

Form # P 04

**DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND**

Please Read
Application And
Notes, If Any,
Attached

BUILDING

PERMIT

PERMIT ISSUED
Permit Number: 100492
MAY 27 2010
CITY OF PORTLAND

This is to certify that FOREST AVENUE BUILDING LLC/Tanaka Road

has permission to Commercial Retail Bakery- Change of use to retail bakery

AT 843 FOREST AVE

CPD 137 C009001

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. _____

Health Dept. _____

Appeal Board _____

Other _____
Department Name

James Burke 5/25/10
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: 10-0492	Issue Date:	CBL: 137 C009001
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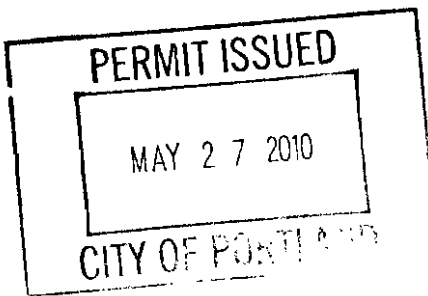
Location of Construction 843 FOREST AVE	Owner Name: FOREST AVENUE BUILDING LL	Owner Address: 849 FOREST AVE	Phone:
Business Name:	Contractor Name: Tandoor Bread	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2

Past Use: Commercial Retail	Proposed Use: Commercial Retail Bakery- Change of use to a retail bakery	Permit Fee: \$145.00	Cost of Work: \$5,000.00	CEO District: 4
Proposed Project Description: Commercial Retail Bakery- Change of use to a retail bakery		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied w/conditions	INSPECTION: Use Group: M/F-1 Type:	
		Signature: JMB Per KG	Signature: JMB 5/25/10	
		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: 05/07/2010	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: 5/10/10	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:
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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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0492	Date Applied For: 05/07/2010	CBL: 137 C009001
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Location of Construction: 843 FOREST AVE	Owner Name: FOREST AVENUE BUILDING LL	Owner Address: 849 FOREST AVE	Phone:
Business Name:	Contractor Name: Tandoor Bread	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial Retail Bakery- Change of use to a retail bakery	Proposed Project Description: Commercial Retail Bakery- Change of use to a retail bakery
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/10/2010

Note: It is understood that the rear bldg at 845R will be used for this retail bakery. The front bldg is retail for appliances. **Ok to Issue:**

- 1) This property shall remain retail uses for both buildings. Any change of use shall require a separate permit application for review and approval.
- 2) Separate permits shall be required for any new signage.
- 3) 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:** 05/25/2010

Note: **Ok to Issue:**

- 1) Approval of City license is subject to health inspections per the Food Code.
- 2) New cafe, restaurant, lounge, bar or retail establishment where food or drink is sold and/or prepared shall meet the requirements of the City and State Food Codes
- 3) Equipment must be installed in compliance per the manufacturer's specifications
- 4) 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.
- 5) 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:** 05/25/2010

Note: **Ok to Issue:**

- 1) Approved per conversation with John S. For the installation of a type I hood with suppression, separate permit required.
- 2) All construction shall comply with NFPA 1 and 101.

Comments:

5/19/2010-gautreauk: Called John Scribner and left message regarding hood system. Keith

5/25/2010-jmb: Received email from Keith G. Regarding fire approval: Jeanie,
The permit is on my desk. John called me and stated that he is putting a type I hood and that he would be pulling a hood permit. I'm fine with both of them. We can issue the permit as far as I'm concerned with any comments concerns that you may have.
You can use this email as an approval if you wish.
Keith

Location of Construction: 843 FOREST AVE	Owner Name: FOREST AVENUE BUILDING LL	Owner Address: 849 FOREST AVE	Phone:
Business Name:	Contractor Name: Tandoor Bread	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

5/25/2010-jmb: Emailed John S. For number of stories and if there are any other tenants in the building. John replied it is one story single tenant building.

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 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 **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.

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.



