

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BU...TION

PERMIT

Permit Number: 100730

PERMIT ISSUED

This is to certify that OAKHURST PROPERTIES L.P./P.M.C. Co.

has permission to Foundation Only permit to allow time for additional plans for final building permit approval

AT 338 FOREST AVE CITY OF PORTLAND 114A P003001

JUN 23 2010

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 used-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

Jeanne Bonke 6/23/10
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: 10-0730	Issue Date:	CBL: 114A F003001
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Location of Construction: 338 FOREST AVE	Owner Name: OAKHURST PROPERTIES LLC	Owner Address: 364 FOREST AVE	Phone:
Business Name:	Contractor Name: P M Construction Co.	Contractor Address: 19 Industrial Park Rd Saco	Phone: 2072827697
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Commercial	Zone: B-2

Past Use: Vacant - Retail	Proposed Use: Retail, Foundation Only permit to allow time for additional plans for full building permit approval	Permit Fee:	Cost of Work: \$0.00	CEO District: 2
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: Foundation ONLY	

Proposed Project Description: Foundation Only permit to allow time for additional plans for full building permit approval	Signature:	Signature: <i>JMB 6/23/10</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: jmb	Date Applied For: 06/23/2010	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 <i>NA</i></p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone <i>Panel B zone 2</i></p> <p><input type="checkbox"/> Subdivision</p> <p><input checked="" type="checkbox"/> Site Plan <i>#10-7990001</i></p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p><i>Approved w/conditions</i></p> <p>Date: <i>6/23/10</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>JMB</i></p>
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PERMIT ISSUED

JUN 23 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

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0730	Date Applied For: 06/23/2010	CBL: 114A F003001
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Location of Construction: 338 FOREST AVE	Owner Name: OAKHURST PROPERTIES LLC	Owner Address: 364 FOREST AVE	Phone:
Business Name:	Contractor Name: P M Construction Co.	Contractor Address: 19 Industrial Park Rd Saco	Phone (207) 282-7697
Lessee/Buyer's Name	Phone:	Permit Type: Foundation Only/Commercial	

Proposed Use: Retail, Foundation Only permit to allow time for additional plans for full building permit approval	Proposed Project Description: Foundation Only permit to allow time for additional plans for full building permit approval
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 06/23/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) Approved on permit # 10-0547 all conditions apply (see attached)			
Dept: Building	Status: Approved with Conditions	Reviewer: Jeanine Bourke	Approval Date: 06/23/2010
Note:	Ok to Issue: <input checked="" type="checkbox"/>		
1) This permit approved foundation work only, approval of permit #10-547 is required for further work to take place.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			

Comments:
6/23/2010-jmb: Laura Blanchette of PM Construction requested a foundation only permit to continue working from the demolition permit. Plans for the full building permit will not be ready until next week.

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0547	Date Applied For: 05/20/2010	CBL: 114A F003001
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Location of Construction: 338 Forest Ave	Owner Name: OAKHURST PROPERTIES LLC	Owner Address: 364 FOREST AVE	Phone:
Business Name:	Contractor Name: PM Construction	Contractor Address: 19 Industrial Park Road Saco	Phone (207) 282-7697
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial / Retail - Renovate existing building into 5-6 units for lease for retail or office space Vanilla spaces	Proposed Project Description: Renovate existing building into 5-6 units for lease for retail or office space Vanilla spaces
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 05/21/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work. 2) Separate permits shall be required for any new signage. 3) This property shall remain retail. Any change of use shall require a separate permit application for review and approval. 			

Dept: Building	Status:	Reviewer: Jeanine Bourke	Approval Date:
Note:			Ok to Issue: <input type="checkbox"/>
<ol style="list-style-type: none"> 1) 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. 2) Separate permits are required for each tenant fit up space. 3) 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: 06/16/2010
Note:			Ok to Issue: <input checked="" type="checkbox"/>
<ol style="list-style-type: none"> 1) The sprinkler system shall be installed in accordance with NFPA 13. 2) All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS". Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike. 3) System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule. 4) The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building. 5) Fire department connection type and location shall be approved in writing by fire prevention bureau. 6) Application requires State Fire Marshal approval. 7) A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads. 8) All construction shall comply with NFPA 1 and 101. 9) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance 10) The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department. 11) A single source supplier should be used for all through penetrations. 12) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required. 			

