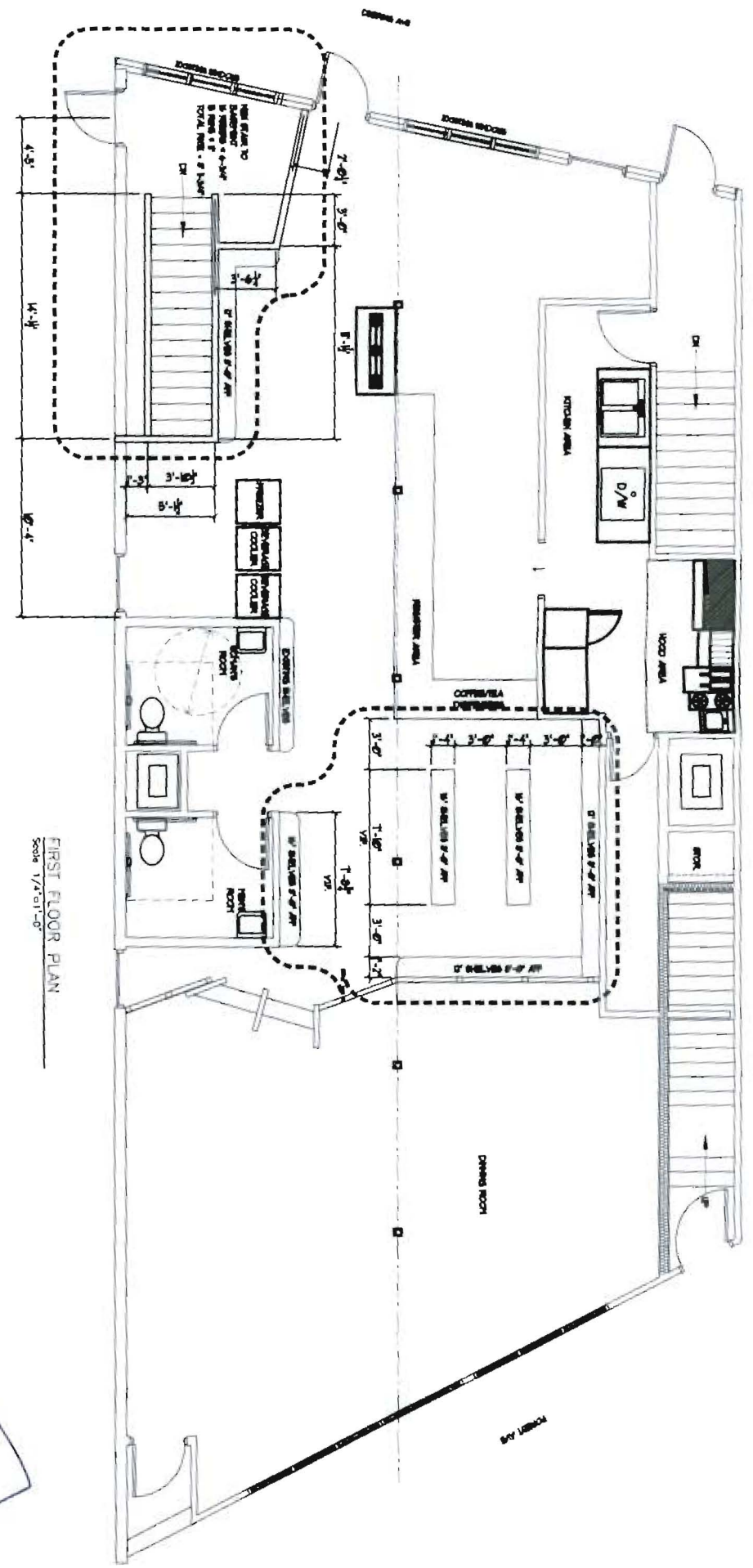
AREA PLAN  
Scale: 1/4" = 1'-0"

**NOTE:**  
 THE DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE.  
 ALL DRAWINGS, PLANS, SPECIFICATIONS ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON BUILDING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF FMC CADD DRAFTER SERVICES, INC. ARE REGISTERED ARCHITECTS, ENGINEERS OR LAND SURVEYORS. ALL DIMENSIONS AND SPECIFICATIONS SHOULD BE VERIFIED BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. FMC CADD DRAFTER SERVICES, INC. WILL BE HELD HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING FROM OR RESULTING FROM THE USE OF THIS DRAWING. FMC CADD DRAFTER SERVICES, INC. ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

3	-
2	-
1	-
REVS	-
CODE	-
TOWN	PORTLAND
DATE	08-03-10
SCALE	1/4" = 1'-0"
DESIGNED	JJO
DRAWN	JJO
TITLE	AREA PLAN
FILE	
SHEET	A-1



**NOTE:**  
 THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. IT IS NOT TO BE USED FOR CONSTRUCTION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL APPLICABLE CODES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL BUILDING DEPARTMENT AND ALL APPLICABLE CODES. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF ALL INFORMATION PROVIDED HEREON.



*Handwritten note:*  
 Not allowed  
 BS code  
 A-2 type  
 MAX 1 story

**THE STAR EAST CAFE**  
 WOODRORD'S CORNER, PORTLAND, ME  
 PARTIAL CHANGE OF USE

**ERIC CADD** Engineering Resource Center  
 75 BlueApp Dr.  
 Portland, Maine 04103  
 207-878-8511 Fax 207-878-8515  
 E-Mail: eric@ericadd.com

1	REVISIONS	
2		
3		
FILE	PROJECT PLAN	
SHEET	A-2	