



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development

Building Inspections Division

Location: 332 FOREST AVE

CBL: 114A- F-007-001

Issued to: Oakhurst Properties

Date Issued: 2/6/2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit No. 2011-11-2798-ALTCOMM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

334 Forest Ave, Unit B

EcoHome Studio, LLC

APPROVED OCCUPANCY

Use Group M

IBC 2009

Approved:

2-6-2012

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that Oakhurst Properties

Located At 332 FOREST AVE

Job ID: 2011-11-2798-ALTCOMM

CBL: 114A-F-007-001

has permission to Build out for Retail Space Unit B
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

Code Enforcement Officer / Plan Reviewer

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

closed

SCANNED

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-11-2798-ALTCOMM	Date Applied: 11/23/2011	CBL: 114A- F-007-001	
Location of Construction: 334 FOREST AVE Unit B	Owner Name: OAKHURST PROPERTIES	Owner Address: 364 FOREST AVE PORTLAND, ME 04101	Phone:
Business Name:	Contractor Name: MAINLY PLUMBING & HEATING INC - Jim Robinson	Contractor Address: 674 MAIN ST GORHAM MAINE 04038	Phone: 854-4969 & 831-1806
Lessee/Buyer's Name: ECOHOME Studio, LLC- Janice Robinson	Phone: 632-1257 (c)	Permit Type: BLDG - Building	Zone: B-2
Past Use: Retail	Proposed Use: Same: Retail - Tenant fit-up	Cost of Work: \$10,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: <i>M</i> Type: <i>IBC03</i>
		Signature: <i>Capt. [unclear] 12/5/11</i>	Signature: <i>[unclear]</i>
Proposed Project Description: Build out for Retail Space Unit B		Pedestrian Activities District (P.A.D.)	

Permit Taken By: Lannie	Zoning Approval		
<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 informatin may invalidate a building permit and stop all work.</p>	Special Zone or Reviews <input type="checkbox"/> Shoreland <input type="checkbox"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK with conditions</i> <i>11/30/11</i>	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 Dist 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>[unclear]</i>
	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



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-11-2798-ALTCOMM

Located At: 332 FOREST AVE

CBL: 114A- F-007-001

Conditions of Approval:

Zoning

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.
3. This property shall remain a retail space. Any change of use shall require a separate permit application for review and approval.

Building

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

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.**

Required Inspections:

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

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 OCCUPIED.



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 Ave., Unit B</u>		
Total Square Footage of Proposed Structure/Area <u>2,249 s.f.</u>	Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>114 A</u> Block# <u>FOO</u> Lot# <u>17</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Janice Robinson</u> Address <u>9 Beverly Lane</u> City, State & Zip <u>Gorham, ME 04039</u>	Telephone: <u>893-1751</u> <u>632-1257 cell</u>
Lessee/DBA (If Applicable) <u>Ecoltome Studio, LLC</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>10,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>Vacant Retail</u> Number of Residential Units <u>0</u> If vacant, what was the previous use? <u>Retail</u> Proposed Specific use: <u>Retail</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Buildout of Retail Space</u>		
Contractor's name: <u>mainly Plumbing & Heating</u> Address: <u>674 main st</u> City, State & Zip <u>Gorham, ME 04039</u> Telephone: <u>854-4969</u> Who should we contact when the permit is ready: <u>Jim Robinson</u> Telephone: <u>831-1806</u> Mailing address: <u>same as above</u>		

RECEIVED
Dept. of Building Inspections
City of Portland Maine
NOV 23 2011

1132-11

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.

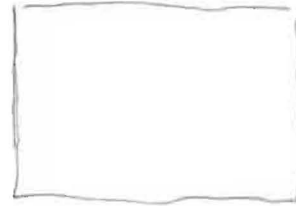
Signature: [Signature] Date: 11-22-11

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



Roof
Ceilings

4x4" supports



open

4x4" supports

8'-0" walls
↑ ↓

14'
ceiling

Building Permit for EcoHome Studio, LLC

Location of space: 334 Forest Avenue, Unit B

Landlord: Oakhurst Properties, LLC

364 Forest Ave

Portland, Maine 04102

Contact Person at Landlord's: Thomas Brigham

Unit B is 2,249 square Feet

Work to be completed (by EcoHome Studio):

Walls for office and storage

Electrical

Flooring Installation

Painting

CWS
ARCHITECTS
 1000 W. 10th St.
 Portland, OR 97204
 Phone: (503) 255-1100
 Fax: (503) 255-1101
 www.cwsarchitects.com

