

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

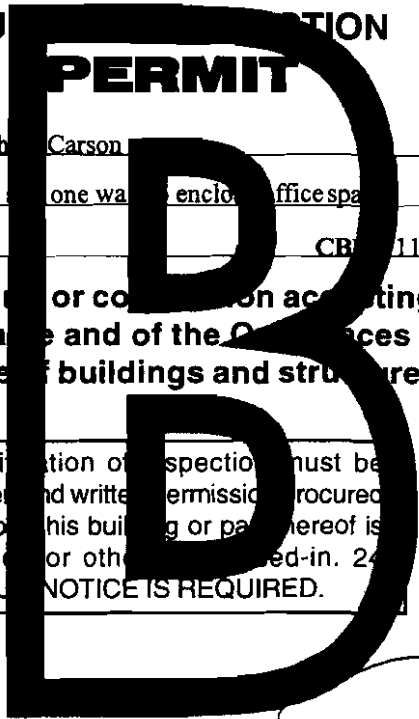
BUILDING PERMIT

Permit Number: 100481

Please Read
Application And
Notes, if Any,
Attached

This is to certify that William C Rowell Family/Michael Carson
has permission to Build one wall for storage area on one wall of enclosed office space
AT 309 Forest Ave CB# 112 F004001

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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature]
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: 10-0481	Issue Date:	CBL: 112 F004001
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Location of Construction: 309 Forest Ave	Owner Name: William C Rowell Family	Owner Address: 122 Codman St	Phone:
Business Name: Evergreen Garden Center, LLC	Contractor Name: Michael Carson	Contractor Address: 5 Claire Lane Lisbon Falls	Phone 2075040915
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-2

Past Use: Commercial / Retail	Proposed Use: Commercial / Retail Garden Center; Build one wall for storage area and one wall to enclose office space.	Permit Fee: \$120.00	Cost of Work: \$10,000.00	CEO District: 1
		FIRE DEPT: w/conditions 5/11/10	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied INSPECTION: Use Group: M Type: 2B IBC 2003	

Proposed Project Description: Build one wall for storage area and one wall to enclose office space.	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: 05/06/2010	Zoning Approval
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. 2. Building permits do not include plumbing, septic or electrical work. 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..	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"/>	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	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>[Signature]</i> 5/17/10	Date:	Date: <i>[Signature]</i>

PERMIT ISSUED

MAY 19 2010

City of Portland

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

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.

PERMIT ISSUED

MAY 19 2010

City of Portland



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

May 6 2010

Received from Evergreen Garden Center LLC

Location of Work 301 Forest

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: _____

Building (IL) Plumbing (IS) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 112 F004

Check #: 559613 Total Collected \$ 190.00

**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



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>301 FOREST AVE, PORTLAND 04101</u>		
Total Square Footage of Proposed Structure/Area <u>4000</u>		Square Footage of Lot <u>0.513 +/- acres</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>112 F 4</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Pamela Holland</u> Address <u>P.O. Box 675 mail</u> City, State & Zip <u>Brunswick, 04011</u>	Telephone: <u>522-9128</u>
Lessee/DBA (If Applicable) <u>Evergreen Garden Center, LLC</u>	Owner (if different from Applicant) Name <u>Wm. C. Rowell Family Ltd. Partnership</u> Address <u>122 Codman St.</u> City, State & Zip <u>Portland, ME 04103</u>	Cost Of Work: \$ <u>10,000.00</u> C of O Fee: \$ _____ Total Fee: \$ <u>120.</u>
Current legal use (i.e. single family) <u>Commercial</u> If vacant, what was the previous use? <u>Fastenal Mfg.</u> Proposed Specific use: <u>Retail Garden Center</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description: <u>Build 1 dividing wall for storage area, build 1 wall to enclose office space.</u>		
Contractor's name: <u>Michael Carson</u> Address: <u>5 Claire Lane</u> City, State & Zip <u>Lisbon Falls, ME 04252</u> Telephone: <u>504-0915</u> Who should we contact when the permit is ready: <u>Owner Lessee</u> Telephone: <u>522-9128</u> Mailing address: <u>P.O. Box 675, Brunswick, ME 04011</u>		