Location of Construction: 338 Forest Ave	Owner Name: OAKHURST PROPERTIES LLC	Owner Address: 364 FOREST AVE	Phone:
Business Name:	Contractor Name: PM Construction	Contractor Address: 19 Industrial Park Road Saco	Phone (207) 282-7697
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

- 13 Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 14 Fire extinguishers required. Installation per NFPA 10
- 15 Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.
- 16 Sprinkler protection shall be maintained.
Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
- 17 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 .
- 18 As-built documents shall be submitted in pdf to the Building Inspections Office upon completion of job.

Comments:

5/21/2010-mes: WAIT FOR PLANNING SIGN OFF

6/4/2010-gautreauk: Spoke to Ben Walter (architect) I need code summary and stamped plans before further review. Keith

6/17/2010-jmb: Left vcmmsg for Laura B. For details on ramp construction, stairs. Also need confirmation of the structural design options for the roof, plumbing and electrical plans and baxement access/floor plan and MEP Com Check

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.

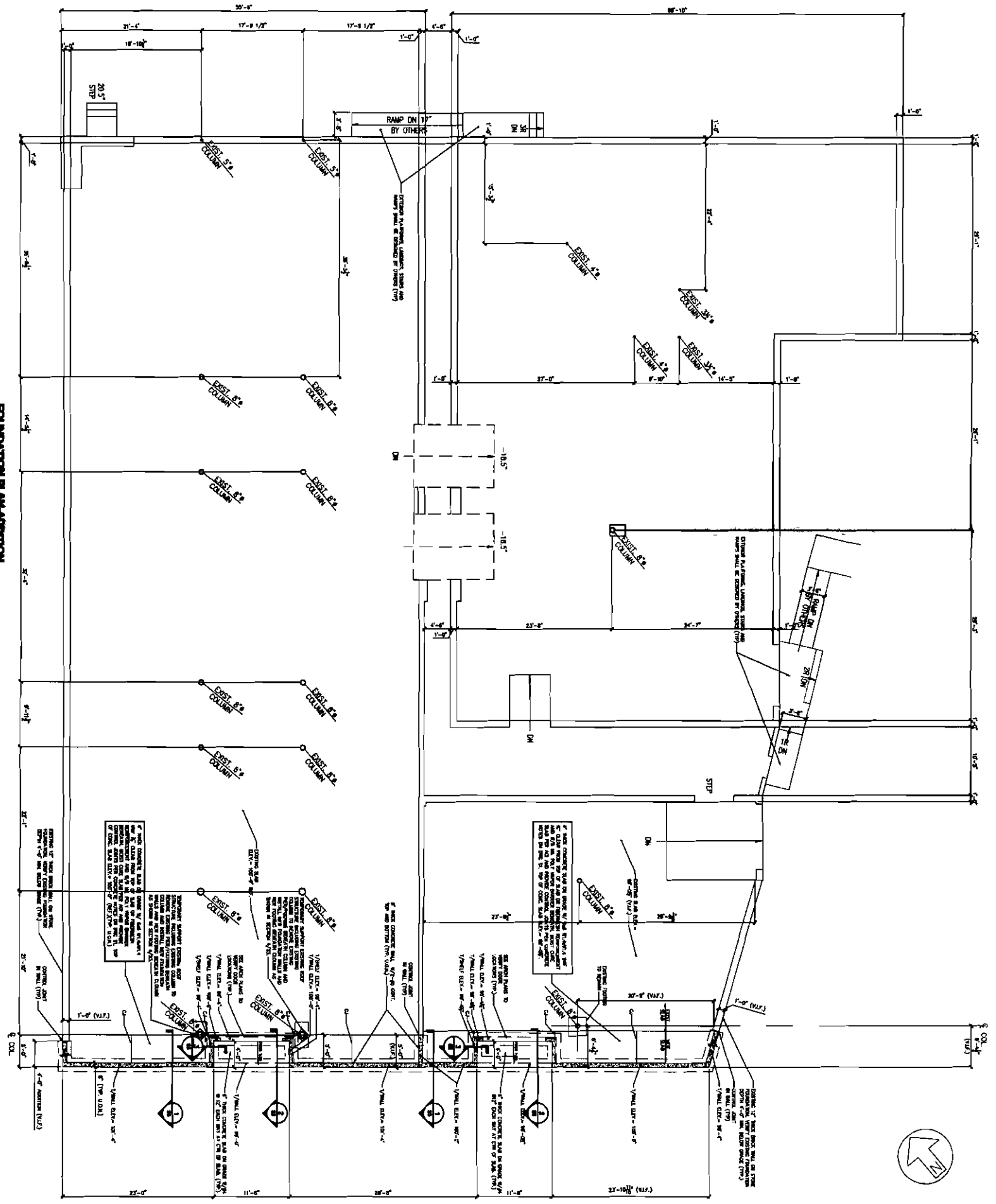
- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months, if the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue with construction.**

 X **Footing/Building Location Inspection: Prior to pouring concrete or setting precast piers**

 X **Re-Bar Schedule Inspection: Prior to pouring concrete**

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.



