

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that SM& A PROPERTIES LLC = SAAD
ALBESHIR

Located At 646 FOREST AVE

Job ID: 2012-04-3854-ALTCOMM

CBL: 125- M-003-001

has permission to Split 1st floor into two tenant spaces with rated wall to ceiling, new tenant to have separate permit 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

MB 5/24/12

Code Enforcement Officer / Plan Reviewer

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

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-04-3854-ALTCOMM	Date Applied: 4/25/2012	CBL: 125- M-003-001	
Location of Construction: 646 FOREST AVE	Owner Name: SM & A PROPERTIES, LLC (Saad Albishir)	Owner Address: PO BOX 6752 PORTLAND, ME 04101	Phone: 207-615-7165
Business Name:	Contractor Name: Saad Albeshir	Contractor Address:	Phone: (207) 615-7165
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-2b
Past Use: 1 st floor – restaurant (Star East Café) & 2 nd floor two dwelling units	Proposed Use: Split the 1 st floor space into two tenant spaces – restaurant use remains on the side facing 539 Deering Ave. & vacant space is created on 646 Forest Ave. side – the vacant space will need a tenant fit up when it is occupied	Cost of Work: 1000.000000	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: R/B Type: SB IBI-2009
Proposed Project Description: Split 1st floor into two tenant spaces		Signature: <i>Capl Pine</i>	Signature: <i>JMB</i>
		Pedestrian Activities District (P.A.D.)	5/24/12

Permit Taken By:	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 informatin may invalidate a building permit and stop all work.</p>	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: <i>OK w/condition</i> <i>4/30/12</i> <i>APR</i>	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: <i>ABU</i>
	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
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE

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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Final 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

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Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-04-3854-ALTCOMM

Located At: 646 FOREST AVE

CBL: 125- M-003-001

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. With the issuance of this permit, the use of this property shall remain as a restaurant on the Deering Avenue side of the first floor, a vacant tenant space on the Forest Avenue side of the first floor and two dwelling units on the second floor. A tenant fit up permit will have to be applied for to establish the use when the vacant space is occupied. Any change of use shall require a separate permit application for review and approval.

Fire

1. Installation shall comply with City Code Chapter 10.
2. All construction shall comply with City Code Chapter 10.
3. <http://www.portlandmaine.gov/citycode/chapter010.pdf>
4. Street addresses shall be marked on the structure and shall be as approved by the City E-911 Addressing Officer. Contact Michelle Sweeney at 874-8682 for further information.
5. All outstanding code violations shall be corrected prior to final inspection.
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.
7. Fire extinguishers are required. Installation per NFPA 10.
8. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
9. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
10. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
11. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
12. Non-combustible construction of this structure requires all construction to be Non-combustible.
13. Any cutting and welding done will require a Hot Work Permit from Fire Department.

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Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. Permit approved based on the plans submitted and reviewed w/owner/ contractor, with additional information as agreed on and as noted on plans.
3. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM E 814 or UL 1479, per IBC 2009 Section 713.
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.

B-26

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2012 04 3854



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>B46 forest ave</u>		
Total Square Footage of Proposed Structure/Area <u>1,100</u>	Square Footage of Lot <u>1,100</u>	Number of Stories <u>646</u>
Tax Assessor's Chart, Block & Lot Chart# <u>125</u> Block# <u>M</u> Lot# <u>003</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Saad Albeshir</u> Address <u>P.O. Box 6752</u> City, State & Zip <u>Portland, ME</u>	Telephone: <u>207-615-7165</u>
Lessee/DBA (If Applicable) RECEIVED APR 25 2012	Owner (if different from Applicant) Name <u>SM²A Properties LLC</u> Address _____ City, State & Zip _____	Cost Of Work: \$ <u>350</u> C of O Fee: \$ _____ Total Fee: \$ _____
Dept. of Building Inspections Current legal use of property <u>Cafe</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: <u>any</u> Is property part of a subdivision? <u>yes</u> If yes, please name <u>Star East Cafe</u> Project description: <u>divide the Restaurant in half.</u>		
Contractor's name: <u>Saad Albeshir</u> Address: <u>P.O. Box 6752</u> City, State & Zip <u>Portland, ME 04103</u> Telephone: <u>615-7165</u> Who should we contact when the permit is ready: _____ 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.

