

City of Portland, Maine - Building or Use Permit Application

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

| | | | | | | | |
|--|--|---|---|--|----------------------------------|-----------------------------|---------------|
| Location of Construction: 736 Riverside St | | Owner Name: Don's Turf Depot | Owner Address: 736 Riverside Street | Permit No: 01-505 | Issue Date: JAN 3 2002 | CBL: 324 B002001 | Phone: |
| Business Name: n/a | | Contractor Name: Frank Piffath | Contractor Address: 8 Western Avenue Gorham | CITY OF PORTLAND | | Phone: 2078395326 | |
| Lessee/Buyer's Name: n/a | | Phone: n/a | Permit Type: Alterations - Commercial | | | Zone: B-2 | |
| Past Use: Mercantile | | Proposed Use: Mercantile | Permit Fee: \$1,902.00 | Cost of Work: \$313,000.00 | CEO District: 1 | | |
| Proposed Project Description: Upgrade Codes/ Egress, Fire and Handicap | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | | INSPECTION: Use Group: M Type: SB BOCA 1999 | | | |
| | | Signature: <i>[Signature]</i> | | Signature: <i>[Signature]</i> | | | |
| | | PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) | | | | | |
| | | Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied | | | | | |
| | | Signature: <i>[Signature]</i> | | Date: <i>[Signature]</i> | | | |

| | | | | |
|---|--|---|--|---|
| Permit Taken By: gad | Date Applied For: 12/07/2001 | Zoning Approval | | |
| <ol style="list-style-type: none"> 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 <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"/> MIM <input type="checkbox"/> Date: <i>[Signature]</i> 12/14/01 | 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 Date: <i>[Signature]</i> | 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> |

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 |

B2 zone Mercantile 01-1505

All Purpose 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: 736 Riverside | | |
| Total Square Footage of Proposed Structure | Square Footage of Lot 115,485.00 | |
| Tax Assessor's Chart, Block & Lot Chart# 324 Block# B Lot# 002 | Owner: Dons Turf Depot | Telephone: |
| Lessee/Buyer's Name (If Applicable) | Applicant name, address & telephone: | Cost Of Work: \$ 313,000.00 Fee: \$ 1478.00 |
| Current use: Mercantile | | \$1902.00 |
| If the location is currently vacant, what was prior use: NA | | |
| Approximately how long has it been vacant: NA | | |
| Proposed use: Mercantile | | |
| Project description: Dons Turf Depot sells and services lawn and garden equipment. Code upgrades, egress, fire code & barrier deep | | |
| Contractor's name, address & telephone: | | |
| Who should we contact when the permit is ready: The Contractor | | |
| Mailing address: Frank Piffath 8 Western Avenue Gorham, Me. 04038 | | (C) 749-2066 Phone: 839-5326 |

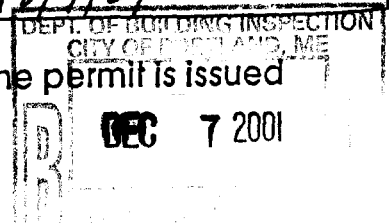
IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

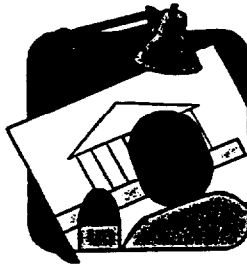
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| | |
|--------------------------------------|---------------|
| Signature of applicant: John O'Leary | Date: 12/7/01 |
|--------------------------------------|---------------|

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

12/7/01
Gamb





CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8704

Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine
Planning & Urban Development
Division of Housing & Community Services

FROM DESIGNER: Joseph Delaney
Whipple Callender Architects 775-2696

DATE: 12/7/01

Job Name: Dans Turf Depot Interior/Exterior Improvements.

Address of Construction: 736 Riverside Avenue Portland, Me.

THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION

Construction project was designed according to the building code criteria listed below:

Building Code and Year 99 BOCA Use Group Classification(s) Mercantile

Type of Construction 5A Bldg. Height 24' Bldg. Sq. Footage 11,500

Seismic Zone 0.10 Group Class ?