PROJECT
CONCRETE DAIRY
 234 FOREST AVE
 PORTLAND, OR 97204

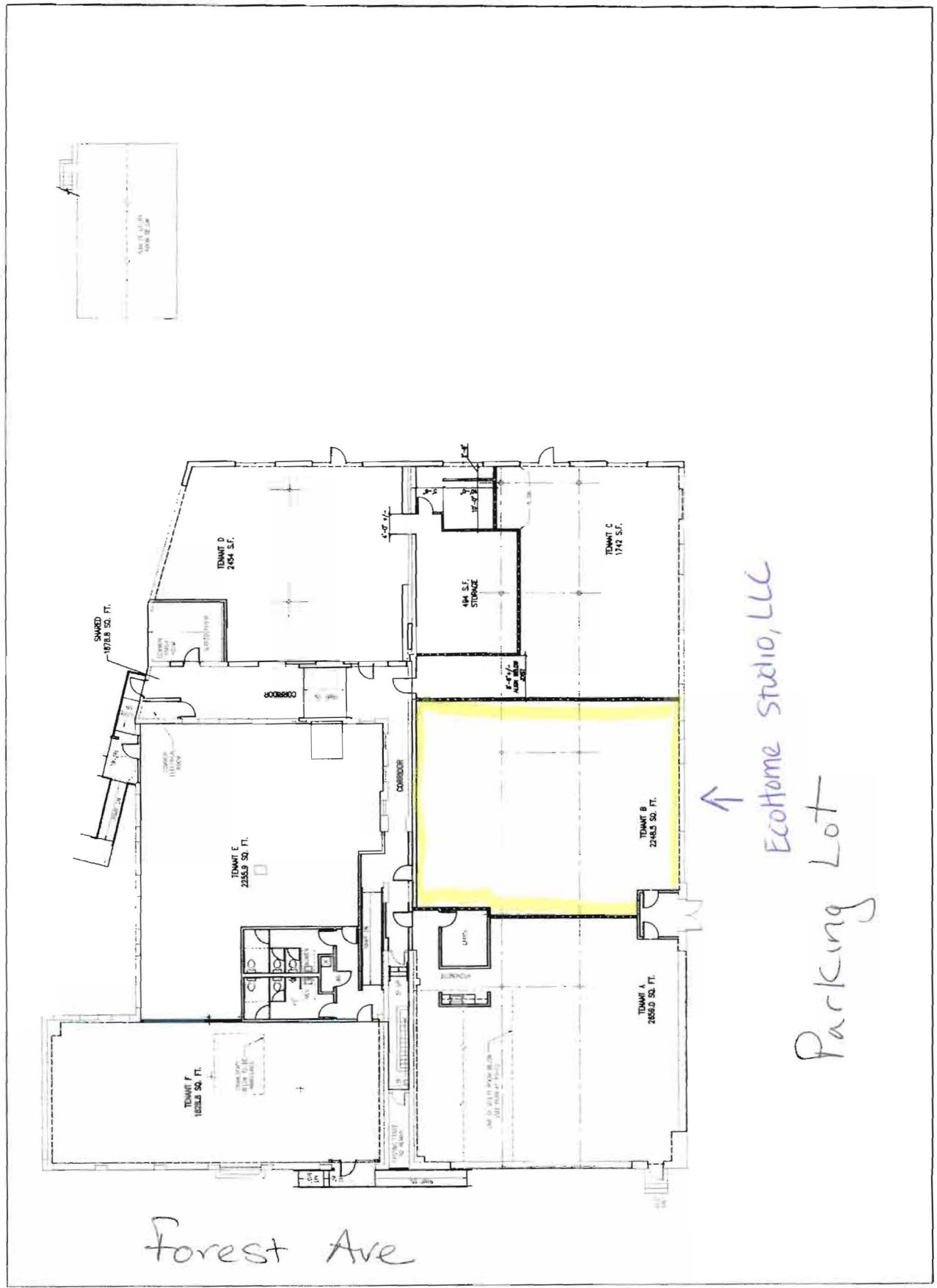
DATE
 08.02

PROJECT NO.
011000 PLAN

Scale
 1/4" = 1'-0"
 1/8" = 1'-0"

Priority Number
A1.1

PERMITTING



2-6-12 Dam/BKL/John Wardell Jan 632-1257 Fma/OK

Building plan
Space Plan

RECEIVED

NOV 23

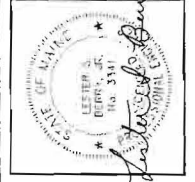
Dept. of Building Inspections
City of Portland Maine

