

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BU **PERMIT** IATION

Please Read Application And Notes, If Any, Attached

Permit Number: T00033
PERMIT ISSUED

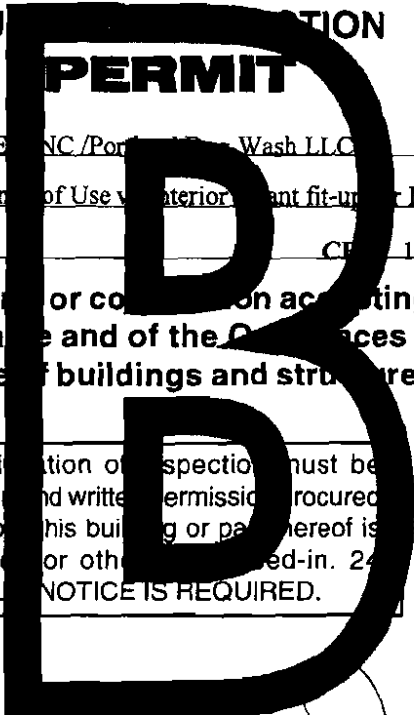
This is to certify that A HAUSMANN ASSOCIATES INC / Portland Pet Wash LLC
has permission to Pet Retail / Pet Services - Change of Use w/ interior paint fit-up w/ Dog Wash JUN 28 2010
AT 1025 FOREST AVE CP 142 C001001

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.



City of Portland

OTHER REQUIRED APPROVALS
Fire Dept. CPD [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 6/28/10
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: 10-0633	Issue Date:	CBL: 142 C001001
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Location of Construction: 1025 FOREST AVE (1037 units)	Owner Name: A HAUSMANN ASSOCIATES IN	Owner Address: 120 EXCHANGE ST	Phone:
Business Name:	Contractor Name: Portland Dog Wash LLC	Contractor Address: 981 Forest Avenue Portland	Phone: 2077977082
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-2

Past Use: Commercial - Retail	Proposed Use: Commercial - Pet Retail / Pet Services - Change of Use w/ interior tenant fit-up for Dog Wash	Permit Fee: \$125.00	Cost of Work: \$2,150.00	CEO District: 4
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: SB	

Proposed Project Description:
Pet Retail / Pet Services - Change of Use w/ interior tenant fit-up for Dog Wash

*See CONDITIONS
Signature: *(KG)*
Signature: *AMB 6/28/10*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
Action: Approved Approved w/Conditions Denied
Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 06/07/2010	Zoning Approval		
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- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input checked="" type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>6/9/10</i> <i>AMB</i>	Date: _____	Date: <i>AMB</i>

PERMIT ISSUED

JUN 28 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

JUN 28 2010

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0633	Date Applied For: 06/07/2010	CBL: 142 C001001
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Location of Construction: 1025 FOREST AVE (1037 unit 3)	Owner Name: A HAUSMANN ASSOCIATES IN	Owner Address: 120 EXCHANGE ST	Phone:
Business Name:	Contractor Name: Portland Dog Wash LLC	Contractor Address: 981 Forest Avenue Portland	Phone: (207) 797-7082
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Commercial - Pet Retail / Pet Services - Change of Use w/ interior tenant fit-up for Dog Wash	Proposed Project Description: Pet Retail / Pet Services - Change of Use w/ interior tenant fit-up for Dog Wash
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Dept: Zoning Status: Approved with Conditions Reviewer: Ann Machado Approval Date: 06/09/2010

Note: Need 4 parking spaces for the part of the space that is not retail. Plenty of parking in lot. Ok to Issue:

- 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.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 06/28/2010

Note: Ok to Issue:

- 1) Permit approved based on the plans submitted and reviewed w/tenant, with additional information as agreed on and as noted on plans.
- 2) 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.
- 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: 06/10/2010

Note: Ok to Issue:

- 1) No means of egress shall be affected by this renovation
- 2) All construction shall comply with NFPA 1 and 101.

Comments:

6/28/2010-jmb: Met with Mark at counter, he confirmed the 1/2 wall exists with electrical, the side room will be an office/storage and a private groomer.

PERMIT ISSUED

JUN 28 2010

City of Portland



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

6-7 20 10

Received from Mark Goodwin

Location of Work 1025 104th Front Ave

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: 75

Total: 125

Building (IL) Plumbing (I5) Electrical (I2) Site Plan (U2) _____

Other _____

CBL: 142-C-1

Check #: 253

Total Collected \$ 125

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: S. J.