Roof Snow Load Per Sq. Ft. _____ Dead Load Per Sq. Ft. _____

Basic Wind Speed (mph) _____ Effective Velocity Pressure Per Sq. Ft. _____

Floor Live Load Per Sq. Ft. _____

Structure has full sprinkler system? Yes ☒ No _____ Alarm System? Yes ☒ No _____

Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department. NBW

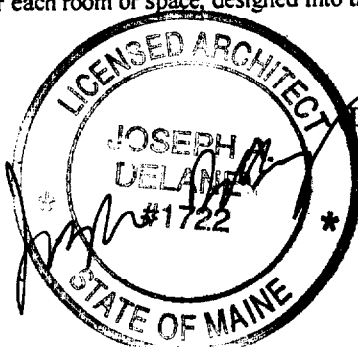
Is structure being considered unlimited area building: Yes _____ No ☒

If mixed use, what subsection of 313 is being considered NA.

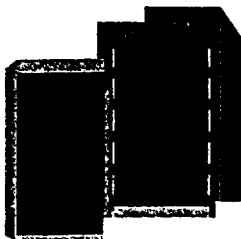
List Occupant loading for each room or space, designed into this Project.

233 persons e showroom
18 persons e parts/service.

PSH 6/07/2K



Designers Stamp & Signature)



**CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 Congress St., Rm 315
Portland, ME 04101**

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: Joe Delaney Whipple Callender Architects.

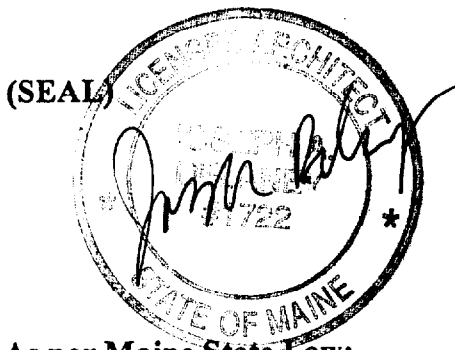
RE: Certificate of Design

DATE: 12/7/01

These plans and/or specifications covering construction work on:

Dons Turf Depot Interior / egress improvements

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition, and local amendments.



Signature Joseph A. Delaney

Title Architect

Firm Whipple Callender Architects

Address 551 Congress St., Portland, Me.
04103

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures, shall be prepared by a registered design Professional.

PSH 6/20/2k



City of Portland, Maine

389 Congress St., Rm 315
Portland, ME 04101

ACCESSIBILITY CERTIFICATE

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Services

FROM: Joseph Delaney

RE: Certificate of Design, HANDICAP ACCESSIBILITY

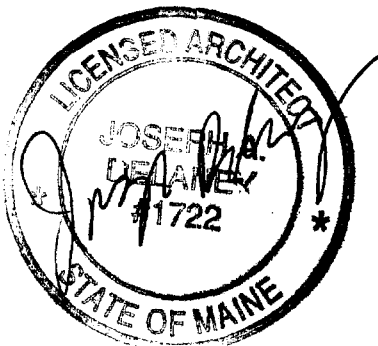
DATE: 12/7/01

These plans and/or specifications covering construction work on:

Dens Tort Depot Interior/Egress improvements.

Have been designed and drawn up by the undersigned, a Maine registered engineer/architect according to State Regulations as adopted by the State of Maine on Handicapped Accessibility.

(SEAL)



Signature Joseph A. Delaney

Title Architect

Firm Whipple Callender Architects

Address Portland, Me.
551 Congress St.



State of Maine
Department of Public Safety
Construction Permit



Reviewed
for Barrier
Free

12082

Sprinkled
Sprinkler Supervised

DON'S TUFF DEPO

Located at: 551 CONGRESS STREET

PORTLAND

Occupancy/Use: MERCANTILE CLASS B

Permission is hereby given to:

DON'S TUFF DEPO

RIVERSIDE STREET
PORTLAND, ME 04102

to construct or alter the afore referenced building according to the plans hitherto filed with the Commisioner and now approved.
no departure from application form/plans shall be madewithout prior approval in writing. This permit is issued under the provision
of Title 25, Chapter 317, Section 2448 and the provisions of Title 5, Section 4594 - F.

