

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING INSPECTION PERMIT

Permit Number: 031456

This is to certify that 782-788 Forest Avenue Llc/
has permission to Change of Use from retail to cafe / coffee shop.
AT 782 Forest Ave 137 F001001

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 loaded or closed-in.
48 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name _____

[Signature] 10/10/03
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: 03-1456	Issue Date:	CBL: 137 F001001
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Location of Construction: 782 Forest Ave	Owner Name: 782-788 Forest Avenue Llc	Owner Address: 1000 Washington Ave	Phone: 772-9985
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: B2

Past Use: Commercial; Retail / Mattresses	Proposed Use: Change of Use: Retail to Cafe /Coffee Shop.	Permit Fee: \$132.00	Cost of Work: \$4,000.00	CEO District: 4
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: A-3 Type: NA	

Proposed Project Description: Change of Use from retail to Cafe / coffee shop.	Signature: <i>[Signature]</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: 11/24/2003	Zoning Approval
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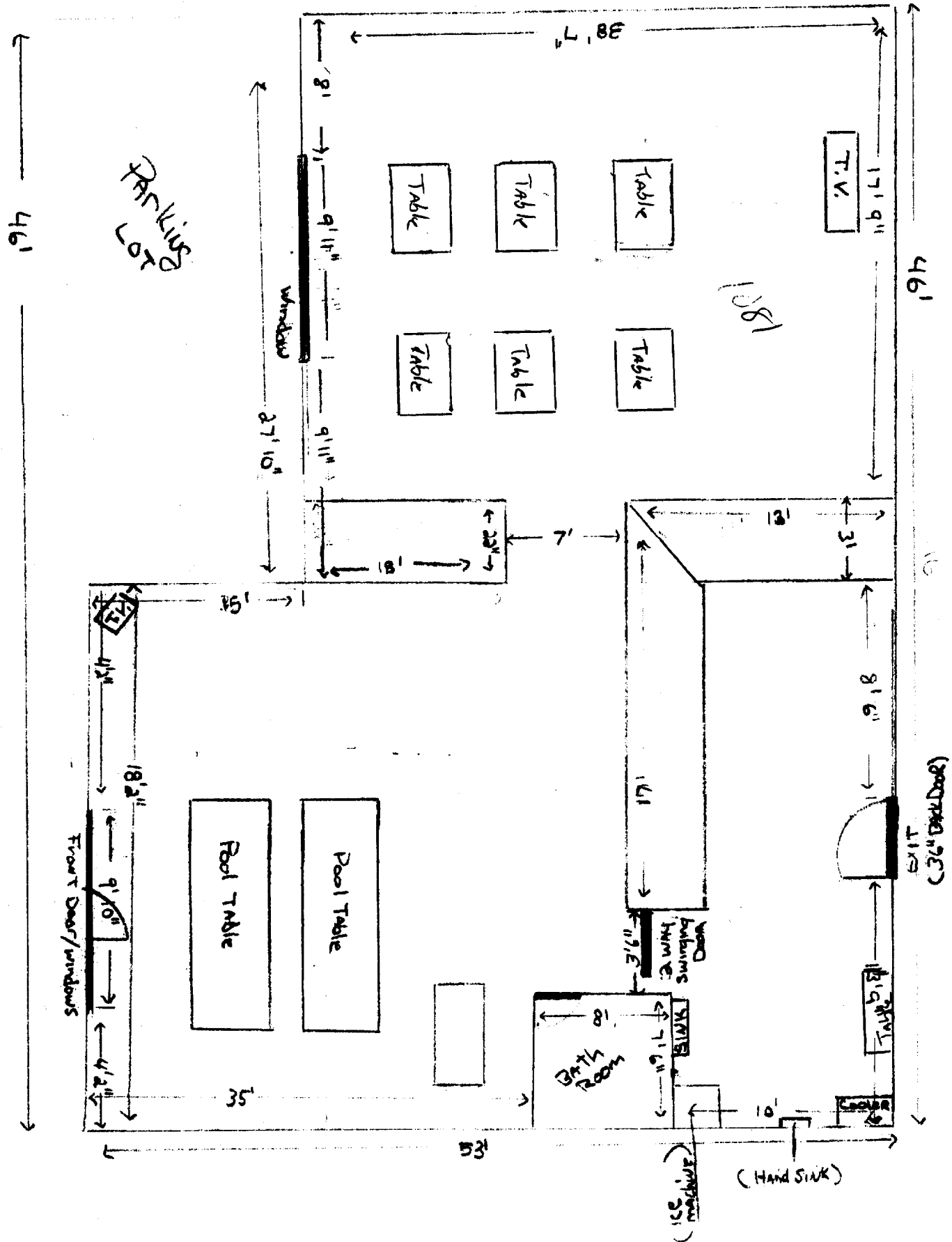
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False information may invalidate a building permit and stop all work..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan <i>mda 5,000*</i></p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p><i>OK with conditions</i></p> <p>Date: <i>12/1/03</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>[Signature]</i></p>
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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

