

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

Please Read Application And Notes, If Any, Attached

**BUILDING INSPECTION  
PERMIT**

**PERMIT ISSUED**  
Permit Number: 061058  
AUG 18 2006  
CITY OF PORTLAND

This is to certify that STONE COAST PROPERTIES LLC / Jason Gaudreau

has permission to Tenant Fit-up for new restaurant

AT 865 FOREST AVE

137-C01100

provided that the person or persons who perform or supervise the work in accepting this permit shall comply with all of the provisions of the Statutes of the State 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 when permission is procured before this building or part thereof is leased or 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. \_\_\_\_\_

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

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

Other \_\_\_\_\_

Department Name

*Carl August P. Hite*  
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

No:	06-1058	Issue Date:	AUG 18 2006	COM:	13" CO11001
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<b>Location of Construction:</b> 865 FOREST AVE	<b>Owner Name:</b> STONE COAST PROPERTIES LL	<b>Owner Address:</b> PO BOX 4152	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Jason Gaudreau	<b>Contractor Address:</b> 54 Quincy Drive Gorham	<b>Phone:</b> 2073298236
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	<b>Zone:</b> B2

<b>Past Use:</b> Commercial/ Restaurant	<b>Proposed Use:</b> Commercial/ Restaurant - Tenant Fit-up for new restaurant	<b>Permit Fee:</b> \$620.00	<b>Cost of Work:</b> \$60,000.00	<b>CEO District:</b> 4
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<b>Proposed Project Description:</b> Tenant Fit-up for new restaurant	<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>SF and permit Rec.</i>	<b>INSPECTION:</b> Use Group: <i>A2</i> Type: <i>SB</i> <i>8/17/06</i>
	Signature: <i>Greg Cass</i>	Signature: <i>[Signature]</i>

**PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)**

Action:  Approved  Approved w/Conditions  Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

<b>Permit Taken By:</b> Idobson	<b>Date Applied For:</b> 0711912006	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetland <i>same use</i> <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"/> <i>OK w/ conditions</i> Date: <i>7/26/06 ABM</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/Con ditions <input type="checkbox"/> Denied <i>ABM</i> 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

<b>Permit No:</b> 06-1058	<b>Date Applied For:</b> 07/19/2006	<b>CBL:</b> 137 C011001
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<b>Location of Construction:</b> 865 Forest Ave	<b>Owner Name:</b> Stone Coast Properties Llc	<b>Owner Address:</b> Po Box 4152	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Jason Gaudreau	<b>Contractor Address:</b> 54 Quincy Drive Gorham	<b>Phone</b> (207) 329-8236
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial/ Restaurant - Tenant Fit-up for new restaurant	<b>Proposed Project Description:</b> Tenant Fit-up for new restaurant
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 07/26/2006  
**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:** Mike Nugent      **Approval Date:** 08/17/2006  
**Note:** **Ok to Issue:**   
1) Separate permits are required for any Kitchen Exhaust systems, electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 08/14/2006  
**Note:** occupant load = 130 **Ok to Issue:**   
1) Application requires State Fire Marshal approval.  
2) All construction shall comply with NFPA 101 2003 edition

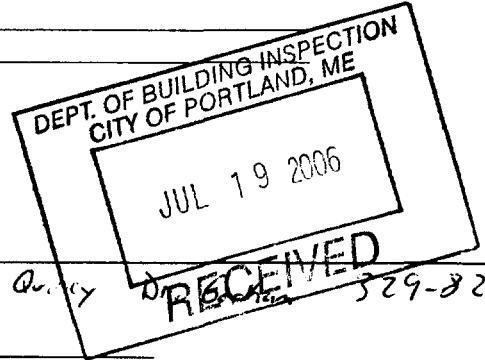
**Comments:**  
8/11/2006-ldobson: Trade Masters brought in new information. Came in with Tom Fortier. LJD



# 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>865 Forest Ave</u>		
Total Square Footage of Proposed Structure		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>137</u> <u>C</u> <u>11</u>	Owner: <u>Stephen Mardigan</u>	Telephone:
Lessee/Buyer's Name (If Applicable) <u>329-3299</u> <u>Erik Richardson</u>	Applicant name, address & telephone: <u>Trade Masters Inc</u> <u>54 Quincy Dr.</u> <u>Gerham ME 04038</u> <u>329-8236</u>	cost Of Work: \$ <u>60000<sup>04</sup></u> Fee: \$ _____ C of O Fee: \$ _____
Current Specific use: <u>restaurant</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>same</u>		
Project description: <u>tenant upfit</u>		
Contractor's name, address & telephone: <u>Taron Gaudreau 54 Quincy</u> <u>same</u>		
Who should we contact when the permit is ready: _____ Mailing address: _____ Phone: _____		



**Please submit all of the information outlined in the Commercial Application 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** visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant: <u>[Signature]</u>	Date: <u>7/14/06</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

TO: Inspector of Buildings ~~City~~ of Portland, Maine  
Department of **Planning &** Urban Development  
Division of **Housing &** Community Service

FROM: ASSOCIATED DESIGN PARTNERS, INC - AARON & WILSON

RE: Certificate of Design

DATE: 7/19/06

These plans and / or specifications covering construction work on:

REMODEL / INTERIOR RENOVATIONS AT 865 FOREST AVE.