RECEIVED
MAY -6 2010

Dept. of Building Inspections
City of Portland Maine

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

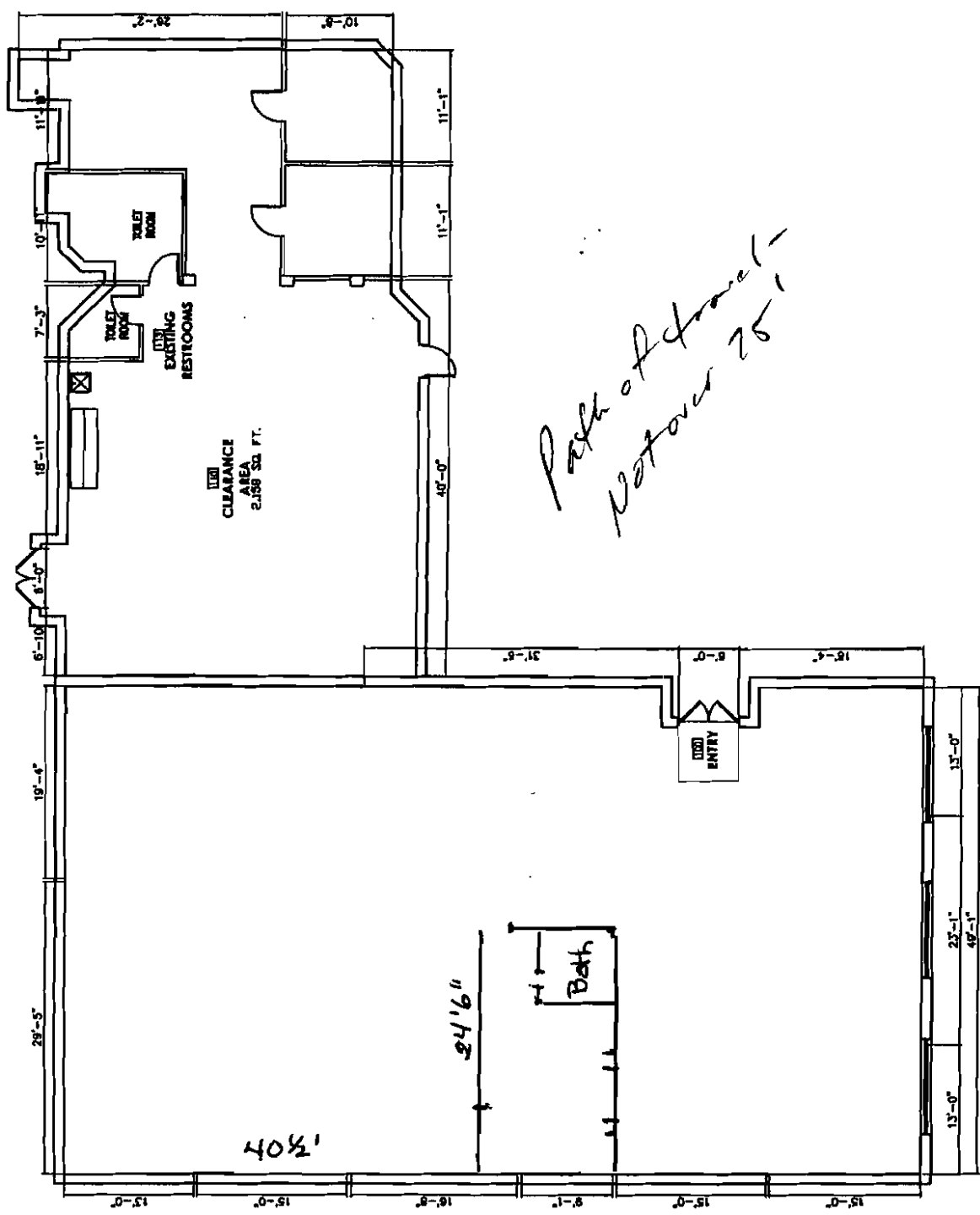
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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: Pamela Holland Date: 5/5/10