10A2



PARKING LOT

1081

46'1"

38'7"

46'1"

27'10"

Window

9'11"

Table

Table

Table

Table

Table

Table

T.V.

31"

18'6"

EXIT (36" DOOR)

14'1"

Door

11'7"

BATH ROOM

8'

11'6"

ICE machine

(Hand Sink)

Pool Table

Pool Table

Front Door/windows

18'2"

9'10"

4'2"

4'2"

35'

53'

15'

46'1"

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-1456	Date Applied For: 11/24/2003	CBL: 137 F001001
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Location of Construction: 782 Forest Ave	Owner Name: 782-788 Forest Avenue Llc	Owner Address: 1000 Washington Ave	Phone: () 772-9985
Business Name: n/a	Contractor Name: n/a	Contractor Address: n/a Portland	Phone:
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Commercial	

Proposed Use: Change of Use: Retail to Cafe /Coffee Shop.	Proposed Project Description: Change of Use from retail to Cafe / coffee shop.
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 12/01/2003

Note: 12/01/03 Gave back to Karen - no plot plan showing how many parking spaces are available to this new use. **Ok to Issue:**
Later in the day, they brought in a plot plan

- 1) This approval is not for a bar serving alcohol. Please be sure that you have all the required licenses required thru the City Clerk's office PRIOR to opening.
- 2) Separate permits shall be required for any new signage. Please note that this office is aware of a pending sign application for this site. It will be reviewed separately under the sign regulations.
- 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:** Mike Nugent **Approval Date:** 12/10/2003

Note: **Ok to Issue:**

- 1) Kitchen must be in compliance with Chapter 11 , food handlers Code and the State Plumbing code (grease trap)
- 2) OCCUPANT LOAD LIMITED TO 24 patrons ONLY under ALL Circumstances.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Lt. MacDougal **Approval Date:** 12/02/2003

Note: **Ok to Issue:**

- 1) fire extinguishers shall be installed in accordance with NFPA 10 standards

Comments:

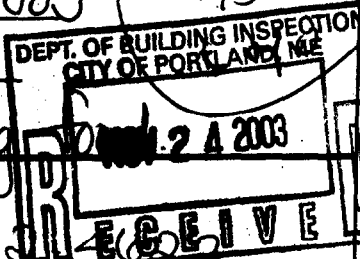
12/01/2003-kwd: Marge requested a parking plan; have spoken with applicant, will bring in on 12/02/2003. Kwd

12/01/2003-kwd: Rec'd plot plan, forwarded to zoning for review. Kwd

12/05/2003-mjn: Notified Mike Quinlan that the occupant load is such that two baths and two means of egress are required.