CITY OF PORTLAND, MAINE
Department of Building Inspections

Original Receipt

5.7 20 10

Received from Audai P. Dubas Nasser

Location of Work 845 R FOREST AVE

Cost of Construction \$ _____ Building Fee: 75

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: 75

Total: 145

Building (B) _____ Plumbing (P) _____ Electrical (E) _____ Site Plan (U2) _____

Other _____

CEL: 137-C-9

Check #: CC Total Collected \$ 145

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

Taken by: S. [Signature]

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



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>845 R Forest Ave</u>		
Total Square Footage of Proposed Structure/Area <u>950</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>137</u> Block# <u>C</u> Lot# <u>9</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Audai Naser</u> Address <u>105 Grant St #2</u> City, State & Zip <u>Portland ME 04101</u>	Telephone: <u>409-6605</u> or <u>775-1984</u>
Lessee/DBA (If Applicable) <u>Audai Naser</u> <u>Tandoor Bread</u>	Owner (if different from Applicant) Name <u>David Coppersmith</u> Address <u>849 Forest Ave</u> City, State & Zip <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>3,000 4,500</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>145</u>
Current legal use (i.e. single family) <u>Retail</u> If vacant, what was the previous use? <u>Appliance repair</u> Proposed Specific use: <u>Retail Bakery</u> Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Change use to a retail bakery. Will be installing hood w/ 4 gas appliances. Also 3 sinks (3 bay, handwashing, mop).</u>		
Contractor's name: <u>Audai Naser</u> Address: <u>105 Grant St #2</u> City, State & Zip <u>Portland, ME</u> Telephone: _____ Who should we contact when the permit is ready: <u>Audai Naser</u> Telephone: <u>409-6605</u> Mailing address: <u>105 Grant St #, Portland ME 04101</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.

RECEIVED

Signature: [Signature] Date: 5-7-10 MAY 7 2010

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

Dept. of Building Inspections
City of Portland Maine

John Scribner

From: Jeanie Bourke [JMB@portlandmaine.gov]
Sent: Tuesday, April 27, 2010 10:16 AM
To: John Scribner; Tammy Munson
Subject: Re: 849 Forest Ave Potential Bakery

Hi John,
I apologize for not getting back to you sooner.

1. A hood is required per specs on the appliance. Typically pizza ovens only require a type 2 hood, no suppression if fuel fired, and may not need one if electric.
2. A public restroom is not required if the space is less than 1500 sf or if there are less than 13 seats. A restroom is always required for employees.
- 3. The kitchen, washing and storage areas shall be a smooth, easily cleanable, non-porous surfaces. Paint over concrete tends to wear off over time and is not the best surface. VCT tile or ceramic is recommended.
4. Building permit showing all associated fixtures, areas of work, fire separations from any abutters, retail license from the city clerks office, state license, electrical and plumbing permits, hood permit, sign permit.

Let me know if you other questions

Jeanie Bourke
Code Enforcement Officer/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
(207)874-8715

>>> "John Scribner" <jscribner@ceimaine.org> 4/26/2010 3:28 PM >>>

Hi Jeannie and Tammy:

I have a number of questions for a client who is looking to open a retail/wholesale bakery at this location. We have spoken with Marge in zoning and it is a permissible use. We have had a number of contractors look at the space to give him quotes, and that also lead to a number of questions for you all. He is looking to do mostly wholesale baked bread – baked in a pizza oven and an Indian style Tandoori oven. He will do a limited amount of take-out, all to be eaten off premises.

I assume a change of use will be necessary. For what he is looking to do, will he need?:

- 1) A hood
- 2) Public restroom
- 3) Right now there is carpet over cement. Wondering if carpet is ok, if not, can the cement be treated to be impenetrable (with paint, other) to be ok?
- 4) What other requirements are necessary?

Thanks so much. I hope to hear back soon!

John Scribner
StartSmart Business Counselor
Coastal Enterprises, Inc. (CEI)
2 Portland Fish Pier
Portland, Maine 04101
T (207) 772-5356
F (207) 772-5503
www.ceimaine.org

Jim : 854-8861

Call 732-321-0789 or email info@tandoors.com

[GET PRICE QUOTE](#) | [ABOUT US](#) | [CONTACT US](#)



PLEASE CHOOSE FROM THE FOLLOWING SELECTIONS TO VIEW OUR ONLINE CATALOG



[Home](#) > [Tandoors](#) > Restaurant Tandoor Model

REGISTER FOR TANDOORS ONLINE

- Special Email Offers!
- Ask a Chef
- More Perks Coming Soon!