Nothing herein shall excuse the holder of this permit for failure to comply with local ordinances, zoning laws, or
other pertinent legal restrictions. Each permit issued shall be displayed/available at the site of construction.

This permit will expire at midnight on the 27th of May 2002

Dated the 28th day of November A.D. 2001

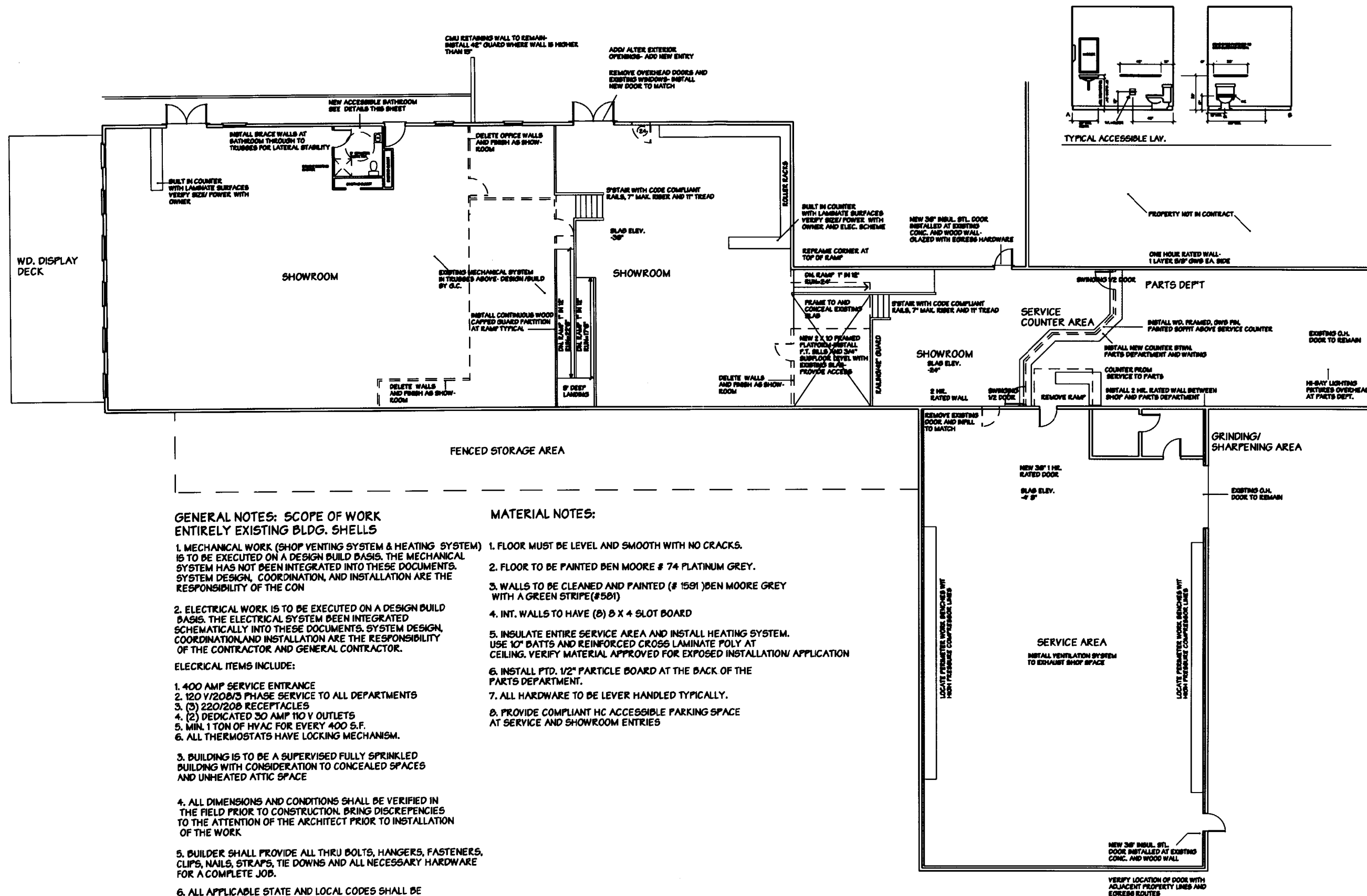
Commissioner

Fee: \$150.00
\$50.00

Copy-2 Architect

Comments:

WIPPLE CALDENDER ARCHITECT
C/O JOSEPH DELANEY
551 CONGRESS STREET
PORTLAND, ME 04101



GENERAL NOTES: SCOPE OF WORK
ENTIRELY EXISTING BLDG. SHELLS

1. MECHANICAL WORK (SHOP VENTING SYSTEM & HEATING SYSTEM) IS TO BE EXECUTED ON A DESIGN BUILD BASIS. THE MECHANICAL SYSTEM HAS NOT BEEN INTEGRATED INTO THESE DOCUMENTS. SYSTEM DESIGN, COORDINATION, AND INSTALLATION ARE THE RESPONSIBILITY OF THE CON

2. ELECTRICAL WORK IS TO BE EXECUTED ON A DESIGN BUILD BASIS. THE ELECTRICAL SYSTEM BEEN INTEGRATED SCHEMATICALLY INTO THESE DOCUMENTS. SYSTEM DESIGN, COORDINATION, AND INSTALLATION ARE THE RESPONSIBILITY OF THE CONTRACTOR AND GENERAL CONTRACTOR.

ELECTRICAL ITEMS INCLUDE:

1. 400 AMP SERVICE ENTRANCE
2. 120 V/208/3 PHASE SERVICE TO ALL DEPARTMENTS
3. (3) 220/208 RECEPTACLES
4. (2) DEDICATED 30 AMP 110 V OUTLETS
5. MIN. 1 TON OF HVAC FOR EVERY 400 S.F.
6. ALL THERMOSTATS HAVE LOCKING MECHANISM.

3. BUILDING IS TO BE A SUPERVISED FULLY SPRINKLED BUILDING WITH CONSIDERATION TO CONCEALED SPACES AND UNHEATED ATTIC SPACE

4. ALL DIMENSIONS AND CONDITIONS SHALL BE VERIFIED IN THE FIELD PRIOR TO CONSTRUCTION. BRING DISCREPANCIES TO THE ATTENTION OF THE ARCHITECT PRIOR TO INSTALLATION OF THE WORK

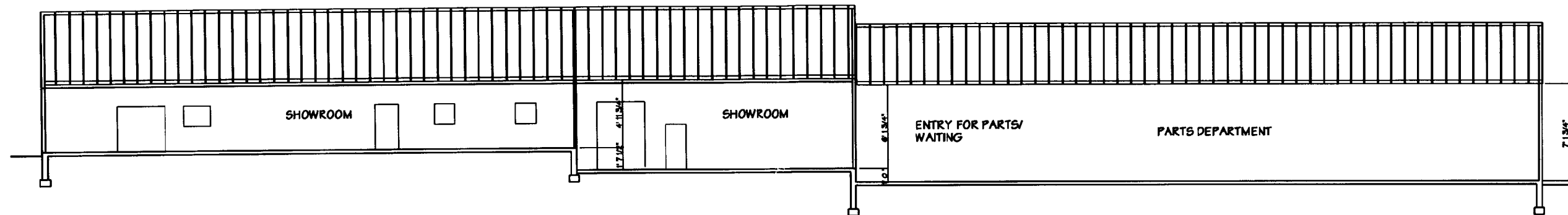
5. BUILDER SHALL PROVIDE ALL THRU BOLTS, HANGERS, FASTENERS, CLIPS, NAILS, STRAPS, TIE DOWNS AND ALL NECESSARY HARDWARE FOR A COMPLETE JOB.

6. ALL APPLICABLE STATE AND LOCAL CODES SHALL BE FOLLOWED INCLUDING FEDERAL DEPARTMENT OF LABOR OCCUPATIONAL HEALTH AND SAFETY ACT.