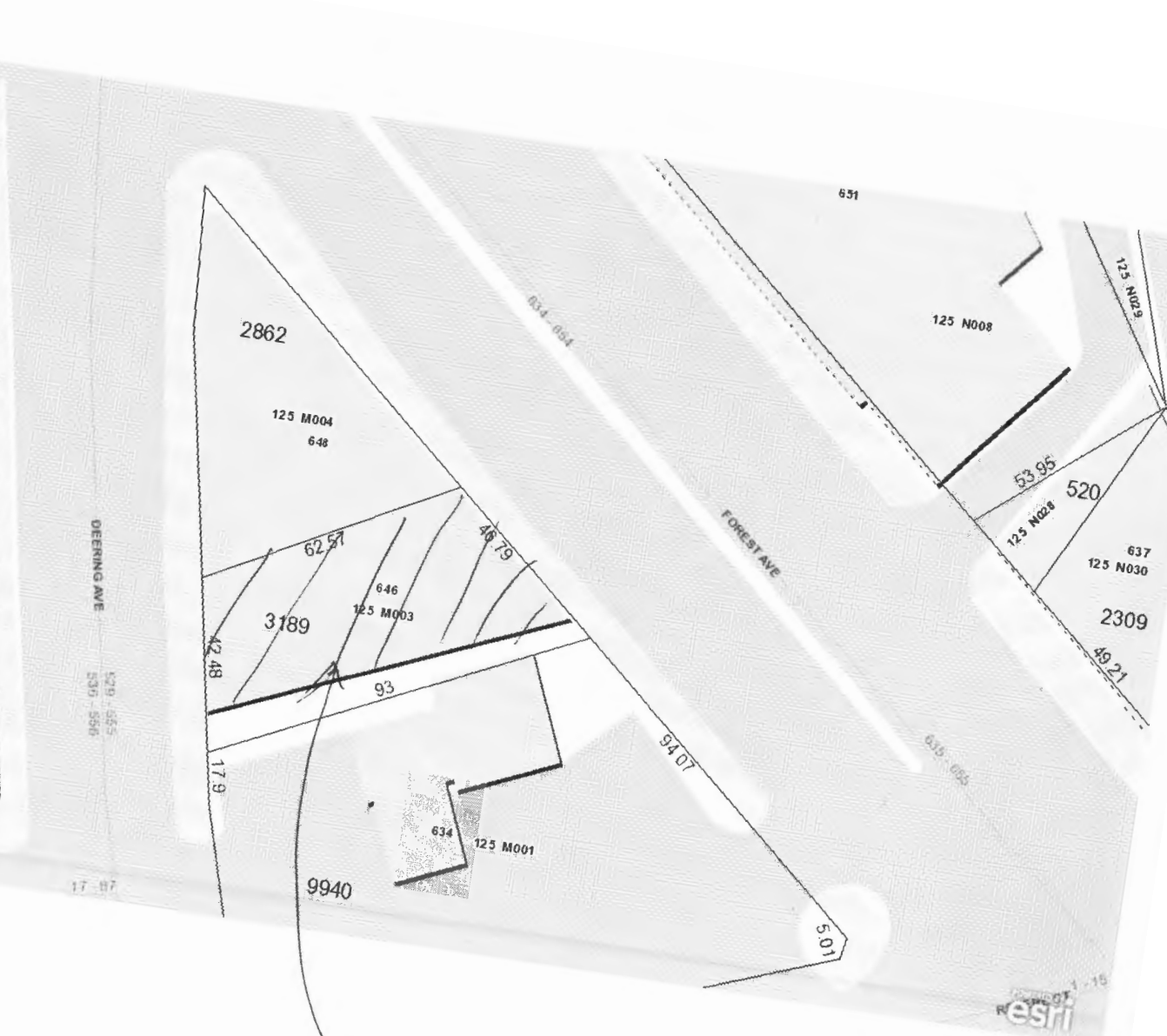
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: Saad Albeshir Date: 4/24/12