All Purpose 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: 782 Forest Avenue, Portland, ME 04103		
Total Square Footage of Proposed Structure 2300 sq. ft.	Square Footage of Lot 0.436 Acres	
Tax Assessor's Chart, Block & Lot Chart# 137 Block# F Lot# 1	Owner: Forest Avenue LLC	Jenn Huber Telephone: 838 5733 Cell 772 9985 Home
Lessee/Buyer's Name (if Applicable) KHAL QUACH LINDA QUACH	Applicant name, address & telephone: 173 Woodlawn St., Portland, ME	Cost Of Work: \$ Approx. \$4,000 Fee: \$ 57.00
Current use: "Sleep Quarters" - Mattresses		
If the location is currently vacant, what was prior use: Retail Mattresses		Owes \$ 75.00
Approximately how long has it been vacant: End of September 2003		
Proposed use: Cafe / Coffeeshop		
Project description: Coffeehouse serving coffee + Beverage, Not serving food		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: Linda Quach - 232-232-2323		
Mailing address:		
		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 207-232-4622		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

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: <i>[Handwritten Signature]</i>	Date: 11/20/03
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This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Proposed Structure
2,200 sq ft

Footage of Lot

0.436

DEPT. OF BUILDING INSPECTION
CITY OF PORTLAND, ME

DEC - 1 2003

REGULATIVE

(Dirt)
Employee Parking

45'

39'

EXIT

Proposed Structure
2,300 sq ft

Neighbors Home

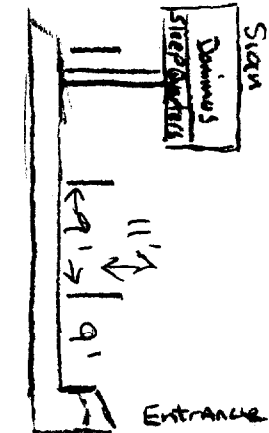
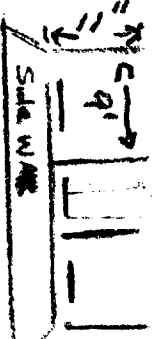
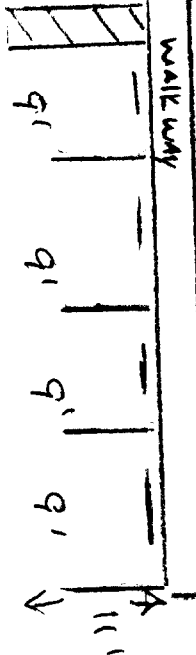
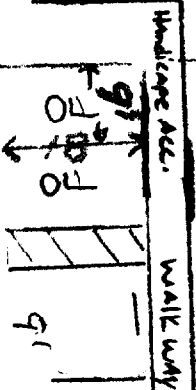
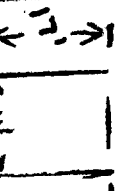
LandScape

Fence

Forensic
Palynology Testing

Domino's

LANDSCAPE



(Permission in Lease to use All Parking) ON Road Parking

20 Parking Spots

Plus on Road Parking

Entrance

Entrance 18'

Entrance

Forest Ave.

Hartley ST.

Bldg Sq Ft 4,350

Asphalt Parking Sq Ft 9,000

Property size 19,000 sq ft

**MAINE COMMERCIAL ASSOCIATION OF REALTORS®
COMMERCIAL LEASE**

1. PARTIES

PHD Pizza, Inc., with a mailing address of 1000 Washington Avenue, Portland, Maine, 04103 ("LANDLORD"), hereby leases to Khai Quach, with a mailing address of 173 Woodlawn Ave, Portland, Maine 04103 ("TENANT"), and the TENANT hereby leases from LANDLORD the following described premises:

2. PREMISES

The Premises are deemed to contain 2,200 square feet. The Premises are located at 782 Forest Avenue, Portland, Maine, together with the right to use in common all parking areas.

3. TERM

The term of this lease shall be for twenty six (26) months, unless sooner terminated as herein provided, commencing on October 1, 2003 and ending on November 30, 2005.

4. RENT

The TENANT shall pay to the LANDLORD the following base rent:

Lease Years
Annual Base Rent
Monthly Rent

1 - 2
\$28,600
\$2,383.33

payable in advance in equal monthly installments on the first day of each month during the term, said rent to be prorated for portions of a calendar month at the beginning or end of said term, all payments to be made to LANDLORD or to such agent and at such place as LANDLORD shall from time to time in writing designate, the following being now so designated: 1000 Washington Avenue, Portland, Maine 04103. If TENANT does not pay base rent, supplemental and additional rents, or other fees and charges when due pursuant to the terms of this Lease, then LANDLORD, in its sole discretion, may charge, in addition to any other remedies it may have, a late charge for each month or part thereof that TENANT fails to pay the amount due after the due date. The late charge shall be equal to four percent (4%) of the amount due LANDLORD each month in addition to the rent then due. **No rent will be due and payable until December 10, 2003.**