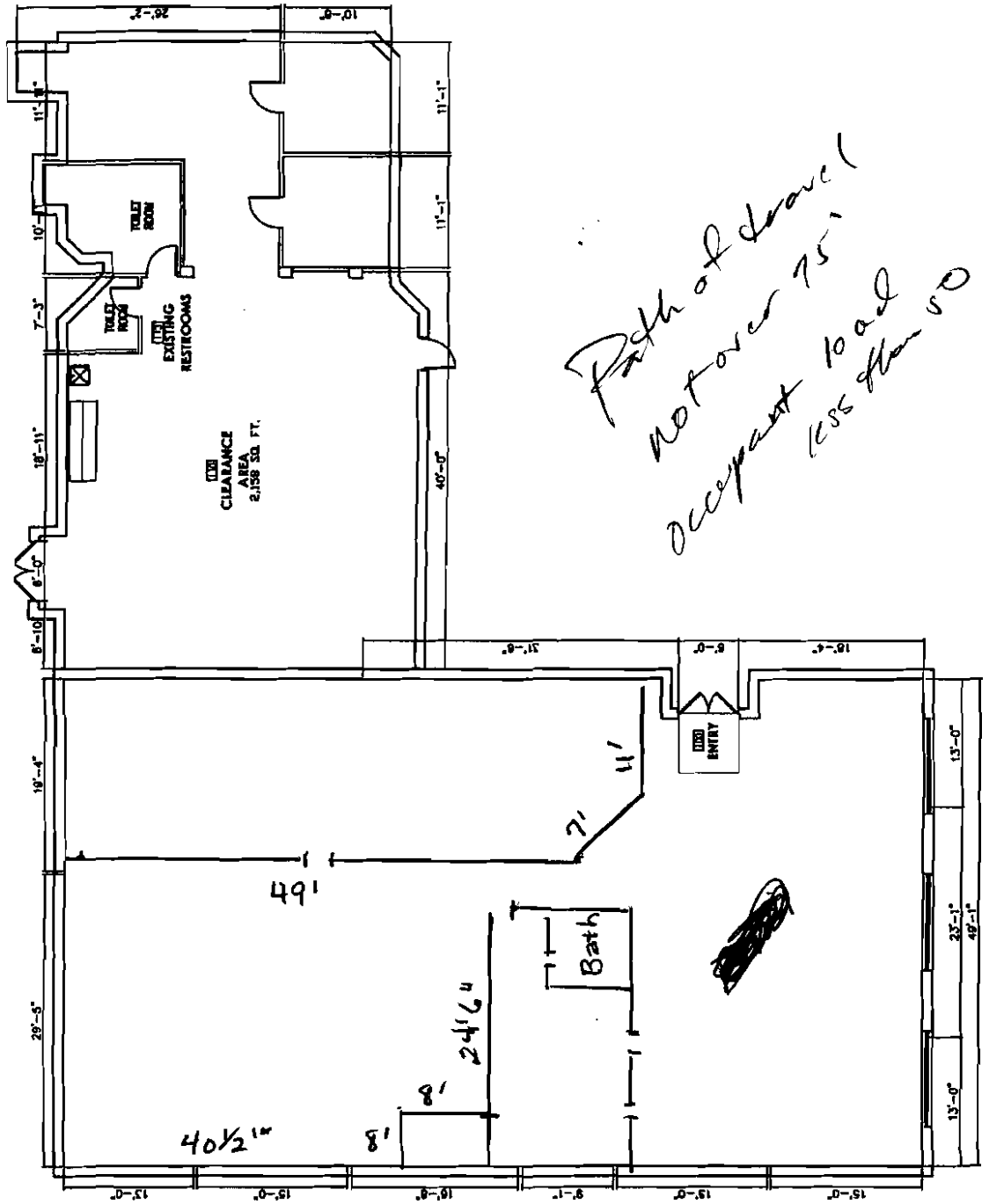
This is not a permit; you may not commence ANY work until the permit is issue

299-301 FOREST AVENUE



*Path of travel -
not over 25'*

299-301 FOREST AVENUE



*Path of travel
not over 75'
occupant load
less than 50*

Fire Department Requirements:

Pamela Holland
P.O. Box 675
Brunswick, ME 04101
(207) 522-9128

NFPA & IBC classification: M – retail gardening equipment

4,000 sq ft

Sprinklers; external hydrant 100'

Proposed work: walls = 9'6"

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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/07/2010**Note:** **Ok to Issue:** ✓

- 1) There shall be no outside storage of materials - including, but not limited to loam, fertilizer, or gravels.
- 2) This property shall remain retail. Any change of use shall require a separate permit application for review and approval.
- 3) Separate permits shall be required for any new signage.
- 4) 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:** Tammy Munson **Approval Date:** 05/19/2010**Note:** **Ok to Issue:** ✓

- 1) The path of travel shall not be increased above 75' with display racks, etc.
- 2) The minimum aisle width is 36" between walls, display racks, exct.
- 3) The maximum occupant load is 50 people.
- 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:** Ben Wallace Jr. **Approval Date:** 05/11/2010**Note:** **Ok to Issue:** ✓

- 1) All construction shall comply with NFPA 1 and 101.
- 2) Fire extinguishers required. Installation per NFPA 10
- 3) A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
- 4) 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 .
- 5) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

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