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: 1025 - 1043 FOREST AVENUE		
Total Square Footage of Proposed Structure/Area 321 sqft		Square Footage of Lot 2500 sqft
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# 142-C-1/147-A-1	Applicant * must be owner, Lessee or Buyer* Name GREG + MARK GOODWIN Address 20 TEWKSBURY LN. City, State & Zip S. PORTLAND, ME 04106	Telephone: GREG 649-0676 MARK 416-5707
Lessee/DBA (If Applicable) PORTLAND DOG WASH LLC d/b/a THE DOG WASH ETC.	Owner (if different from Applicant) Name A HAUSMANN ASSOCIATES, INC. Address 380 WARREN AVE. City, State & Zip PORTLAND, ME. 04103	Cost Of Work: \$ 2,150.00 C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>COMMERCIAL/RETAIL - CURRENTLY VACANT</u> If vacant, what was the previous use? <u>RETAIL - FORMERLY VINTNER'S CELLAR (WINERY)</u> Proposed Specific use: <u>PET RETAIL / PET SERVICES (IE: GROOMING)</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>CONSTRUCTING NONSTRUCTURAL/NON LOAD BEARING PARTITIONS. PARTITIONS WILL BE BUILT USING 2x4x8 STEEL STUDS. THE 8' PARTITIONS WILL EXTEND NO MORE THAN 7' FROM THE WALL AND 6 PARTITIONS WILL ACCOMODATE 6 GROOMING TUBS. ALSO, A 4' WALL WILL BE BUILT TO SEPERATE THE DOG WASH AREA FROM THE RETAIL AREA. LICENSED ELECTRICIANS AND PLUMBERS WILL BE USED TO INSTALL ONE WATERLINE, TWO ELECTRICAL OUTLETS AND LIGHTS PER STALL.</u> Contractor's name: <u>PORTLAND DOG WASH, LLC</u> <u>A DRAIN PIPE, [SEE ATTACHED DESCRIPTION]</u> Address: <u>981 FOREST AVENUE</u> City, State & Zip <u>PORTLAND, ME 04103</u> Telephone: <u>(207) 797-7082</u> Who should we contact when the permit is ready. <u>GREG GOODWIN</u> Telephone: <u>(207) 649-0676</u> Mailing address: <u>SAME AS ABOVE</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 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: *Mark Goodwin* Date: 6/7/10

RECEIVED

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

PLEASE SEE ATTACHED DRAWINGS FOR JUN - 7 2010
MORE WRITTEN DESCRIPTIONS

Dept. of Building Inspections
City of Portland Maine

A Hausmann Associates, Inc.

380 Warren Ave
Portland, ME 04103
(207) 828-4650
(207) 874-2080

June 2, 2010

City of Portland
380 Congress St
Portland, ME 04101

RE: 142-C-1 / 147-A-1; 1025-1043 '1037' Forest Ave.,

To Whom it May Concern;

Please let this serve as A. Hausmann Associates, Inc.'s letter of intention, to enter into a lease agreement with Mark and Greg Goodwin of The Portland Dog Wash, LLC d/b/a The Dog Wash, Etc. for space located at Unit 3, of our 1037 Forest Ave., Portland property.

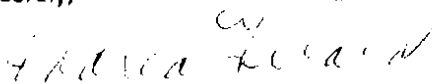
Preliminary lease documents are in the process of being drafted by our attorney, which we expect to be finalized within a week. Time is of the essence therefore, fit-up is to start immediately following permit approval and lease execution by all parties.

In an effort to expedite the permit process, we would most appreciate the City's acceptance of this letter temporarily, until a final lease is completed.

If there are questions or concerns, please feel free to contact me by either cell or e-mail at: (207) 653-9495, andreaamg@maine.rr.com.

Thank you.