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: Aaron Wilson

Title: STRUCTURAL ENGINEER

Firm: ASSOCIATE DESIGN PARTNERS, INC

Address: 80 LEGATION RD  
FALMOUTH ME 04105

As per Maine State Law:

\$50,000.00 or more in new construction, repair expansion, addition, or modification for **Building or Structures**, shall be prepared by a registered **design Professional**.



CITY OF PORTLAND  
BUILDING CODE CERTIFICATE  
389 Congress St., Room 315  
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: ASSOCIATED DESIGN PARTNERS, INC.

Address of Project: EGS FOREST AVE

Nature of Project: INTERIOR REMODEL w/ DEMO OF  
SOME NON-LOAD BEARING PARTITIONS &  
INSTALLATION OF NEW EQUIPMENT

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.

Signature: Aaron S. Wilson

Title: STRUCTURAL ENGINEER

Firm: ASSOCIATED DESIGN PARTNERS, INC.

Address: 80 LEIGHTON RD.

FARMINGTON ME 04105

Phone: 878-1751



FROM DESIGNER: ARON S. WILSON - ASSOCIATED DESIGN PARTNERS, INC.  
 DATE: 7/17/06  
 Job Name: 865 FOREST AVE REMODEL  
 Address of Construction: 865 FOREST AVE

**2003 International Building Code**

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

Building Code and Year 2003 IBC Use Group Classification(s) IA-2

Type of Construction V

Will the Structure have a Fire suppression system in Accordance with Section 903.3.1 of the 2003 IRC N (EXISTING STRUCTURE)

Is the Structure mixed use? N if yes, separated or non separated (see Section 302.3)

Supervisory alarm system? Y Geotechnical/Soils report required? (See Section 1802.2) N

**STRUCTURAL DESIGN CALCULATIONS**

N Submitted for all structural members (100.1, 100.1.1)

**DESIGN LOADS ON CONSTRUCTION DOCUMENTS (1803)**

Uniformly distributed floor live loads (1803.1.1, 1807)

Floor Area Use	Loads Shown

- \_\_\_\_\_ Live load reduction (1803.1.7, 1807.9, 1807.10)
- \_\_\_\_\_ Roof live loads (1803.1.2, 1807.11)
- \_\_\_\_\_ Roof snow loads (1803.1.5, 1809)
- \_\_\_\_\_ Ground snow load,  $P_g$  (1808.2)
- \_\_\_\_\_ If  $P_g > 10$  psf, flat-roof snow load,  $P_f$  (1808.3)
- \_\_\_\_\_ If  $P_g > 10$  psf, snow exposure factor,  $C_e$  (Table 1808.3.1)
- \_\_\_\_\_ If  $P_g > 10$  psf, snow load importance factor,  $I_s$  (Table 1804.5)
- \_\_\_\_\_ Roof thermal factor,  $C_t$  (Table 1808.5.2)

**NO STRUCTURAL ANALYSIS IS REQUIRED AS NONE OF THE WORK WILL AFFECT EXISTING STRUCTURAL ELEMENTS.**

- \_\_\_\_\_ Wind loads (1803.1.4, 1809)
- \_\_\_\_\_ Design option utilized (1808.1.1, 1809.6)
- \_\_\_\_\_ Basic wind speed (1809.3)
- \_\_\_\_\_ Building category and wind importance factor,  $I_w$  (Table 1804.5, 1809.5)
- \_\_\_\_\_ Wind exposure category (1809.4)
- \_\_\_\_\_ Internal pressure coefficient (ASCE 7)
- \_\_\_\_\_ Component and cladding pressures (1809.1.1, 1809.5.2.2)
- \_\_\_\_\_ Main force wind pressures (1809.1.1, 1809.5.2.1)
- \_\_\_\_\_ Earthquake design data (1803.1.5, 1814 - 1823)
- \_\_\_\_\_ Design option utilized (1814.1)
- \_\_\_\_\_ Seismic use group ("Category") (Table 1804.5, 1818.2)
- \_\_\_\_\_ Spectral response coefficients,  $S_{DS}$  &  $S_{D1}$  (1815.1)
- \_\_\_\_\_ Site class (1815.1.5)

- \_\_\_\_\_ Sloped roof snowload,  $P_s$  (1808.4)
- \_\_\_\_\_ Seismic design category (1818.3)
- \_\_\_\_\_ Basic seismic-force-resisting system (Table 1817.8.2)
- \_\_\_\_\_ Response modification coefficient,  $R$ , and deflection amplification factor,  $C_d$  (Table 1817.8.2)
- \_\_\_\_\_ Analysis procedure (1818.8, 1817.5)
- \_\_\_\_\_ Design base shear (1817.4, 1817.5.1)
- \_\_\_\_\_ Flood loads (1803.1.6, 1812)
- \_\_\_\_\_ Flood hazard area (1812.3)
- \_\_\_\_\_ Elevation of structure
- \_\_\_\_\_ Other loads
- \_\_\_\_\_ Concentrated loads (1807.4)
- \_\_\_\_\_ Partition loads (1807.5)
- \_\_\_\_\_ Impact loads (1807.8)
- \_\_\_\_\_ Misc. loads (Table 1807.6, 1807.8.1, 1807.7, 1807.12, 1807.13, 1810, 1811, 2404)

I Stephen Mardigan, owner of 865 Forest Avenue,  
Portland, ME 04103, give Erik Richardson, the current  
tenant at this property permission to do tenant outfit for  
new restaurant business.

  
\_\_\_\_\_  
Stephen Mardigan

7-18-06  
Date