**5. RENEWAL
OPTION**

So long as TENANT has not been in default of this lease during the term hereof, TENANT shall have the option to renew this lease for five (5) years. In order to exercise TENANT's option, TENANT shall notify LANDLORD in writing by Certified or Registered Mail of its intention to exercise its option on or before six (6) months prior to the end of the then current term, said renewal to be upon the same terms and conditions set forth in this Lease except for base rent which shall be as follows: To be renegotiated at then market rents. In the event that TENANT fails to perform its obligation under this Section, time being of the essence, the option shall be deemed not to have been exercised.

Black & Red Café
Cover Letter
Prepared on Sunday, November 23, 2003
Prepared by: Tara Mello

**Black & Red Café
782 Forest Avenue
Portland, Maine 04103
207-828-1114**

To: Mr. Mike Nugent or other,

The Black & Red Café is located on Forest Avenue, it occupies the same building as Domino's Pizza. The Black & Red Café serves Vietnamese Coffee and Tapioca Pearl Beverages. ~~The Café does not serve food nor does it serve alcohol and also provides other Asian/American drink specials.~~ Within the Black & Red Café, there are ways to entertain yourself while experiencing Asian and American cultures. There are two pool tables located right as you walk in the front entrance which faces Forest Avenue. ~~There are also two coin machines which provide a variety of fun games for all ages.~~ There is also a large screen television which is used for viewing cable and also for karaoke. There are five to eight tables and two counter areas, all which allow people to relax and/or sing along to many karaoke songs. The karaoke program is very diverse and contains, Vietnamese music, Cambodian (khmer), American and Chinese music. This gives everyone an opportunity to learn about and share their cultures with others. The Black & Red café benefits Portland because the city has a large immigrant population and has always tried to portray it's acceptance of other countries. Not only does the Black & Red Café benefit the customers that come into it, but also benefits the surrounding businesses as well. The café will bring in more people who will most likely use the gas stations, restaurants, markets, salons, etc

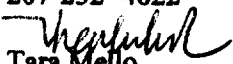
The Black and Red Café hours are going to be between 10 a.m. and 11 p.m. 7 days a week. There are currently 4 people involved who help run the café. The owners of the Black & Red café also own another restaurant business in Massachusettes and were currently owners of a popular Vietnamese Lounge in Portland. They are well respected people of the community and run their businesses very smoothly.

The Black & Red Café provides parking outside of it's location. There are spaces available directly in front of café, as well as off street parking. There are bathroom facilities and an area behind the front counter which is used for the preparation of the beverages. The customers can view their drinks being made if they choose because each and every drink is made fresh right before their eyes.

On behalf of the Black & Red Café, we would all like to thank you for your time and also thank you for giving the Black & Red Café an opportunity to succeed in Portland, Maine. If you need to contact the owners for further information, their names and phone numbers are provided for your convenience.