Sincerely,



Andréa Girard
Treasurer

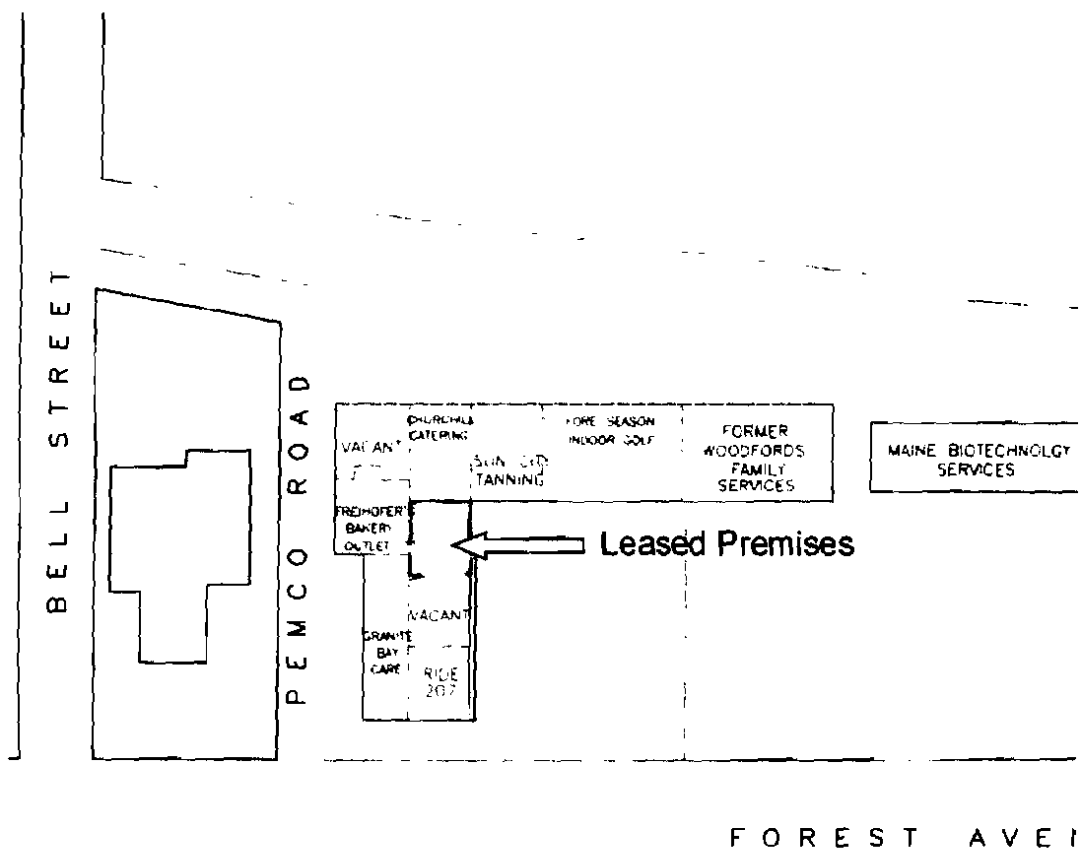
cc: Mark & Greg Goodwin

EXHIBIT A

Certain property situated in Portland, Maine being Lot #2, containing 5.3748 acres, as shown on a "Subdivision Plan of Parcels of Land at Forest Avenue and Bell Street, Portland, Maine, for 250 Read Street", dated February 22, 1994 and recorded in the Cumberland County Registry of Deeds in Plan Book 194, Page 75.

Being the same premises described in a deed from A & M PARTNERS, INC. to A. HAUSMANN ASSOCIATES, INC. recorded in said Registry of Deeds in Book 27053, Page 136, subject to the restrictions, reservations and easements set forth therein.