REGISTER HERE
 (NO PURCHASE NECESSARY)

MEMBER LOGIN

E-MAIL:

PASSWORD:

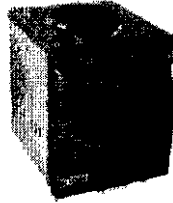
[Forget Password?](#)

FEATURED IN **The New York Times**

Gourmet

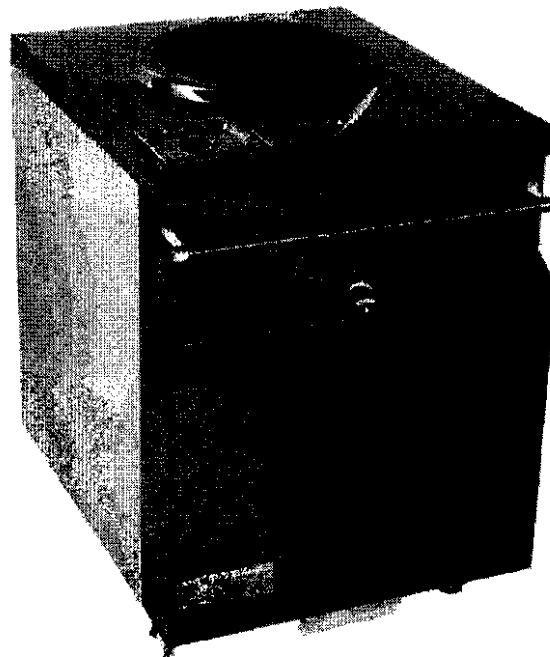
\$3500
+ 200 shipping

Restaurant Tandoor - ETL/NSF Certified



These models come with pre-installed Gas Safety system with thermocouple and pilot ignitor and are very easy to use and maintain. Tandoori ovens can be set for LPG/propane if required. The exterior of it is made of stainless steel. The top of the tandoori oven is made of 16 Gauge Stainless Sheet.

RECOMMENDED FOR RESTAURANTS ONLY



\$4000
\$3700
500



- invoice.
- purchase order

MEASUREMENTS

Model No.	Height	Top Length	Mouth Diameter	Belly Diameter
600	33"	27"	12"	24"
601	34"	28"	13"	26"
602	34"	31"	15"	29"
603	37"	34"	18"	32"

\$3500 - *600 lbs*

features:

CLAY POT

- Hardened inner surface
- Stone clay body (2 inch)
- Hard coated outer surface
- Reinforcement metal rings

- Triple layer insulation
- Spillage improved top casing
- Built in sauce containers
- Disposal tray (for easy cleaning)

STAINLESS STEEL GAS BURNER

- Power efficiency
- Energy saver
- Long lasting design
- Flame nose dirt protection
- Cast iron gas plate

