

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING PERMIT

Permit Number: 090607

This is to certify that BOULETTE REALTY LLC / Faisal Kalay
has permission to Change of use from commercial office to Grocery Store w/ meat
AT 710 FOREST AVE CB 130 G007001

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 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. R. Sauter
Health Dept. JUN 25 2009
Appeal Board _____
Other _____
Department Name CITY OF PORTLAND

PERMIT ISSUED
JUN 25 2009

James Bonke 6/25/09
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: 09-0607	Issue Date:	CBL: 130 G007001
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Location of Construction: 710 FOREST AVE	Owner Name: BOULETTE REALTY LLC	Owner Address: 710 FOREST AVE	Phone:
Business Name:	Contractor Name: Faysal Kalayaf	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2c

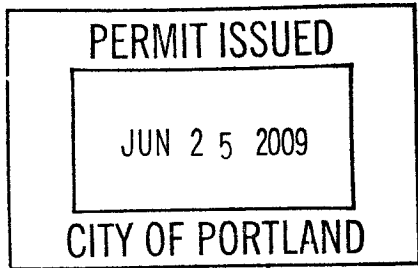
Past Use: Commercial - Office	Proposed Use: Commercial - Grocery Store - Change of use from commercial office to Grocery Store w/ meat prep	Permit Fee: \$145.00	Cost of Work: \$5,000.00	CEO District: 4
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: M-5/B Type: SB DBL-2003	

Proposed Project Description: Change of use from commercial office to Grocery Store w/ meat prep	Signature: <i>(KG)</i>	Signature: <i>JMB 6/25/09</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: Ldobson	Date Applied For: 06/12/2009	Zoning Approval
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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..

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"/> Date: 6/15/09 <i>AS/A</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 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>ABM</i>
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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 _____

8-21-09 Not ready - pup table & slides set up, need translator to explain food services

needed for Tues. 11:00 8-25-09 / in-PFD mfm

8-25-09 Not ready - PFD: rooms - 1. Bathroom set clean 2. Change key lock front door 3. Call

the morning 4. Paper towels holder 5. Fire safety inspected

6. Double on building. (call when completed)

mfm

City of Portland, Maine - Building or Use Permit

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

Permit No: 09-0607	Date Applied For: 06/12/2009	CBL: 130 G007001
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Location of Construction: 710 FOREST AVE	Owner Name: BOULETTE REALTY LLC	Owner Address: 710 FOREST AVE	Phone:
Business Name:	Contractor Name: Faysal Kalayaf	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Grocery Store - Change of use from commercial office to Grocery Store w/ meat prep	Proposed Project Description: Change of use from commercial office to Grocery Store w/ meat prep
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Ann Machado **Approval Date:** 06/15/2009**Note:** Space is 1632 sf, so does not need to show parking because it is under 2000 sf. **Ok to Issue:**

- 1) 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:** Jeanine Bourke **Approval Date:** 06/25/2009**Note:** **Ok to Issue:**

- 1) Employees must be able to demonstrate proper batch cleaning procedures when approved to use a 2 bay sink for washing and sanitizing.
- 2) Approval of license is subject to health inspections per the Food Code.
- 3) Equipment must be installed in compliance per the manufacturer's specifications
- 4) Permit approved based on the plans submitted and reviewed w/owner/contractor, with additional information as agreed on and as noted on plans.
- 5) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 6) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 7) 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:** 06/19/2009**Note:** **Ok to Issue:**

- 1) All construction shall comply with NFPA 101

Comments:

6/25/2009-jmb: Spoke to Faysal K. About the food code and required fixtures and chemical sanitizing. He will pick up the information on the food code requirements.