STORM STRUCTURES
 P1 - 12" PVC SDR 35, L=10', S=0.01'/FT
 CB 1 - RIM 21.80
 12" INV. OUT 18.72



LOCATION MAP
 SCALE: 1" = 2 MILES

NO.	DATE	REVISION DESCRIPTION
1	1/22/10	Final Building Layout
2	2/9/10	Revised Building Layout
3	4/19/10	Revised Per City Of Portland Planning (4/16/10 Letter)
4	5/18/10	M.C. Rempa & Assoc



BH2M
 Barry, Eluff, MacDonald, Mulligan, Inc.
 Engineers, Surveyors
 28 State Street
 Portland, Maine 04103
 Tel: (207) 839-8771
 Fax: (207) 839-8550

FOR
 Oakhurst Properties, LLC
 364 Forest Avenue
 Portland, Maine

SITE PLAN
 326, 332, 336, 338 FOREST AVENUE
 PORTLAND, MAINE

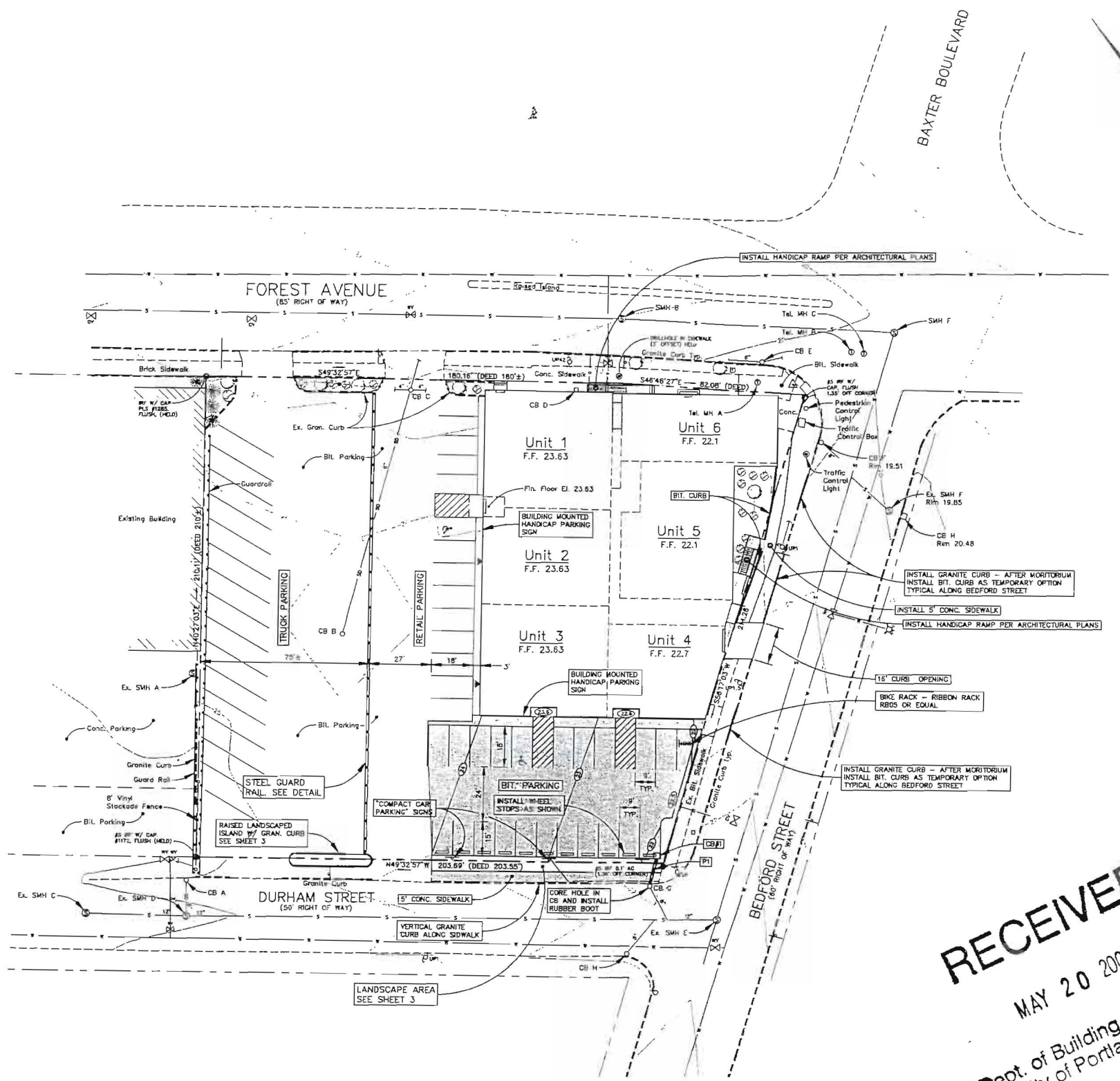
DESIGNED Survey	DATE Dec. 2009
DRAWN W. Palkey	SCALE As Noted
CHECKED R. Libby Jr.	JOB. NO. 09073