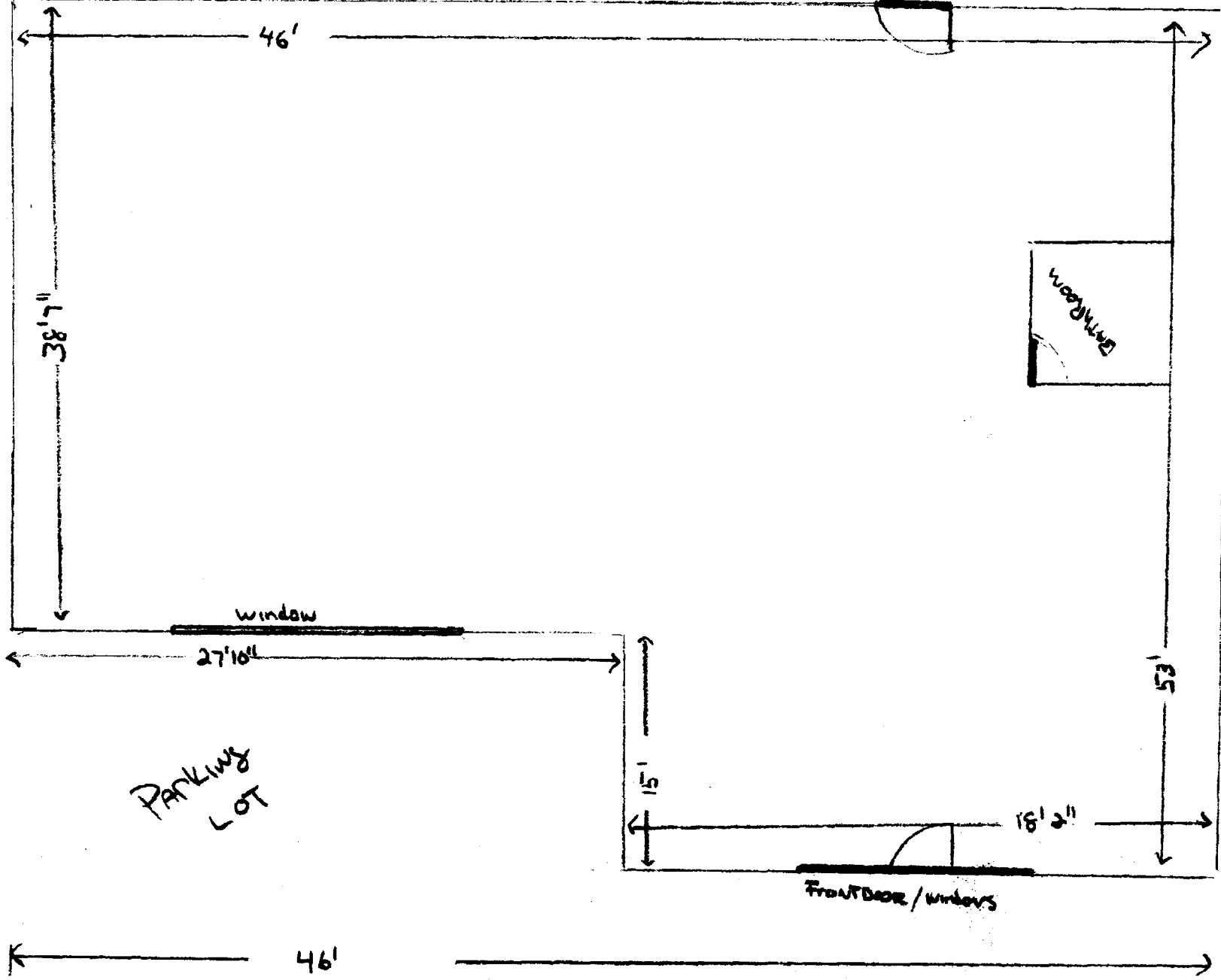
Sincerely,

Tara Fae Mello
Preparer and Employee

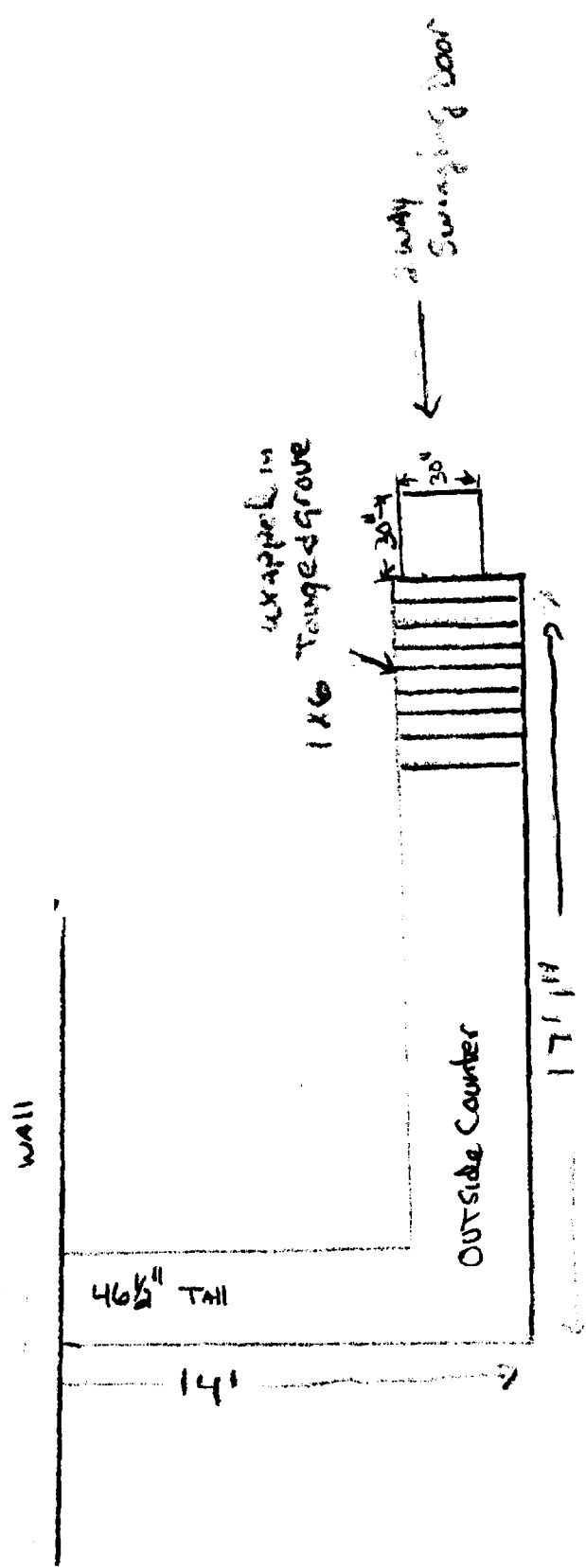
Contacts:
Linda and Khai Quach
207-232-4622

Tara Mello
207-797-5503