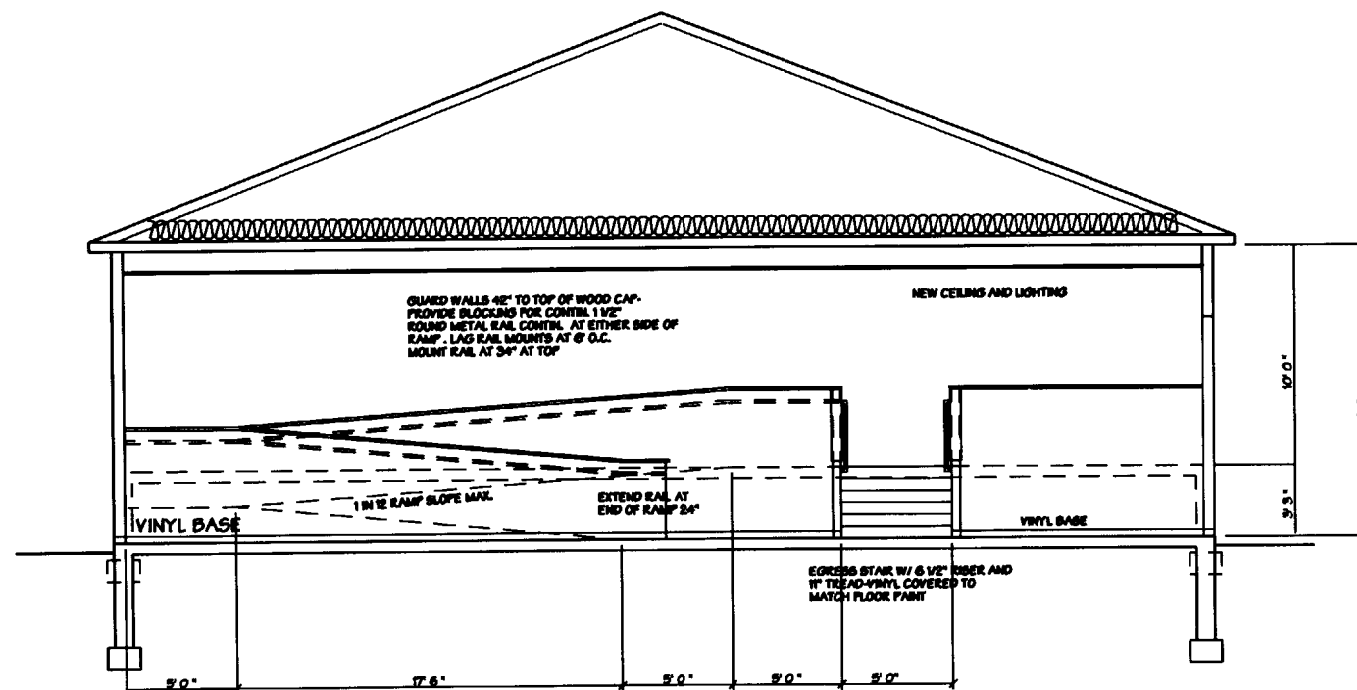
MATERIAL NOTES:

1. FLOOR MUST BE LEVEL AND SMOOTH WITH NO CRACKS.
2. FLOOR TO BE PAINTED BEN MOORE # 74 PLATINUM GREY.
3. WALLS TO BE CLEANED AND PAINTED (# 1581) BEN MOORE GREY WITH A GREEN STRIPE (#581)
4. INT. WALLS TO HAVE (8) 8 X 4 SLOT BOARD
5. INSULATE ENTIRE SERVICE AREA AND INSTALL HEATING SYSTEM. USE 10" BATTS AND REINFORCED CROSS LAMINATE POLY AT CEILING. VERIFY MATERIAL APPROVED FOR EXPOSED INSTALLATION/ APPLICATION
6. INSTALL PTD. 1/2" PARTICLE BOARD AT THE BACK OF THE PARTS DEPARTMENT.
7. ALL HARDWARE TO BE LEVER HANDLED TYPICALLY.
8. PROVIDE COMPLIANT HC ACCESSIBLE PARKING SPACE AT SERVICE AND SHOWROOM ENTRIES

