

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that OAKHURST PROPERTIES LLC

Located At 344 FOREST AVE

Job ID: 2011-05-1228-ALTCOMM

CBL: 114 - A - F - 003 - 001 - - - -

has permission to Partially Renovate Space F Tenant for Fit-up, No C O at this time provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 5/31/11
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

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Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. This property shall remain vacant at this time. This permit has not established a specific tenant or use at this time.
3. Separate permits are required to establish a use and receive a certificate of occupancy. Any change of use shall require a separate permit application

Fire

1. All construction shall comply with City Code Chapter 10.
2. This permit is being approved on the basis of the plans submitted. Any deviation from the plans would require amendments and approval.
3. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
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. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. 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.
8. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.
10. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
11. A single source supplier should be used for all through penetrations.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

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2. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust system and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
3. No occupancy is approved with this permit; a separate permit is required for additional tenant fit up and the Certificate of Occupancy.

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 Inspections 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.**
1. Close In Elec/Plmb/Framing
 2. Final at completion of work, no occupancy allowed on this permit

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF 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 OCCUOPIED.



General Building Permit Application

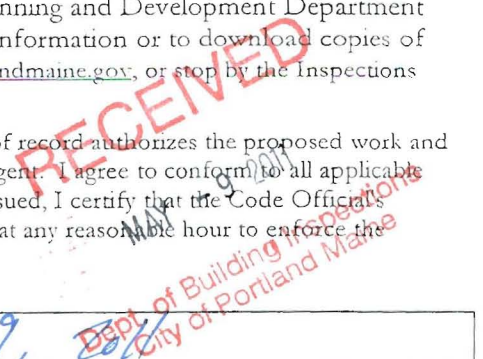
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>334 Forest Avenue</u>		
Total Square Footage of Proposed Structure/Area <u>Tenant F = 2208 sf</u>	Square Footage of Lot <u>N/A</u>	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>114</u> Block# <u>A</u> Lot# <u>F 009</u>	Applicant " <u>must</u> be owner, Lessee or Buyer" Name <u>Oakhurst Dairy</u> Address <u>364 Forest Ave</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>772-7468</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>29,500.00</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>VACANT</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>RETAIL</u> Proposed Specific use: <u>FUTURE RETAIL</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>TENANT F SPACE FIT UP PHASE I NO C.O. AT THIS TIME</u>		
Contractor's name: <u>Maine State Builders, Inc.</u> Address: <u>50 Fair Winds Road</u> City, State & Zip <u>Portland, ME 04102</u> Telephone: <u>773-5504</u> Who should we contact when the permit is ready: <u>Bill Skoolicas</u> Telephone: <u>838-1638</u> Mailing address: <u>50 Fair Winds Rd, Portland, ME 04102</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.