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



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location





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Receipts Details:

Tender Information: Cash
Tender Amount: 30.00

Receipt Header:

Cashier Id: gguertin
Receipt Date: 4/25/2012
Receipt Number: 43245

Receipt Details:

Referance ID:	6265	Fee Type:	BP-Constr
Receipt Number:	0	Payment Date:	
Transaction Amount:	30.00	Charge Amount:	30.00
Job ID: Job ID: 2012-04-3854-ALTCOMM - Divide restaurant in half			
Additional Comments: 646 forest Ave.			

Thank You for your Payment!

Program: FP322L

FIRE PREVENTION

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Property address          Property name          Property number
Inspection type          Date                  Inspector
Seq. Violation class     Violation type        Reference             Target             Actual
Location(s)                                     Violation type        Reference             date               date
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0646 FOREST AVE #2, PORTLAND ME 04103          APARTMENTS          1615-000-000
ROUTINE INSPECTION                               1/19/04 MICHAEL NIXON, Stevens Avenue Station, Platoon 4
1 Life Safety Requirements                       Verticle openings shall be enclosed 4.5.5          2/02/05          0/00/00
Rear door needs warning of shaft.
second floor

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Violation Summary:

Open	Closed	Total
1	0	1

Partial Change of Use for the Star East Cafe

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, PVC SHALL BE PROVIDED AND ALL PENETRATIONS SHALL RECEIVE AN APPROVED FIRE STOP 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 ADDITION
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

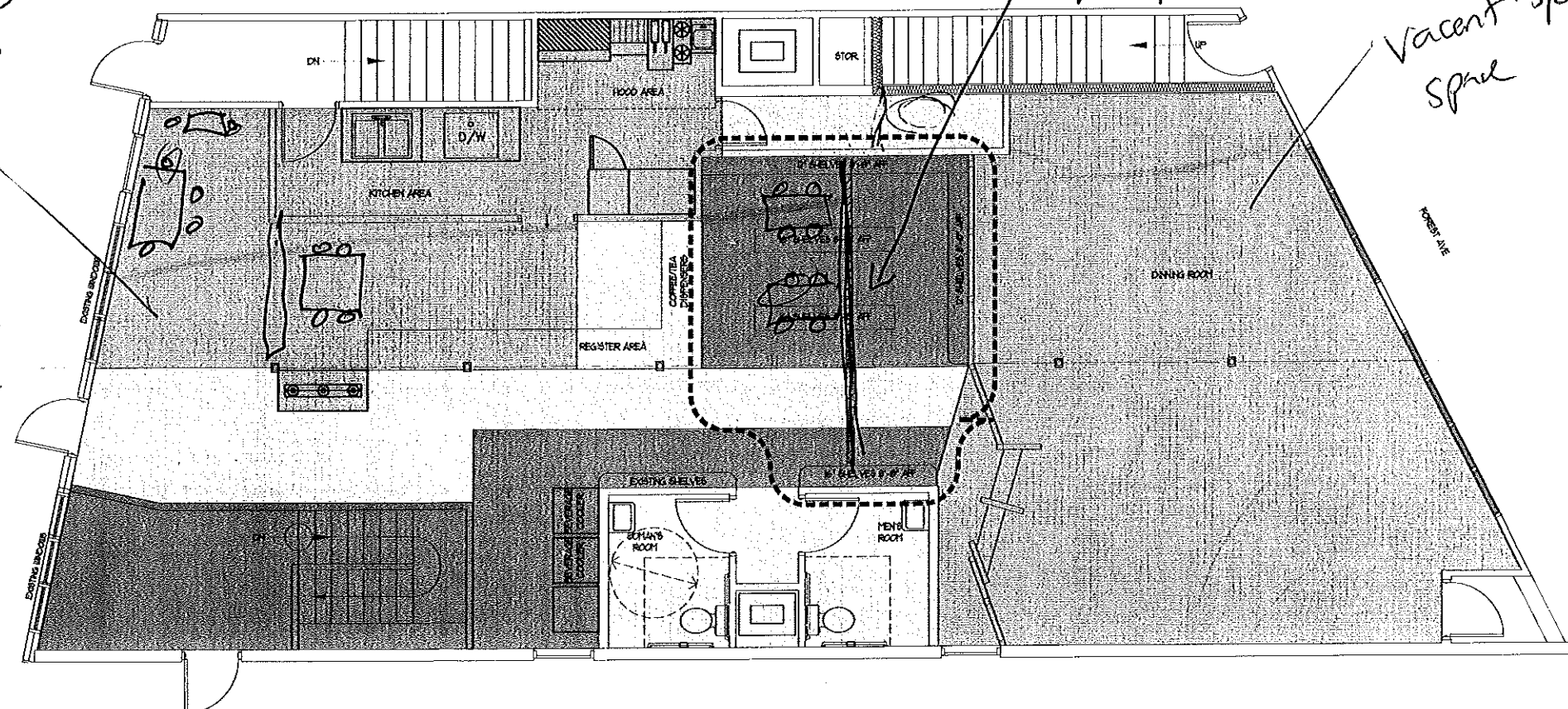
Area designation	Area	% of Total
Total Restaurant	2289	
Shared Point of Purchase	58	2.53%
Shared Circulation	339	14.81%
Shared Rest Rooms	169	7.38%
Shared Office	55	2.40%
Restaurant Only	1246	54.43%
Retail Only	422	18.44%