This building can be classified as a mixed use nonseparated based on building type and area. It is 1 story, 8,292 sf, type 5B



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>710 Forest Ave, ste #3</u>		
Total Square Footage of Proposed Structure/Area <u>1620 sf.</u>		Square Footage of Lot <u>0.625 Acre</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>130 6 7,8,12,13</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Faysal Kalayaf</u> Address <u>53 Front st.</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>207-807-9115</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Gerry <u>Gerald Boulette</u> Address <u>710 Forest ave.</u> City, State & Zip <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>5000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>145</u>
Current legal use (i.e. single family) <u>Office</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Retail Grocery</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Change use from mortgage office to retail grocery with meat prep. Small plumbing and electrical work with no change to structure.</u>		
Contractor's name: <u>Faysal Kalayaf</u> Address: <u>53 Front St.</u> City, State & Zip <u>Portland ME 04103</u> Telephone: <u>207-807-9115</u> Who should we contact when the permit is ready: <u>Faysal Kalayaf</u> Telephone: <u>207-807-9115</u> Mailing address: <u>53 Front St, Portland ME 04103</u>		

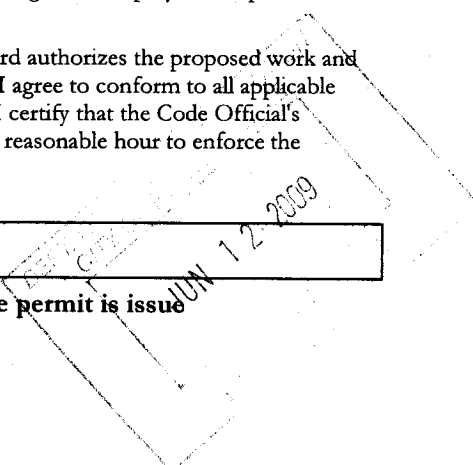
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: Faysal Kalayaf Date: 6-12-09

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



BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

to schedule your inspections as agreed upon

Permits expire in 6 months, if the project is not started or ceases for 6 months.

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.

A Pre-construction Meeting will take place upon receipt of your building permit.

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

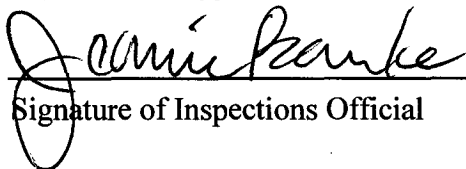
 X Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.
NOTE: There is a \$75.00 fee per inspection at this point. A Health inspection is also required by this office.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

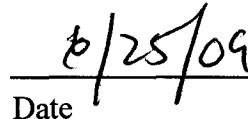
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee



Signature of Inspections Official

Date



Date



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

6.12 2009

Received from

Fayzal Kalayat

Location of Work

710 FORT AVE

Cost of Construction \$ _____

Building Fee: 70

Permit Fee \$ 145

Site Fee: _____

Certificate of Occupancy Fee: 75

Total: _____

Building (I1) _____

Plumbing (I5) _____

Electrical (I2) _____

Site Plan (U2) _____

Other _____

CBL: 13067

Check #: _____

Total Collected \$ 145

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

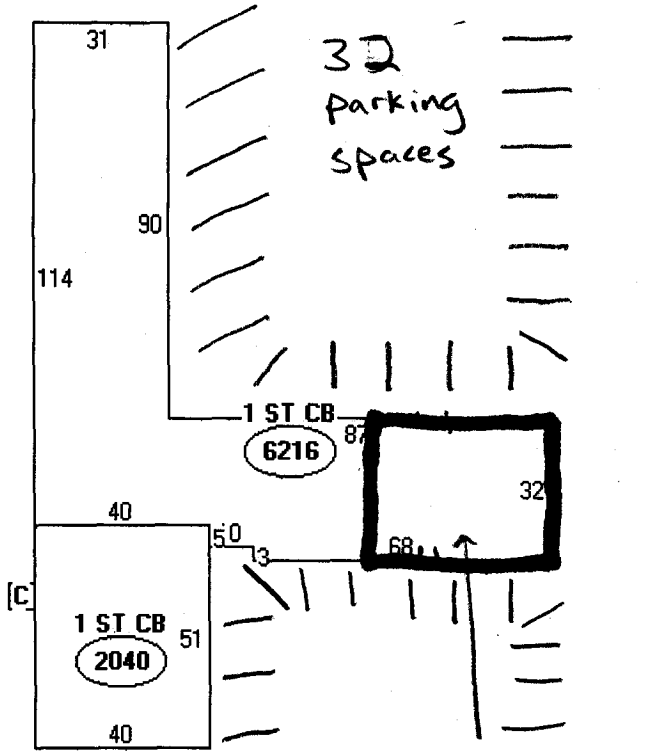
Taken by: [Signature]