FOUNDATION PLAN
 2010-06

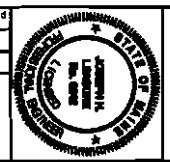
NOTES:
 1) SEE GENERAL NOTES FOR THE PLAN.
 2) ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
 3) ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
 4) ALL DIMENSIONS SHALL BE TO THE FACE OF THE MEMBER UNLESS OTHERWISE NOTED.
 5) ALL DIMENSIONS SHALL BE TO THE CENTERLINE OF THE MEMBER UNLESS OTHERWISE NOTED.
 6) ALL DIMENSIONS SHALL BE TO THE FACE OF THE MEMBER UNLESS OTHERWISE NOTED.



THIS PLAN IS A PART OF THE CONTRACT DOCUMENTS FOR THE RENOVATION OF 334 FOREST AVENUE, PORTLAND, MAINE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE CONSTRUCTION. ANY DISCREPANCIES SHOULD BE REPORTED IMMEDIATELY TO THE ARCHITECT.

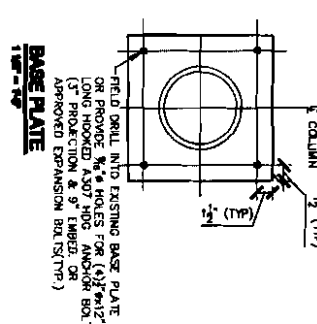
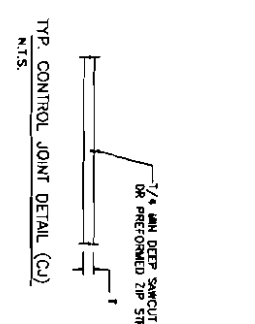
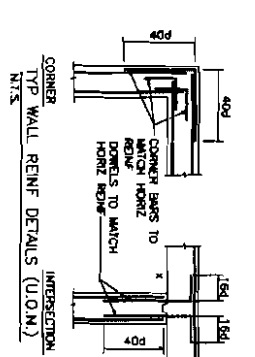