EXHIBIT B



Lease - Portland Dog Wash - 1037 Forest Ave.Doc
06/04/2010 16:10

RECEIVED

JUN - 9 2010

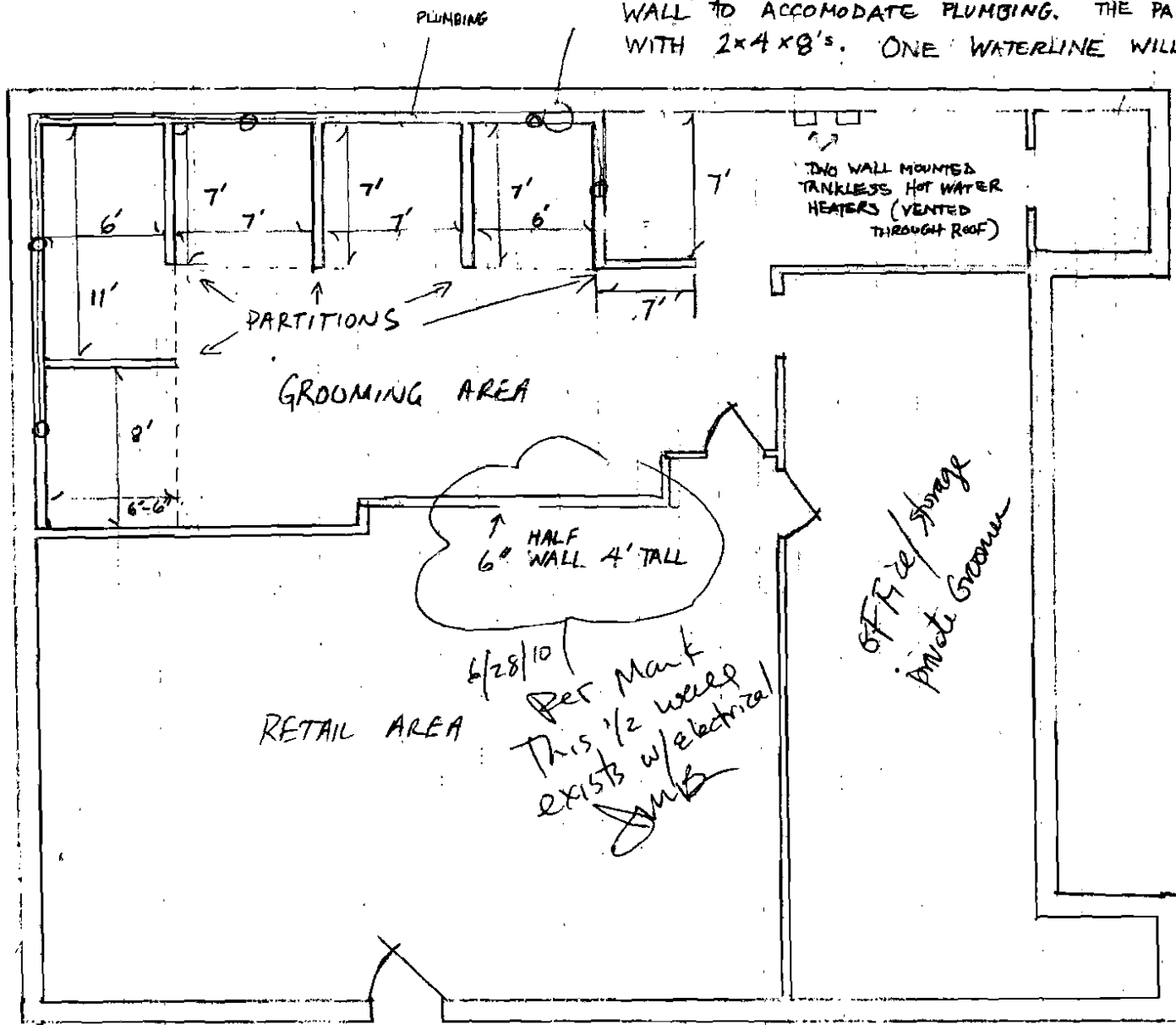
Dept. of Building Inspections
City of Portland Maine

THE DOG WASH ETC.
 PORTLAND DOG WASH LLC

1/8" = 1'

1025-1043 FOREST AVENUE

A 6" WALL THAT IS 8' FEET TALL WILL BE BUILT ABUTTING THE EXISTING WALL TO ACCOMODATE PLUMBING. THE PARTITIONS WILL BE CONSTRUCTED WITH 2x4x8'S. ONE WATERLINE WILL GO TO EACH WASH STATION AND ALSO ONE DRAIN OR SEWER LINE WILL GO TO EACH STATION. THERE WILL BE TWO ELECTRIL OUTLETS PER STATION.



AND ALSO ONE DRAIN OR SEWER LINE WILL GO TO EACH STATION. THERE WILL BE TWO ELECTRIL OUTLETS PER STATION.