WHITE - Applicant's Copy

YELLOW - Office Copy

PINK - Permit Copy

Concord st.



Descriptor/Area

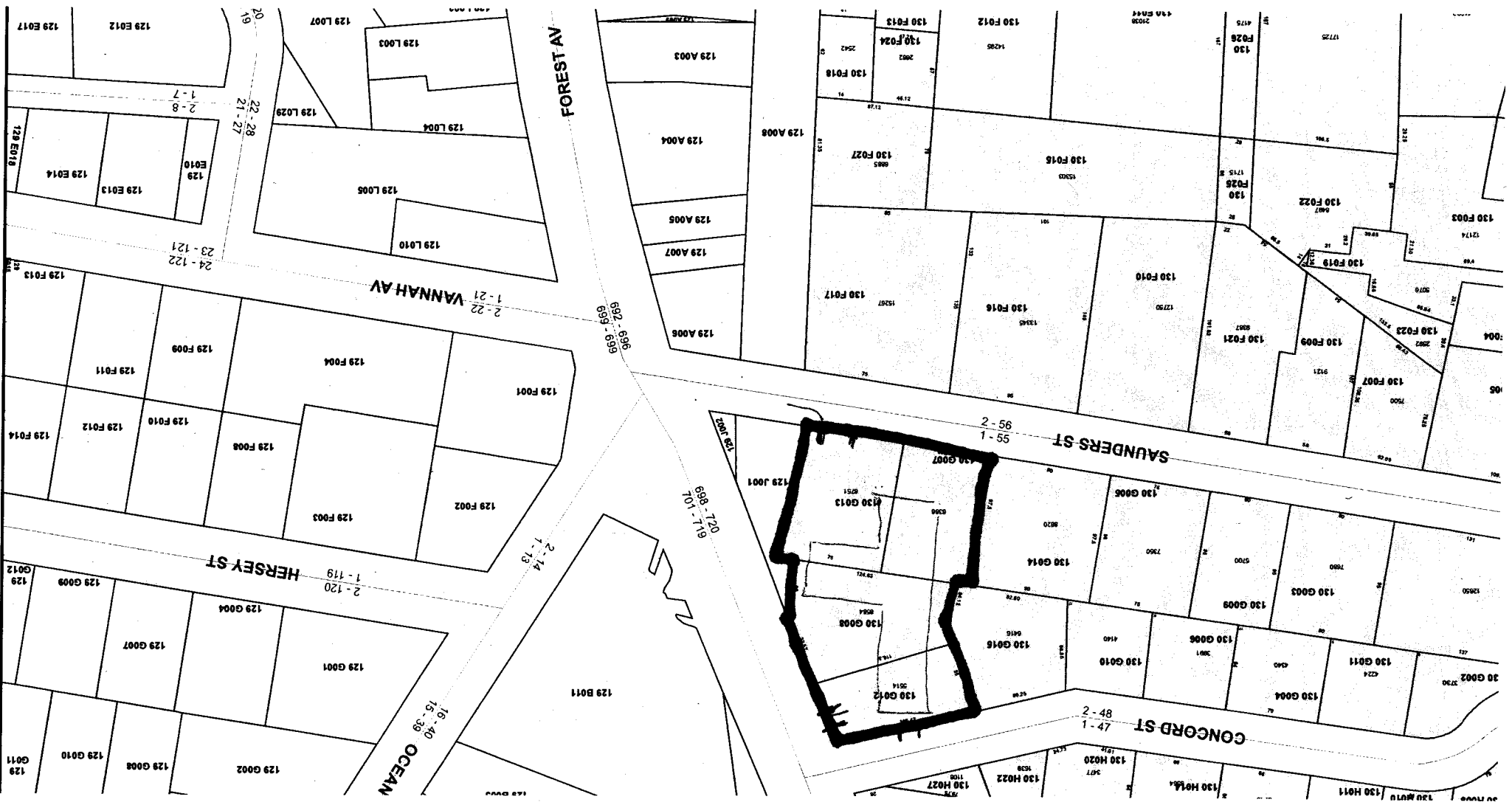
- A: 1 ST CB
6216 sqft
- B: 1 ST CB
2040 sqft
- C: SHED
36 sqft