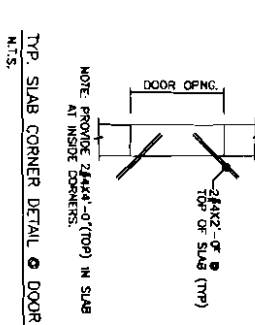
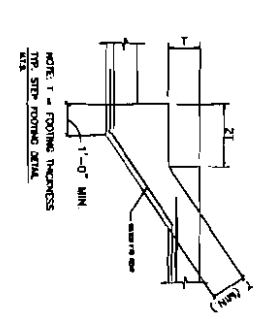
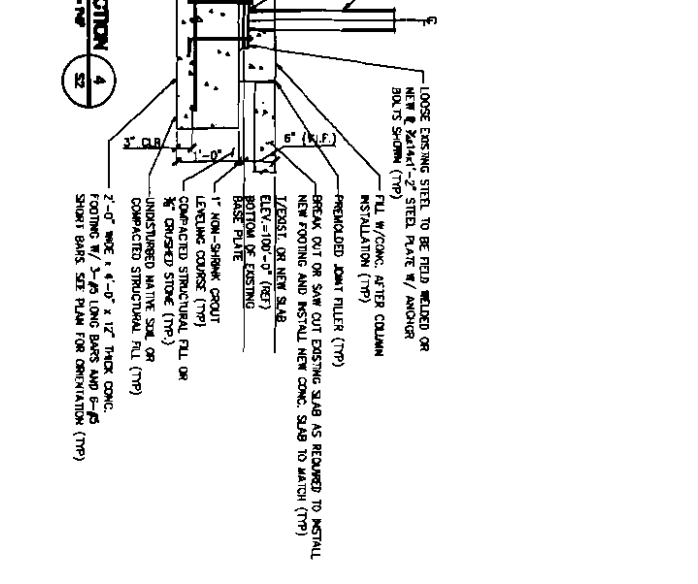
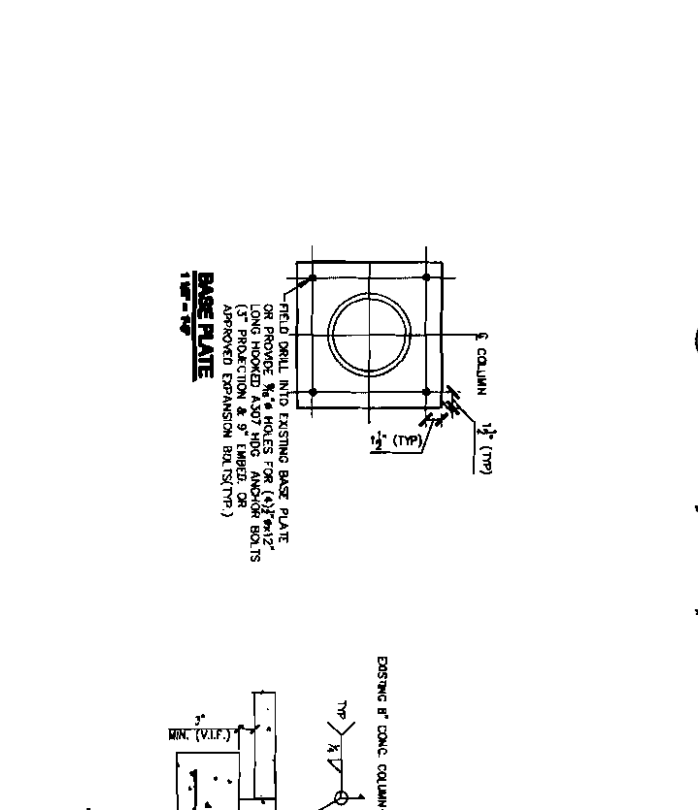
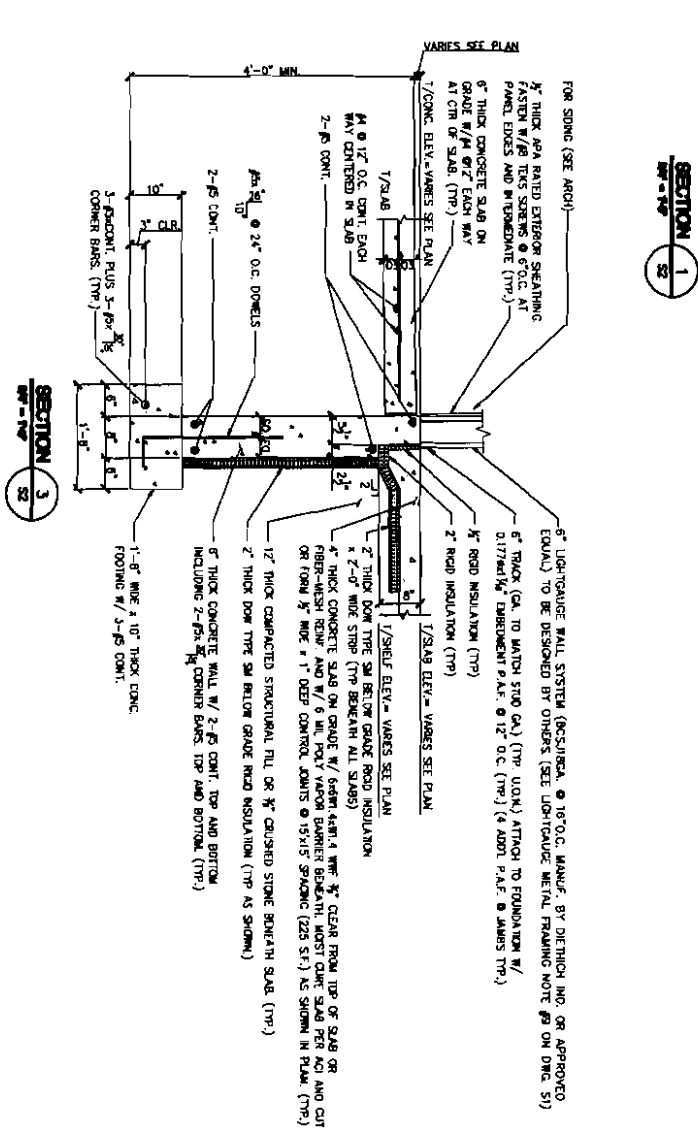
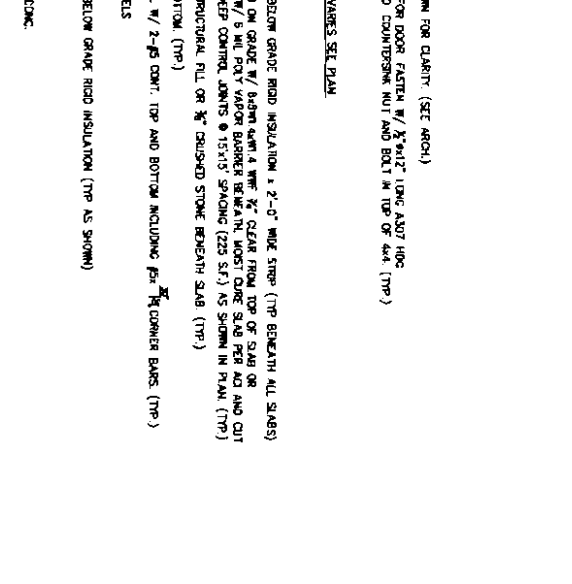
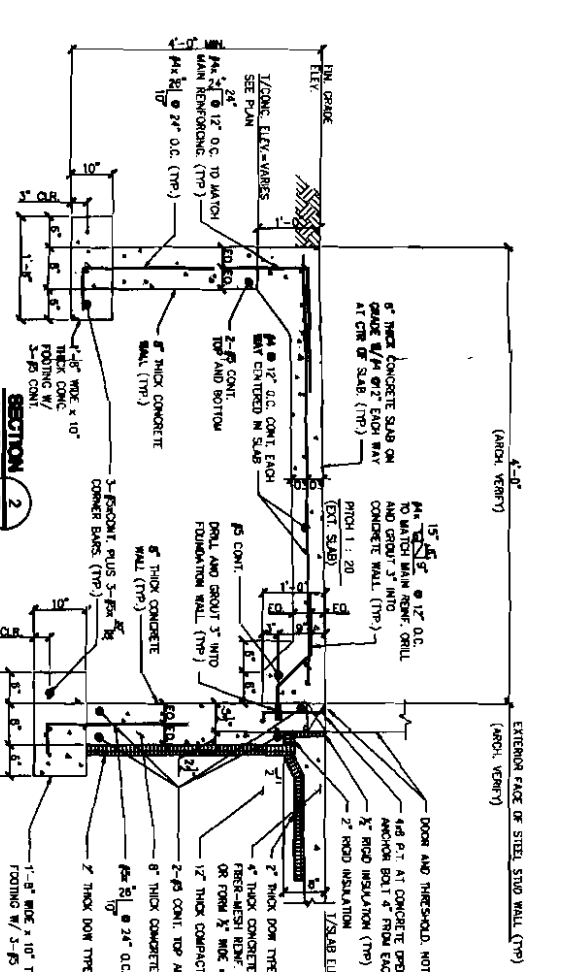
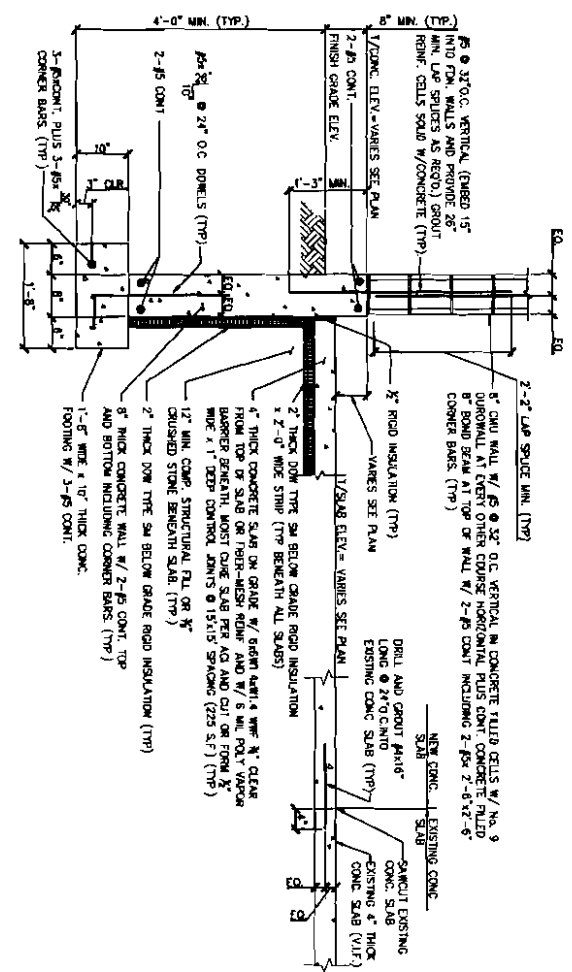
334 FOREST AVE. - RENOVATION
 PORTLAND, MAINE
 EXISTING BUILDING RETROFIT
 FOUNDATION PLAN-ADDITION