SHEET
 1

REPRODUCTION OF ANY PART OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF BH2M INC. IS PROHIBITED

- NOTES:
- OWNER/APPLICANT: OAKHURST PROPERTIES, LLC
364 FOREST AVENUE
PORTLAND, MAINE 04010
 - ENGINEER: LESTER S. BERRY, PE #3341
BH2M
28 STATE STREET
PORTLAND, MAINE
 - SURVEYOR: ROBERT C. LIBBY JR., PLS #2190
BH2M
 - DEED REFERENCE: BK. 26854, PG. 120
 - TAX MAP REFERENCE: MAP 114A, BLOCK F, LOTS 3,7,8
 - ZONING: B2, BUSINESS COMMUNITY
 - LOT AREA: 48,890 S.F. (1.778 ACRES)
 - EXISTING USE: RETAIL SALES
 - PROPOSED USE: RETAIL UNITS
 - SEWER SERVICE: UNDERGROUND
 - WATER SERVICE: UNDERGROUND
 - ELECTRIC/TELEPHONE: UNDERGROUND
 - ALL CONSTRUCTION AND SITE ALTERATIONS SHALL BE DONE IN ACCORDANCE WITH THE MAINE EROSION AND SEDIMENTATION CONTROL, BMP'S, LATEST REVISION.
 - BENCHMARK: PK NAIL SET IN PAVEMENT AT CORNER OF FOREST AVENUE AND BEDFORD ST., ELEVATION 20.02, NGVD 1929. BASED ON BENCHMARK ON PLAN REF. A.
 - COORDINATES: BEARING AND NORTH ORIENTATION SHOWN ARE BASED ON MAINE STATE COORDINATES SYSTEM WEST ZONE (NAD 1983), USING CITY OF PORTLAND POINT #B11 T124-28 AND #1035 L739-14-1.
 - PLAN REFERENCES:
 - EXISTING SITE PLAN MADE FOR OAKHURST DAIRY, 364 FOREST AVE., PORTLAND, MAINE, BY PINKHAM & GREER INC., CONSULTING ENGINEERS, DATED JULY 7, 2003.
 - ALTA/ACSM LAND TITLE SURVEY MADE FOR OAKHURST DAIRY CORP., 364 FOREST AVE., PORTLAND, MAINE, DATED 12-08-04, BY DANIEL DALFONSO, PLS#1172.
 - VARIOUS RIGHT OF WAY BLUESHEETS OF FOREST AVENUE, BEDFORD ST. AND DURHAM ST., PROVIDED BY THE CITY OF PORTLAND ENGINEERING DEPT.

- 13-7. PARKING: REQUIRED - 12
 UNIT 1 - 2652 SF - 2000 SF = 652/2000 = 3.26 (4)
 UNIT 2 - 2173 SF - 2000 SF = 173/2000 = 0.87 (1)
 UNIT 3 - 2529 SF - 2000 SF = 529/2000 = 2.65 (3)
 UNIT 4 - 1869 SF - 2000 SF = 0 REQUIRED
 UNIT 5 - 2681 SF - 2000 SF = 681/2000 = 3.41 (4)
 UNIT 6 - 1827 SF - 2000 SF = 0 REQUIRED
 COMMON - 928 S.F. - 2000 SF = 0 REQUIRED
 PROVIDED - 35
- CONTRACTOR SHALL BE RESPONSIBLE FOR CLEANING/SWEEPING TRACKED SEDIMENTS FROM THE PUBLIC ROAD(S) AT THE END OF EACH DAY OF CONSTRUCTION.
19. WAIVERS: A. REDUCE PARKING SPACE LENGTH FROM 15' TO 18'.
 B. ALLOW 13 PARKING SPACES TO BE COMPACT CAR SPACES 9' x 15'.