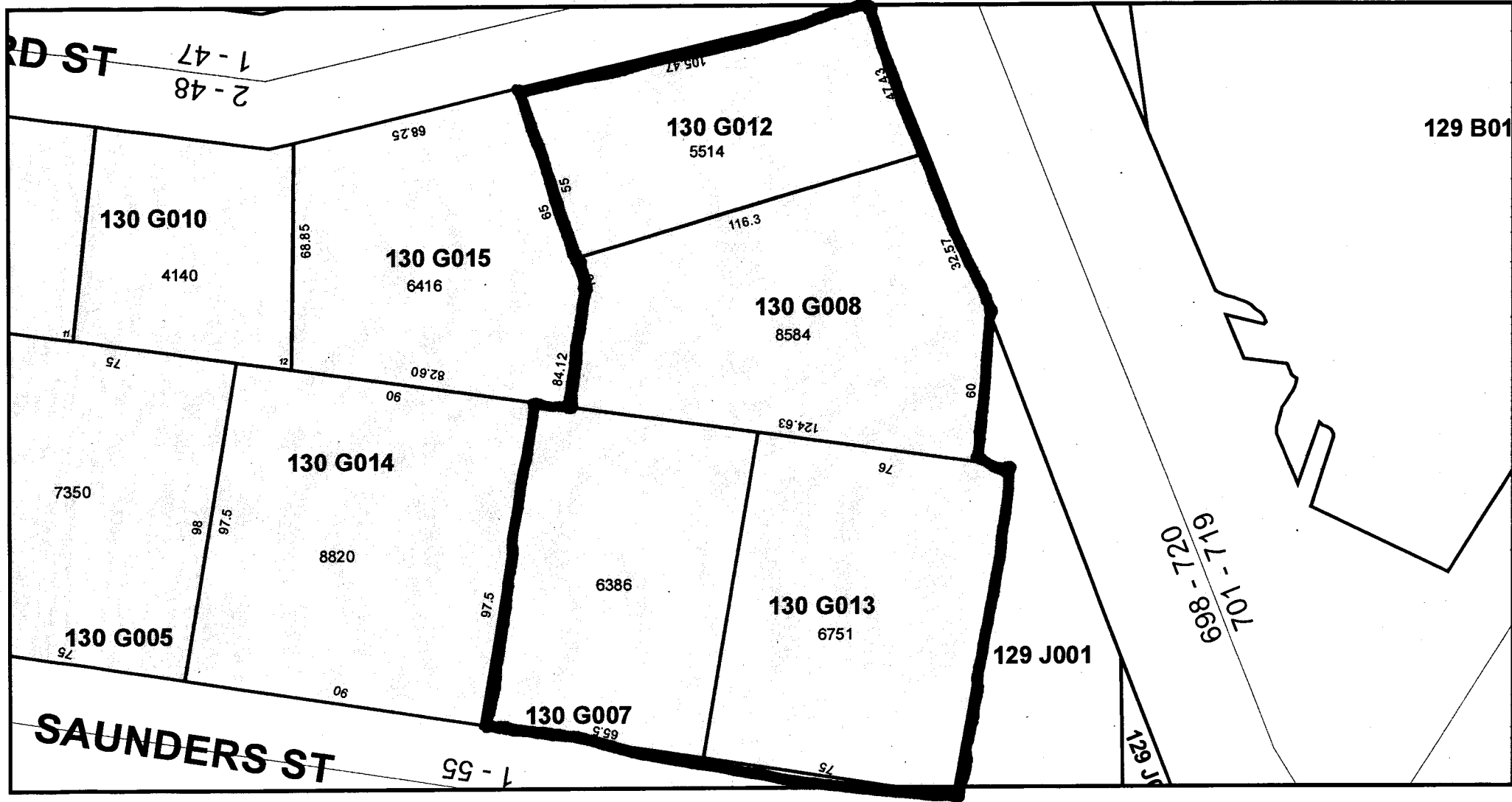
Forest Ave

Proposed
Change of Use
(Suite #3)

Saunders st

Lot Plan





RD ST
2-48
1-47

130 G012
5514

68.25

105.47

171.3

129 B01

130 G010

4140

68.85

130 G015
6416

65
55

116.3

153.3

130 G008
8584

82.62

84.12

60

130 G008
8584

8584

124.63

130 G014

8820

90

84.12

76

130 G013
6751

97.5

6386

129 J001

130 G005

7350

98

97.5

90

130 G007

5.99

75

SAUNDERS ST

1-55

101-898-7179

129 J001

Ann Machado - Lease of property at 710 Forest Ave.

From: "maine photo" <mainephotoexp@maine.rr.com>
To: <amachado@portlandmaine.gov>
Date: 6/17/2009 10:29 AM
Subject: Lease of property at 710 Forest Ave.

Dear Ms. Machado,

I am willing to allow Mr. Faysal Kalayas to locate his ethnic grocery store in my building at 710 Forest Ave., in Portland.

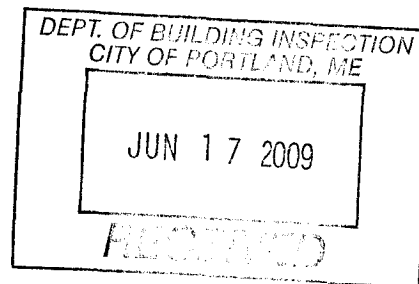
I understand that he will have to do some minor build-out to accomadate his business. If the change of use is approved by the city

he and I will negotiate a lease. The prior use for the space was office, but can very easily be converted to open space.

If you have any further questions or concerns please call me at 207-773-3480 or e-mail at mainephotoexp@maine.rr.com