All Purpose Building Permit Application

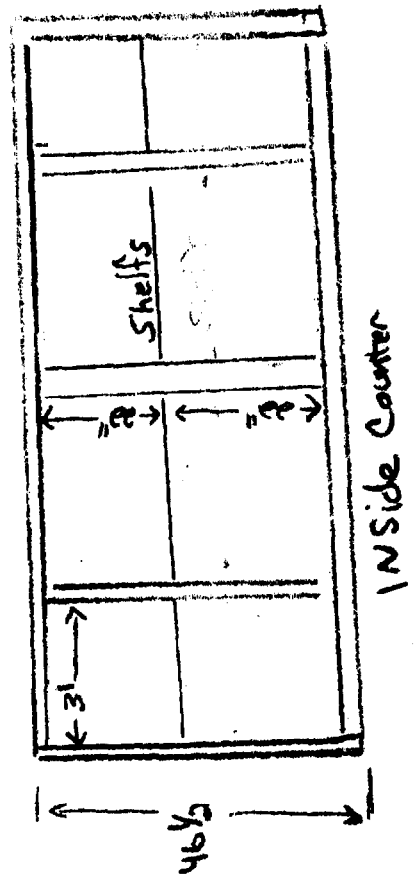
1 of 1



$37.59 \times 46 =$
 1729.40
 $18.17 \times 5 = 272.55$
 $\frac{2001.95}{291} = 150$
 20 SPACES
 STAIRS
 SHOWS