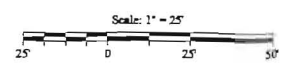
SYMBOL	DESCRIPTION
○	IRON ROD FOUND
○	IRON PIPE FOUND
---	EDGE OF PAVEMENT/CONC.
---	EXISTING CONTOUR
---	NOW OR FORMERLY EXISTING STORMDRAIN
---	GUARDRAIL
---	SANITARY SEWER LINE
---	WATERMAIN
---	GAS LINE
---	GAS VALVE
---	WATER VALVE
○	CONIFEROUS TREE
○	DECIDUOUS TREE
○	SHRUB
○	SIGN
○	SPOT GRADE

I CERTIFY THAT THIS SURVEY CONFORMS TO THE MAINE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS TECHNICAL STANDARDS OF PRACTICE FOR A STANDARD BOUNDARY SURVEY WITH THE FOLLOWING EXCEPTIONS:

- NO SURVEYORS REPORT

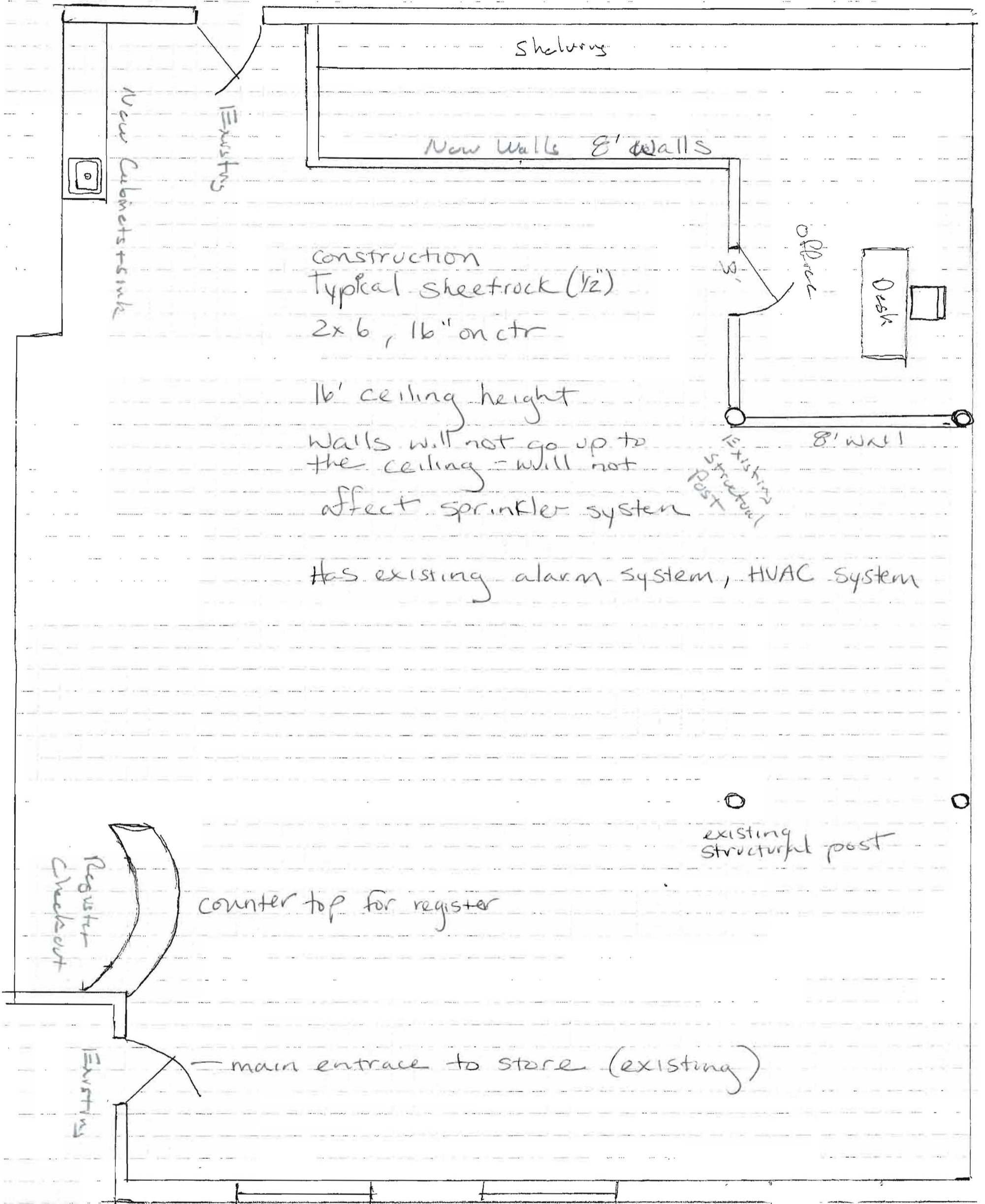


ROBERT C. LIBBY JR. PLS #2190



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 MAY 20 2009
 Dept. of Building Inspection
 City of Portland, Maine