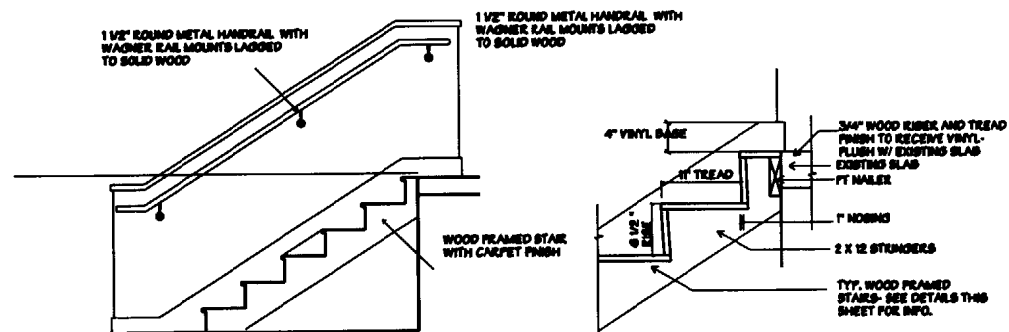
1 GROUND FLOOR PLAN
1/8" = 1'-0"



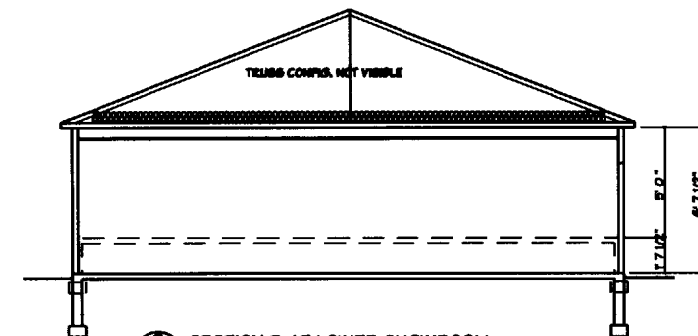
1 SECTION A AT SHOWROOM AND PARTS
1/8" = 1'-0"



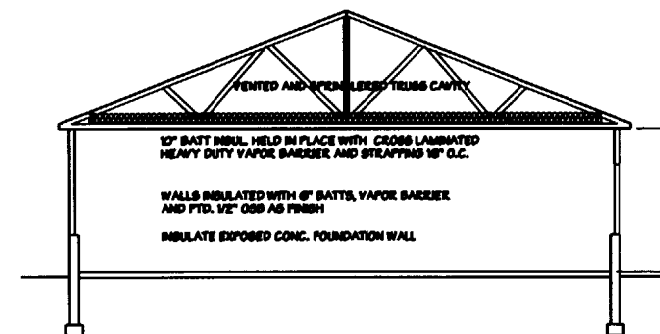
4 SECTION C AT RAMP
1/4" = 1'-0"



5 STAIR AND STAIR DETAIL
NTS



2 SECTION B AT LOWER SHOWROOM
1/8" = 1'-0"



3 SECTION C AT SHOP
1/8" = 1'-0"

DON'S TURF DEPOT
RIVERSIDE STREET
PORTLAND, MAINE

WHIPPLE
CALLENDER
ARCHITECTS

1551 CONGRESS
STREET
PORTLAND
ME 04101
773-2686

DATE 15 OCT. 2001

PROJECT
NUMBER

SCALE 1/8" = 1'-0"