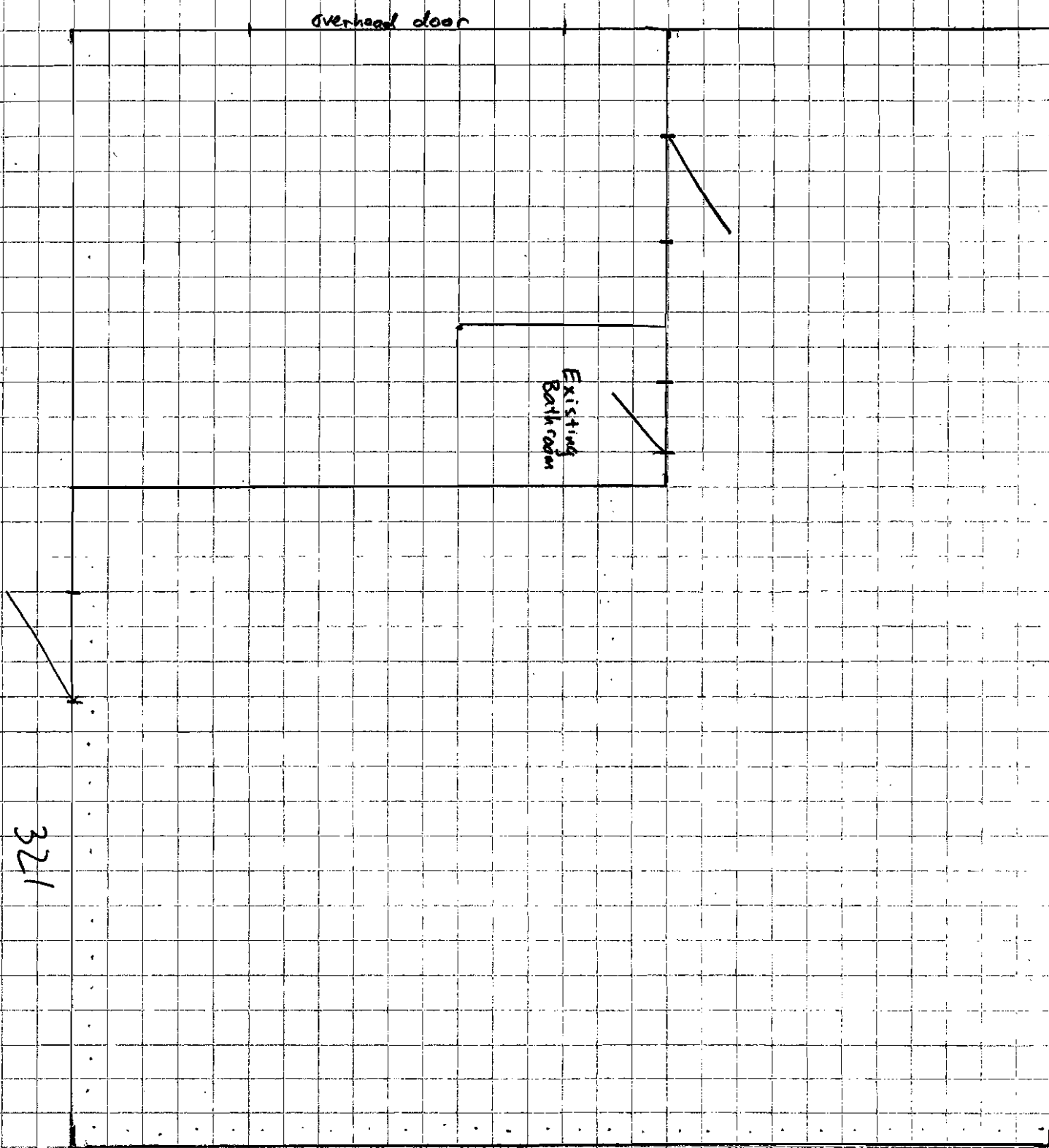
GENERAL

- Dual certification from ETL - Sanitation (ANSI-NSF4) and Gas Certifications (ANSI Z83.11a-2007)
- Large enough for big restaurants.
- Includes 12 skewers (rods), a stainless steel mouth cover, and handle.
- Fitted with 6" thick heavy duty wheels.
- Can be used with charcoal and gas (A gas burner set is supplied at an extra charge).
- Single Ring Burner with 55,000 BTU capacity with Gas
- Safety, Thermocouple & Pilot Igniter.
- 1/2" Gas Inlet (female Threaded)
- 13" Baffle plate is used to deflect flame.
- Ventilation Tandoor Clay Oven for restaurant should be installed under exhaust hood as per relevant national and local codes.