334 Forest Ave



Shelving

New Walls 8' walls

New Cabinets + sink

Existing

Construction
Typical Sheetrock (1/2")
2x6, 16" on ctr

16' ceiling height
Walls will not go up to
the ceiling - will not
affect sprinkler system

Office

Desk

8' wall

Existing
structural
post

Has existing alarm system, HVAC system

Existing
structural
post

counter top for register

Register -
Checkout

- main entrance to store (existing)

Existing

PLUMBING APPLICATION

Department of Health and Human Services
Division of Environmental Health

PROPERTY ADDRESS

Town or Plantation: Portland
 Street Subdivision Lot #: 334 Forest Ave Units B

PROPERTY OWNERS NAME

Last: Beethoven Studios LLC First: Beethoven Studios LLC
 Applicant Name: Mainely P&H
 Mailing Address of Owner/Applicant (If Different): 674 Main St
 Beethoven Studios LLC

Caution: Permit Required

Plumbing shall not be installed until a Permit is attached here by the Local Plumbing Inspector. The Permit shall authorize the owner or installer to install the plumbing in accordance with this application and the Maine Plumbing Rules.

114-A-F-7

Owner/Applicant Statement

I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspectors to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 12/14/11

Caution: Inspection Required

I have inspected the installation authorized above and found it to be in compliance with the Maine Plumbing Rules.

Local Plumbing Inspector Signature: _____ Date Approved: _____

PERMIT INFORMATION

<p>This Application is for</p> <p>1. <input checked="" type="checkbox"/> NEW PLUMBING</p> <p>2. <input type="checkbox"/> RELOCATED PLUMBING</p>	<p>Type of Structure To Be Served:</p> <p>1. <input type="checkbox"/> SINGLE FAMILY DWELLING</p> <p>2. <input type="checkbox"/> MODULAR OR MOBILE HOME</p> <p>3. <input type="checkbox"/> MULTIPLE FAMILY DWELLING</p> <p>4. <input checked="" type="checkbox"/> OTHER - SPECIFY <u>Store</u></p>	<p>Plumbing To Be Installed By:</p> <p>1. <input checked="" type="checkbox"/> MASTER PLUMBER</p> <p>2. <input type="checkbox"/> OIL BURNERMAN</p> <p>3. <input type="checkbox"/> MFG'D. HOUSING DEALER/MECHANIC</p> <p>4. <input type="checkbox"/> PUBLIC UTILITY EMPLOYEE</p> <p>5. <input type="checkbox"/> PROPERTY OWNER</p> <p>LICENSE # <u>11594011</u></p>
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114 AF 7

Hook-Up & Piping Relocation Maximum of 1 Hook-Up	Number	Column 2 Type of Fixture	Number	Column 1 Type of Fixture
<p>OR</p> <p>HOOK-UP: to an existing subsurface wastewater disposal system.</p>		Hosebib / Sillcock		Bathtub (and Shower)
		Floor Drain		Shower (Separate)
<p>OR</p> <p>HOOK-UP: to public sewer in those cases where the connection is not regulated and inspected by the local Sanitary District.</p>		Urinal		Sink
		Drinking Fountain		Wash Basin
<p>PIPING RELOCATION: of sanitary lines, drains, and piping without new fixtures.</p>		Indirect Waste		Water Closet (Toilet)
		Water Treatment Softener, Filter, etc.		Clothes Washer
<p>OR</p> <p>TRANSFER FEE [\$6.00]</p>		Grease / Oil Separator		Dish Washer
		Roof Drain		Garbage Disposal
		Bidet		Laundry Tub
		Other: _____		Water Heater
		Fixtures (Subtotal) Column 2		Fixtures (Subtotal) Column 1
<p>SEE PERMIT FEE SCHEDULE FOR CALCULATING FEE</p>				Fixtures (Subtotal) Column 2
				Total Fixtures
				Fixture Fee
				Transfer Fee
				Hook-Up & Relocation Fee
				Permit Fee (Total)

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DEC 2 16
Dept. of Building Inspections
City of Portland

40

40

750