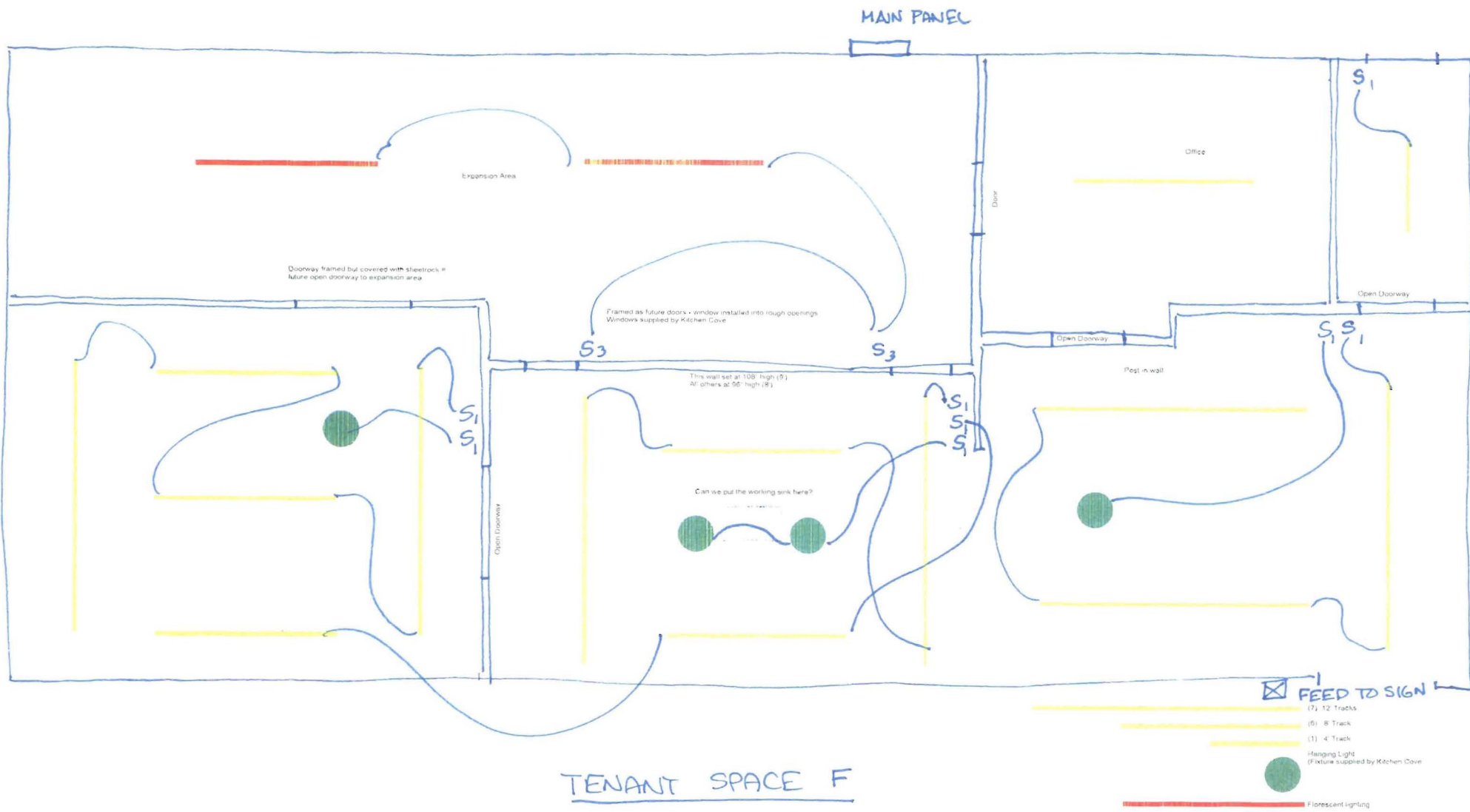
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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 Officer'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: [Signature] Date: May 9, 2011

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



TENANT SPACE F

334 FOREST AVE
 PORTLAND, ME

MAY 9, 2011

PROPOSED IMPROVEMENTS TO TENANT SPACE F
334 FOREST AVENUE, PORTLAND ME

THIS SCOPE OF WORK IS FOR PARTIAL TENANT FIT-UP.
 A SEPARATE APPLICATION AND PERMIT IS REQUIRED
 FOR TENANT OCCUPANCY.

SCOPE OF WORK:

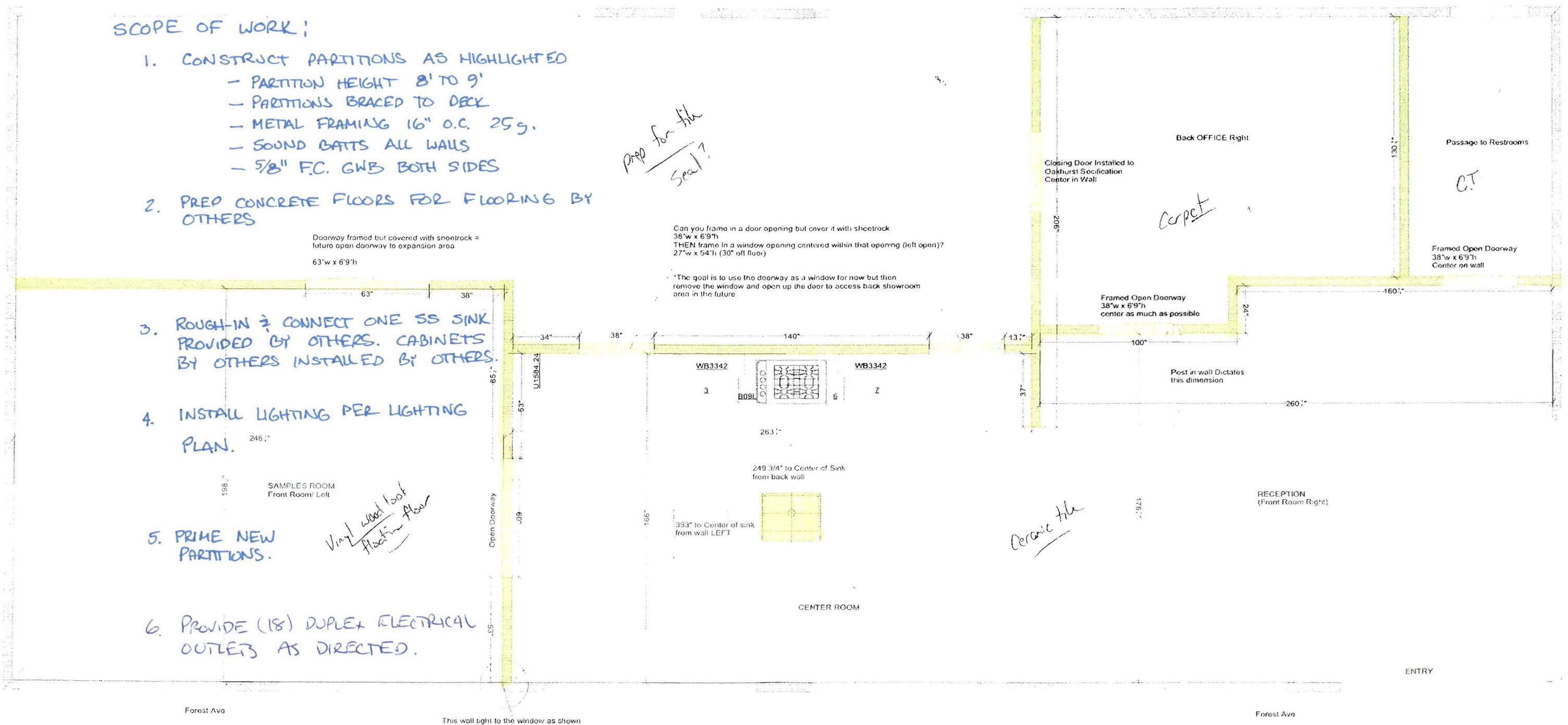
1. CONSTRUCT PARTITIONS AS HIGHLIGHTED
 - PARTITION HEIGHT 8' TO 9'
 - PARTITIONS BRACED TO DECK
 - METAL FRAMING 16" O.C. 25g.
 - SOUND BATTS ALL WALLS
 - 5/8" F.C. GWB BOTH SIDES
2. PREP CONCRETE FLOORS FOR FLOORING BY OTHERS
 - Doorway framed but covered with sheetrock = future open doorway to expansion area
63" w x 6'9" h
3. ROUGH-IN & CONNECT ONE SS SINK PROVIDED BY OTHERS. CABINETS BY OTHERS INSTALLED BY OTHERS.
4. INSTALL LIGHTING PER LIGHTING PLAN. 246.1"
5. PRIME NEW PARTITIONS.
 - Vinyl wood look floating floor
6. PROVIDE (18) DUPLEX ELECTRICAL OUTLETS AS DIRECTED.

Prep for tile Seal?

Doorway framed but covered with sheetrock = future open doorway to expansion area
63" w x 6'9" h

Can you frame in a door opening but cover it with sheetrock 38" w x 6'9" h THEN frame in a window opening centered within that opening (left open)? 27" w x 54" h (30" off floor)

*The goal is to use the doorway as a window for now but then remove the window and open up the door to access back showroom area in the future