Splitting one space into two
tenant spaces - restaurant remains on
Star East Cafe
535 Deering Ave side - vacant space on 6th
Forest Ave - will need tenant fit up per
Project description when occupied

Divide Star East Cafe in half
Lam dividing 1100ft in the
front side (646 forest ave)
wall size 16ft w x 9ft H
material used wood 2x4
16 in Sinter
Regular insulations, drywall

5/8" type X (Fire code) per Saad A.
Vacant space 5/24/12

Star East Cafe
remains



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

NOTE:
THIS DRAWING IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY.
IF USED FOR CONSTRUCTION, THE CONTRACTOR ASSUMES ALL RESPONSIBILITY FOR LOCAL CODE COMPLIANCE.
ALL DRAWINGS, PLANS, SKETCHES ETC. ARE PROVIDED TO OUR CLIENTS BASED UPON INFORMATION PROVIDED BY THE CLIENT AND DRAWN IN ACCORDANCE WITH COMMON ENGINEERING PRACTICES AND LOCAL CODES. NONE OF THE EMPLOYEES OF FRC CAD DRAFTING 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. FRC CAD DRAFTING SERVICES, INC. WILL BE HELD HARMLESS BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. FRC CAD DRAFTING SERVICES, INC. WILL BE HELD HARMLESS BY CLIENT AND/OR CONTRACTOR BEFORE ACTUAL CONSTRUCTION BEGINS. FRC CAD DRAFTING SERVICES, INC. ASSUMES NO LIABILITY FOR CHANGES AND/OR REVISIONS MADE TO PLANS BY CLIENT AND/OR CONTRACTOR.