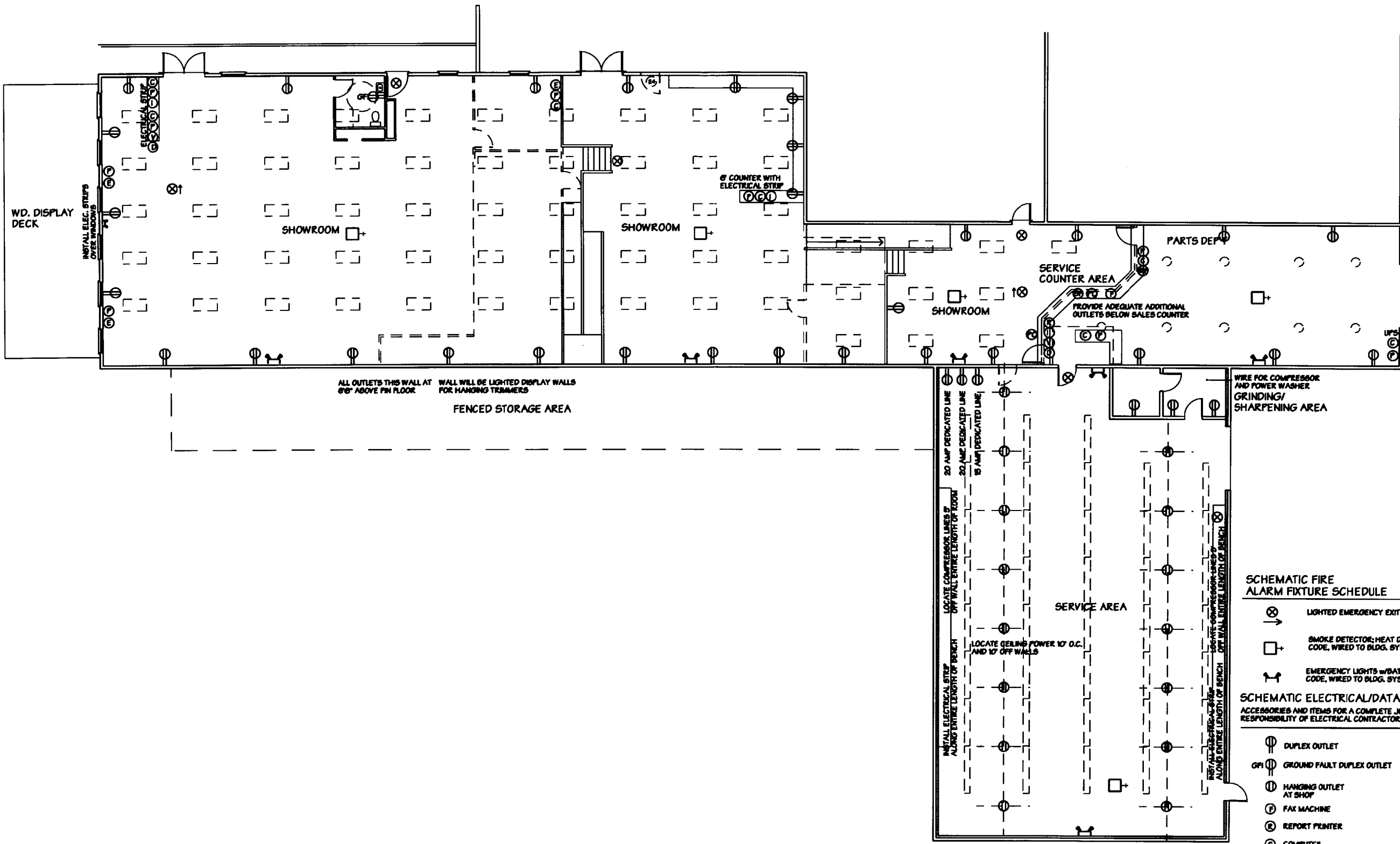
DRAWN

CHECKED

REVISED:

CONTENTS
EXISTING BUILDING
SECTIONS

A2



1

GROUND FLOOR PLAN

1/8" = 1'-0"

- SCHEMATIC FIRE

ALARM FIXTURE SCHEDULE
- ⊗

LIGHTED EMERGENCY EXIT SIGN w/ARROWS
- +

SMOKE DETECTOR; HEAT DETECTOR - PER CODE, WIRED TO BLDG. SYSTEM
- ⌘

EMERGENCY LIGHTS w/BATTERY - PER CODE, WIRED TO BLDG. SYSTEM
- SCHEMATIC ELECTRICAL/DATA SCHEDULE

ACCESSORIES AND ITEMS FOR A COMPLETE JOB

RESPONSIBILITY OF ELECTRICAL CONTRACTOR
- ⊕

DUPLEX OUTLET
- GFI ⊕

GROUND FAULT DUPLEX OUTLET
- Ⓜ

HANGING OUTLET AT SHOP
- Ⓢ

FAX MACHINE
- Ⓡ

REPORT PRINTER
- Ⓒ

COMPUTER
- Ⓣ

PHONE
- Ⓥ

VISA TERMINAL
- Ⓢ

CASH DRAWER-REQ. CAT 5 TO CLOSET @ BATHRM.
- Ⓡ

RECEIPT PRINTER-REQ. CAT 5 TO CLOSET PRINTER
- Ⓢ

SHOP PRINTER-REQ. CAT 5 TO CLOSET PRINTER
- Ⓢ

UPS PRINTER