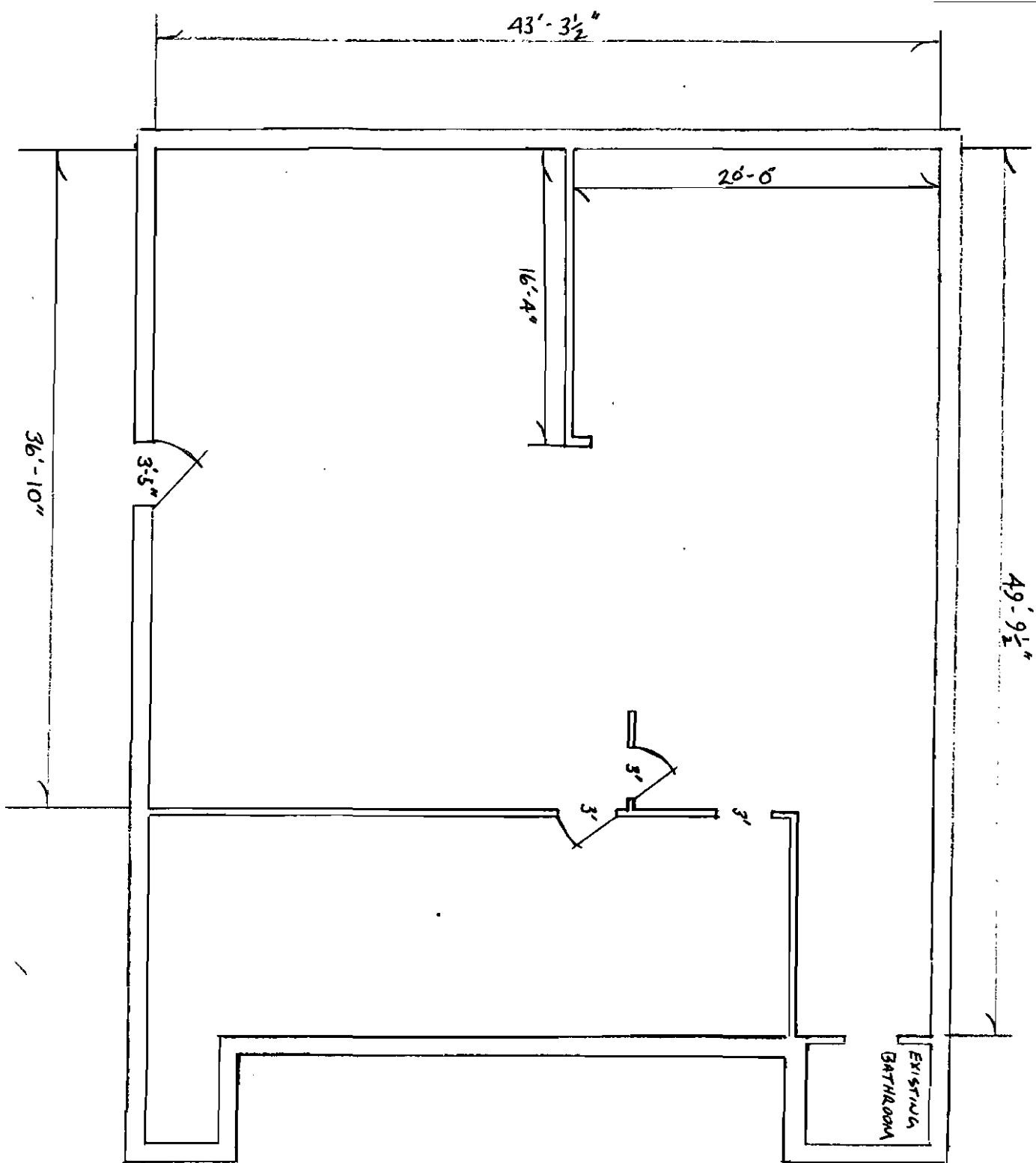
FRAMING WILL BE CONVENTIONAL WITH STEEL STUDS 16" ON CENTER UNLESS OTHERWISE SPECIFIED BY CITY CODE.

THE 8' TALL PARTITIONS WILL NOT INTERFERE WITH THE 11'-3" CEILING.

$21.136' \times 24 = 864$
 $2500 - 864 = 1636 \div 400$
 4.09 spalls

- ELECTRICAL OUTLETS TO BE INSTALLED TO CODE BY MASTER ELECTRICIAN FOLLOWING RECEIPT OF ELECTRIC PERMIT ISSUED BY CITY OF PORTLAND.
- PLUMBING TO BE INSTALLED TO CODE BY LICENSED PLUMBER FOLLOWING RECEIPT OF PLUMBING PERMIT ISSUED BY CITY OF PORTLAND.