designed by:	rev.	date	description	app'd
JHL				
drawn by:				
AKB				
checked by:				
JHL				
scale:				
AS NOTED				
date:				
6-7-10				
plot date:				
6-7-10				
project #:				
2010-06				



L & L STRUCTURAL
ENGINEERING SERVICES, INC.
 SIX O STREET
 SOUTH PORTLAND, MAINE 04106

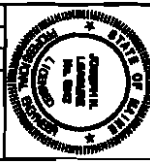
PHONE: (207) 767-4830
 FAX: (207) 799-5432



NOTES:
 1. ALL DIMENSIONS UNLESS OTHERWISE NOTED ARE IN FEET AND INCHES.
 2. ALL REINFORCEMENT SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
 3. ALL REINFORCEMENT SHALL BE EPOXY COATED UNLESS OTHERWISE NOTED.
 4. ALL REINFORCEMENT SHALL BE WELDED TOGETHER UNLESS OTHERWISE NOTED.
 5. ALL REINFORCEMENT SHALL BE TIED TOGETHER UNLESS OTHERWISE NOTED.
 6. ALL REINFORCEMENT SHALL BE SPACED AS SHOWN UNLESS OTHERWISE NOTED.
 7. ALL REINFORCEMENT SHALL BE PLACED AS SHOWN UNLESS OTHERWISE NOTED.
 8. ALL REINFORCEMENT SHALL BE DEVELOPED AS SHOWN UNLESS OTHERWISE NOTED.
 9. ALL REINFORCEMENT SHALL BE ANCHORED AS SHOWN UNLESS OTHERWISE NOTED.
 10. ALL REINFORCEMENT SHALL BE LAPPED AS SHOWN UNLESS OTHERWISE NOTED.
 11. ALL REINFORCEMENT SHALL BE BENT AS SHOWN UNLESS OTHERWISE NOTED.
 12. ALL REINFORCEMENT SHALL BE CUT AS SHOWN UNLESS OTHERWISE NOTED.
 13. ALL REINFORCEMENT SHALL BE TIED TO TOE BARS UNLESS OTHERWISE NOTED.
 14. ALL REINFORCEMENT SHALL BE TIED TO CHAIRS UNLESS OTHERWISE NOTED.
 15. ALL REINFORCEMENT SHALL BE TIED TO EACH OTHER UNLESS OTHERWISE NOTED.
 16. ALL REINFORCEMENT SHALL BE TIED TO WALL UNLESS OTHERWISE NOTED.
 17. ALL REINFORCEMENT SHALL BE TIED TO SLAB UNLESS OTHERWISE NOTED.
 18. ALL REINFORCEMENT SHALL BE TIED TO FOOTING UNLESS OTHERWISE NOTED.
 19. ALL REINFORCEMENT SHALL BE TIED TO COLUMN UNLESS OTHERWISE NOTED.
 20. ALL REINFORCEMENT SHALL BE TIED TO BEAM UNLESS OTHERWISE NOTED.

334 FOREST AVE. - RENOVATION
 PORTLAND, MAINE
 EXISTING BUILDING RETROFIT
 FOUNDATION SECTIONS AND DETAILS

designed by:	rev.	date	description	copy'd
J.H.L.				
drawn by:				
A.H.L.				
checked by:				
J.H.L.				
scale:				
AS NOTED				
date:				
8-7-10				
plot date:				
6-7-10				
project #:				
2010-081				



L & L STRUCTURAL
 ENGINEERING SERVICES, INC.
 SIX O STREET
 SOUTH PORTLAND, MAINE 04106
 PHONE: (207) 787-4830
 FAX: (207) 789-5452

S3