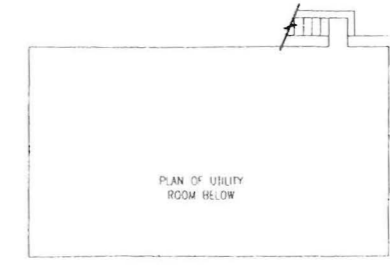
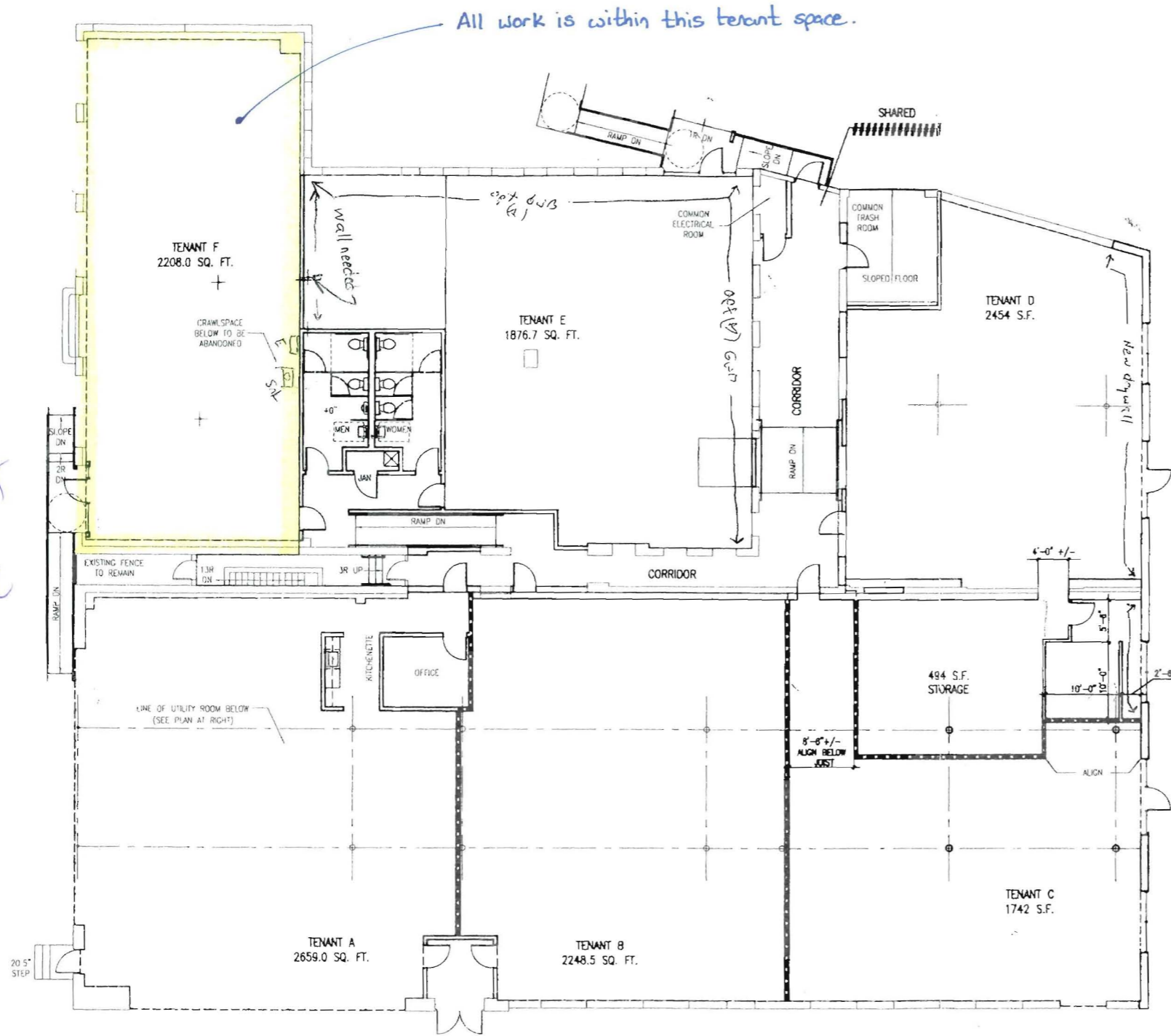
All dimensions size designations given are subject to verification on job site and adjustment to fit job conditions.



This is an original design and must not be released or copied unless applicable fee has been paid or job order placed.

Designed: 4/18/2011
 Printed: 4/18/2011

Forest
Ave



LOCATION PLAN

TENANT SPACE F
MAY 9, 2011

CWS

CWS Architects

- Architecture
- Space Planning
- Value Design

431 Cambridge Avenue
Portland, ME 04101
Phone: (207) 724-1411
Fax: (207) 724-1414
 www.CWSarch.com

Owner
OAKHURST DAIRY

334 FOREST AVE
PORTLAND, ME 04101

Contractor

334 FOREST AVE RENOVATIONS

334 FOREST AVE
PORTLAND, ME 04101

Project No. 09.022

Drawing Title
BUILDING PLAN

Scale: 1/4" = 1'-0"

Date: 15 December 2010

Revisions:

- △
- △
- △
- △
- △
- △

Drawing Number:

A1.1