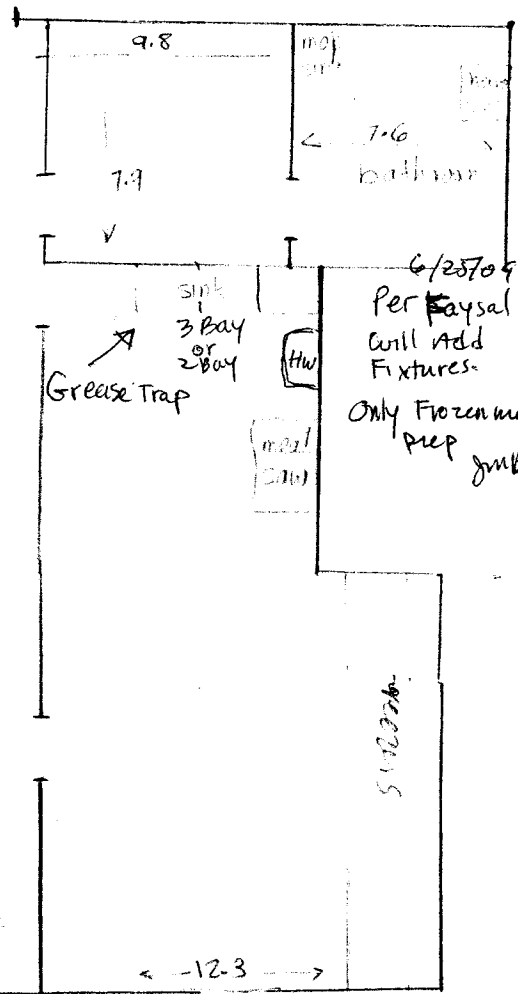
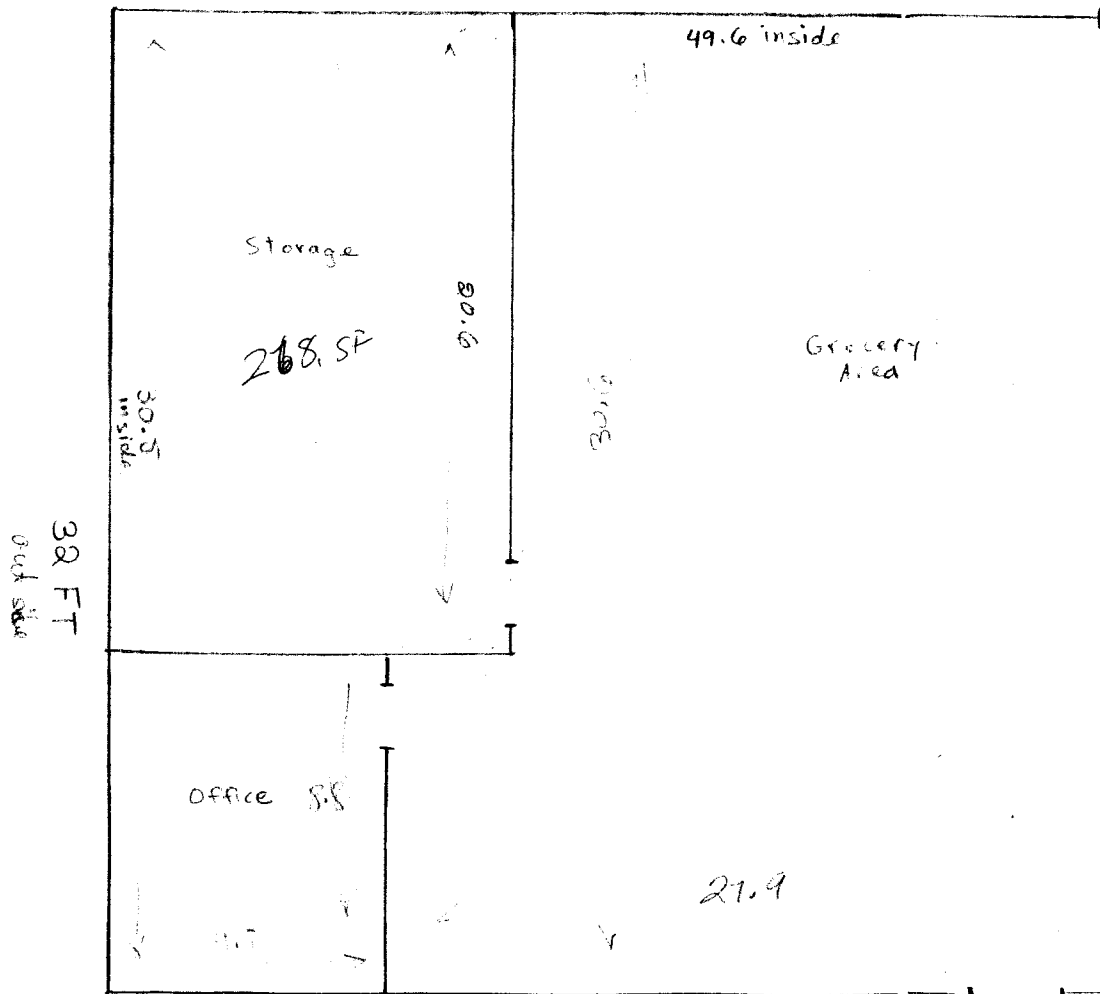
Thank You

Gerald Boulette



Forest Ave.

outside
51. FT



5' x 32' = 1632

no parking
necessary under
2000 sq.

□ 1 FT