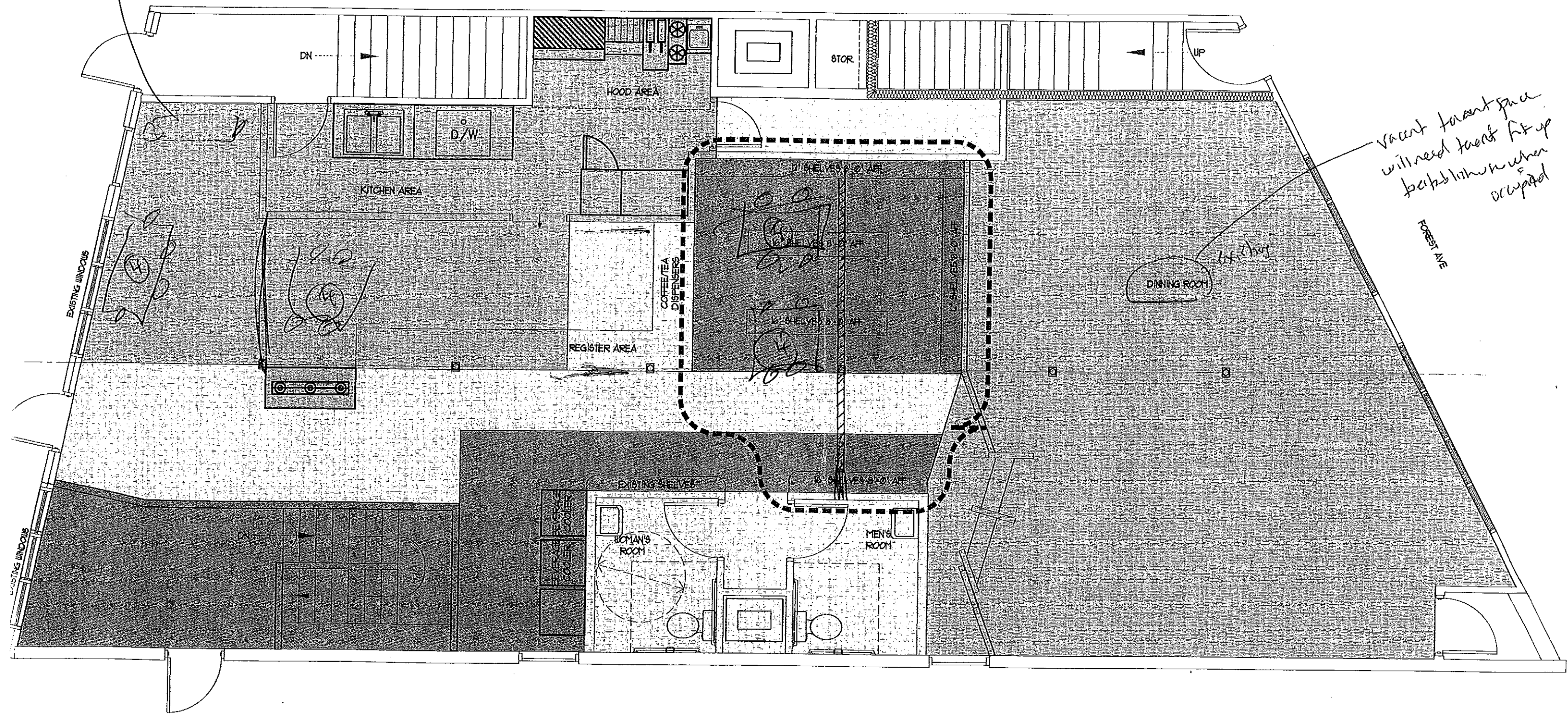
PROPERTY OF

FRC CAD
Engineering Resource Center
73 Bailey St., Suite 04107
Portland, ME 04107
Tel: 207-578-8311 Fax: 207-578-8315
E-Mail: rps@frcme.com

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

3.	-
2.	-
1.	REVISED STAIR
REVS:	-
CODE:	-
TOWN:	PORTLAND
DATE:	06-03-10
SCALE:	1/4" = 1'-0"
DESIGNED:	JJO
DRAWN:	JJO
TITLE:	AREA PLAN
FILE:	
SHEET:	A-1

Huber Inc



*vacant tenant space
will need tenant fit up
before when
occupied*

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