**If you are interested in purchasing this model
PLEASE CLICK HERE FOR A PRICE QUOTE**



845 Forest Ave Currently



79

28 x 32 = 896

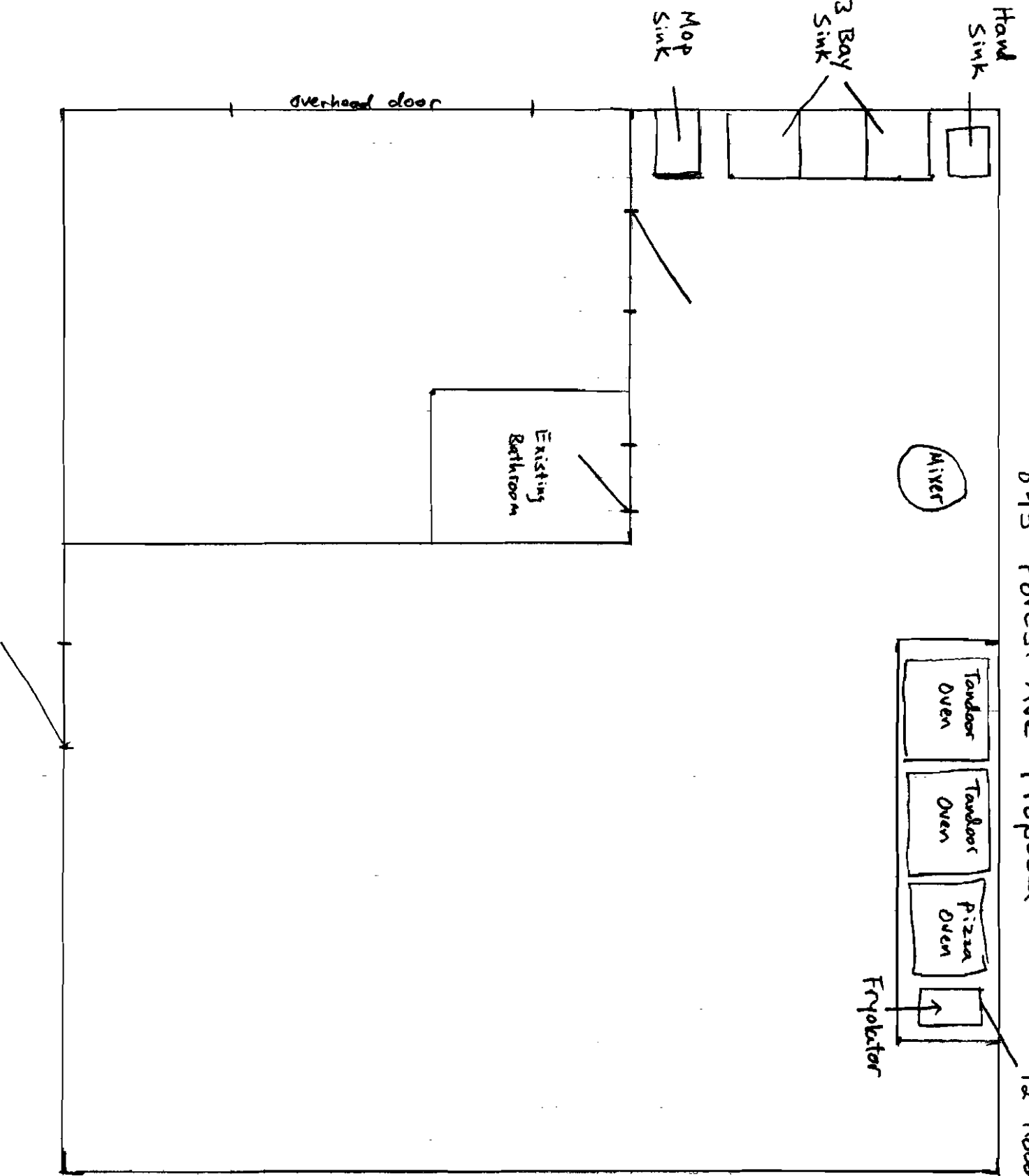
1st 2,000 sq ft

regime Pkg

Scale:

1 box = 1 ft

845 Forest Ave Proposed

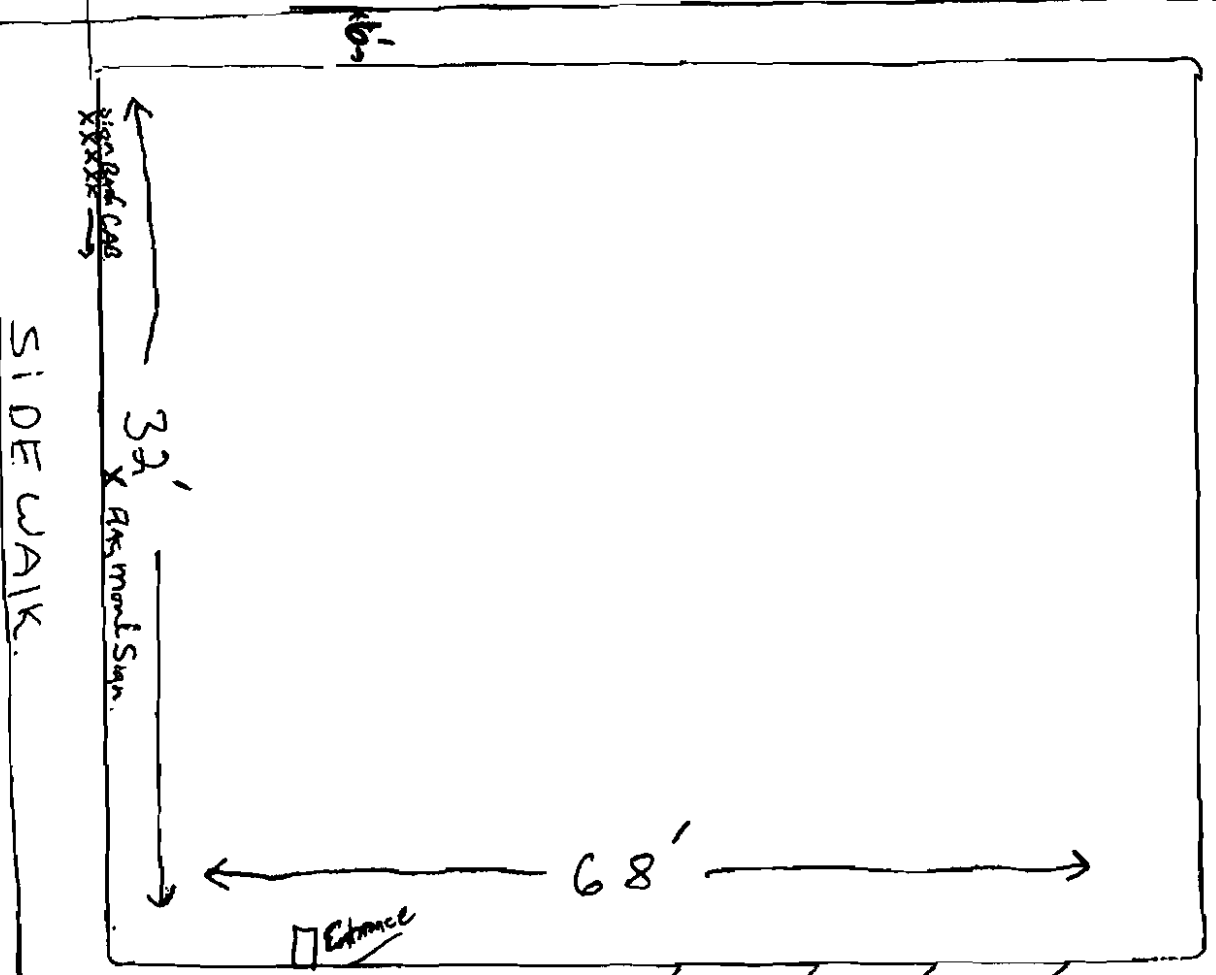


Scale:
1 box = 1 ft

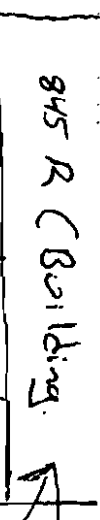
845 Ave
Forest Ave
Down
Appliance

Lot 65'x128'

Buildings - 32x68'



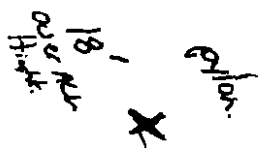
Forest Ave.



12 spaces



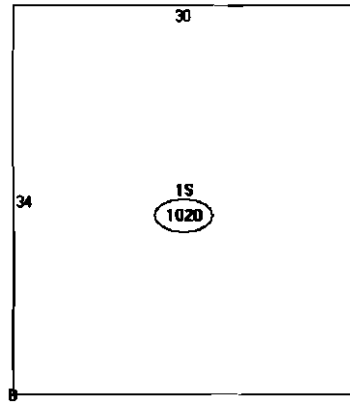
Set Back to 13'6"



18'
over
18'
over
18'
Hint

See other
plans
only 896'

This our
location



Descriptor/Area

A: 063

1020 sqft

B: OVERHEAD DR-WOOD/MTL

64 sqft

C: 1S

1020 sqft