EXISTING LAYOUT : FORMERLY VINTNERS CELLAR 1/8" = 1'
1025 - 1043 FOREST AVENUE, UNIT 3



50 X 44 =

EXIS

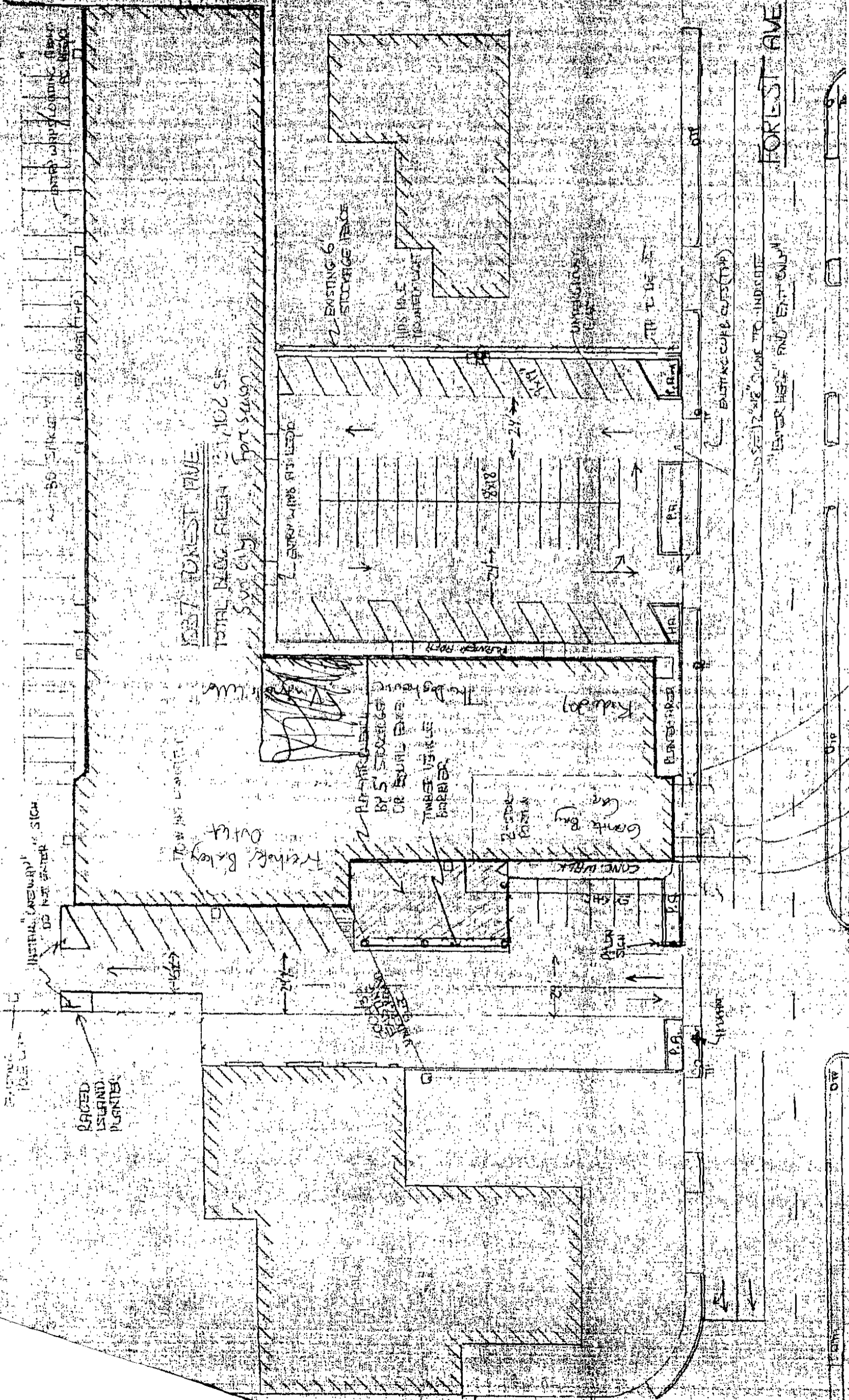
EXIST. 1/4" S
FIRE SER. WALL

120'

1037 FOREST AVE.
TOTAL BLDG. AREA: 72,102 SF

SVS CITY
Forestation

FOREST AVE.



PHASE D (COMPLETED)