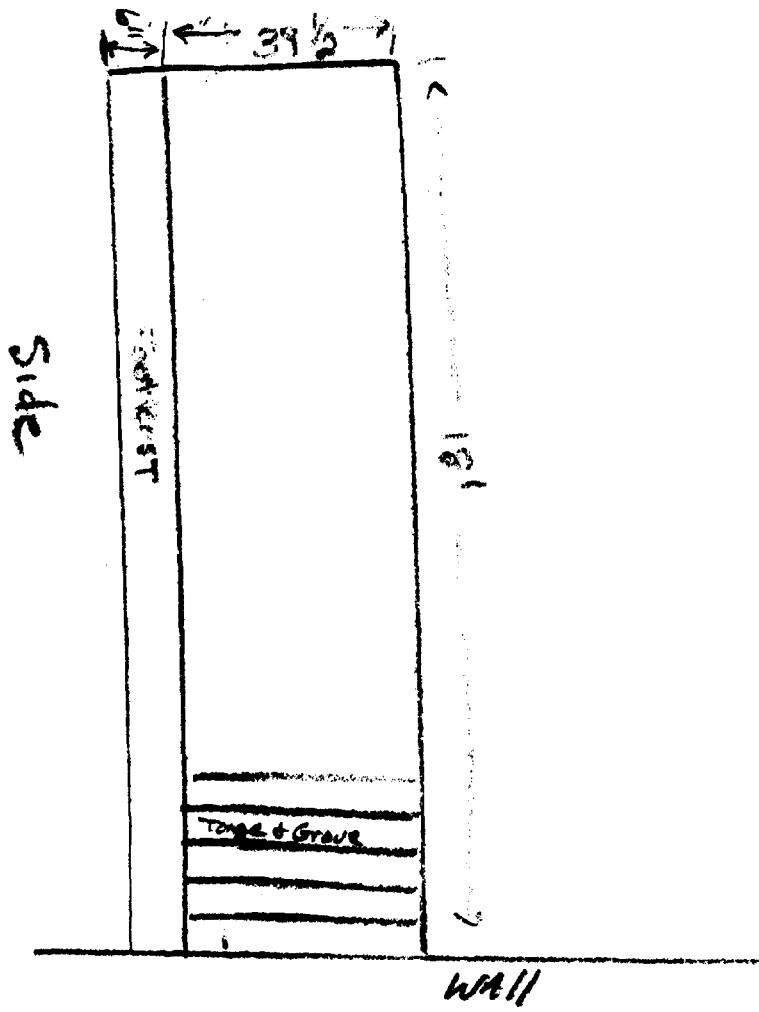
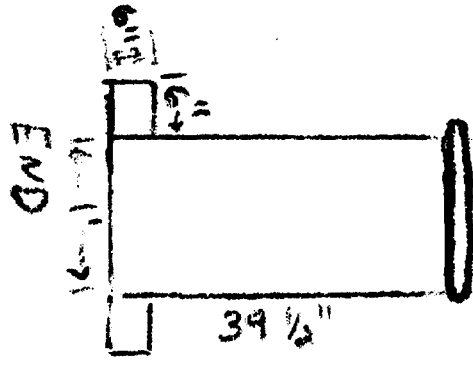


2" x 4" Trimming
 3' on center
 space needed for shelving



Counter

Counter



2"x4" Framing 16 on Center
 wrapped 1"x6" Tongue & Groove

1044

Construction Detail

One bar Attached Two back wall. Framed out in 2x4 studs held together 3" screws Fastened to floor with 3" masonry nails with shelving made out of 3/8 plywood screwed down with 1 5/8 screws supported with 2x4 braces. L shaped bar 14' x 17' 1" Long 46 1/2" Tall wrapped in 1"x6" Tongue + groove pine (Finished with polyurethane) countertop Special ordered To fit

2nd Bar Attached to front wall 18' Long 39 1/2" Tall with 6" x 6" Foot rest. 2x4 framing held together 3" screws Fastened to floor with 3" masonry nails then wrapped in 1"x6" Tongue groove (Finished Poly) Special order counter tops fastened down with 1 5/8" screws

Proposed Structure
2,200 sq ft

Footage of Lot
0.436 Acres

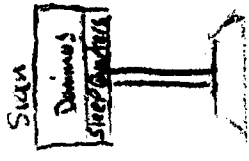
Employee Parking

Proposed Structure
2,300 sq ft

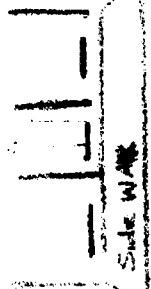
Forensic
Fingerprint Testing

Dominos

Black & Red Café



Footage of lot
0.436 Acres



On Road Parking

Huntley St.

946

Entrance

Entrance

Entrance

Entrance

EXIT

Walk Way

Handicap Acc.

Walkway

Fence

Landscaping

Entrance

Neighbors Home

Forest Ave