

# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 040192

PERMIT ISSUED  
MAR 11 2004  
CITY OF PORTLAND

This is to certify that A & M Partners Llc/Stretch Radio, French Studio

has permission to Change of Use to two photography studio set-up

AT 59 Washington Ave

013 I043001

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the City 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 when permission is procured before this building or part thereof is occupied or otherwise closed-in. 24 HOUR NOTICE REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

#### OTHER REQUIRED APPROVALS

Fire Dept. [Signature]  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

[Signature] 3/10/04  
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 ISSUED**

Permit No: 04-0192	Issue Date: MAR 11 2004	CBL: 013 I043001
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Location of Construction: 59 Washington Ave	Owner Name: A & M Partners Llc	Owner Address: 120 Exchange St	Phone: CITY OF PORTLAND
Business Name:	Contractor Name: Stretch Studio, French Studio	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zoning: B4

Past Use: Cookie Room of commercial bakery (Nissen's)	Proposed Use: Two photography studios: tenant fit-up	Permit Fee: \$297.00	Cost of Work: \$14,000.00 \$0.00	CEO District: 1
Proposed Project Description: Change of Use to two photography studios, tenant fit-up		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: <del>Other</del>	
		Signature: <i>[Signature]</i>	Signature: <i>[Signature]</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: kwd	Date Applied For: 03/03/2004	<b>Zoning Approval</b>	
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<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	<b>Special Zone or Reviews</b> <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"/> MM5 Date: <i>OK 3/9/04</i>	<b>Zoning Appeal</b> <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: _____	<b>Historic Preservation</b> <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>
	<i>Separate permits are required for any new signage</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

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 04-0192	<b>Date Applied For:</b> 03/03/2004	<b>CBL:</b> 013 I043001
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<b>Location of Construction:</b> 59 Washington Ave	<b>Owner Name:</b> A & M Partners Llc	<b>Owner Address:</b> 120 Exchange St	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Stretch Studio, French Studio	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Two photography studios: tenant fit-up	<b>Proposed Project Description:</b> Change of Use to two photography studios, tenant fit-up
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<b>Dept:</b> Zoning	<b>Status:</b> Approved	<b>Reviewer:</b> Marge Schmuckal	<b>Approval Date:</b> 03/09/2004	<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
<b>Dept:</b> Building	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Mike Nugent	<b>Approval Date:</b> 03/10/2004	<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) Area framed above lobby and shared area cannot be used for any purpose until code compliant access received and approved as an amendment or separate permit. Applicant notified this date.					
<b>Dept:</b> Fire	<b>Status:</b> Approved with Conditions	<b>Reviewer:</b> Lt. MacDougal	<b>Approval Date:</b> 03/10/2004	<b>Note:</b>	<b>Ok to Issue:</b> <input checked="" type="checkbox"/>
1) fire extinguishers shall be installed in accordance with NFPA 10 standards					
2) the fire alarm system shall be maintained to NFPA 72 standards					
3) the sprinkler system shall be maintained to NFPA13 standards					

04-0192

# All Purpose Building Permit Application

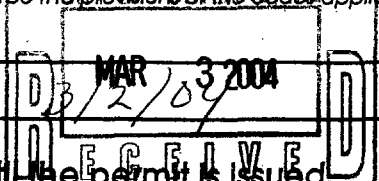
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 75 WASHINGTON ST PORTLAND		
Total Square Footage of Proposed Structure 4371	Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# 013 Block# F Lot# 043	Owner: A & M PARTNERS LLC	Telephone: 874-6959
Lessee/Buyer's Name (if Applicable) STRETCH FURMMLER RUSSELL FRENCH	Applicant name, address & telephone: STRETCH FURMMLER 45 CASCO ST. PORTLAND 04101 871-0352 874-0011	Cost Of Work: \$ 14000.00 Fee: \$ 30.00
Current use: STORAGE		117.00
If the location is currently vacant, what was prior use:		150.00 (2705) (2)
Approximately how long has it been vacant:		\$ 297.00
Proposed use: PHOTOGRAPHY STUDIO - 2 new tenants	Project description: tenant fit-up for 2 new tenants in former cookie room.	
Contractor's name, address & telephone: STRETCH FURMMLER RUSSELL FRENCH		
Who should we contact when the permit is ready: STRETCH / RUSSELL		
Mailing address: 45 CASCO ST. PORTLAND, ME 04101 200 ANDERSON ST. PORTLAND, ME 04101		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: 871-0350 874-0011		

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.

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 of applicant: *[Signature]* Date: MAR 3 2004 8/2/04



This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

Commercial interior construction and change of use for "Cookie Room" in old Nissan bldg at 75 Washington Ave. Work to be done is as follows:

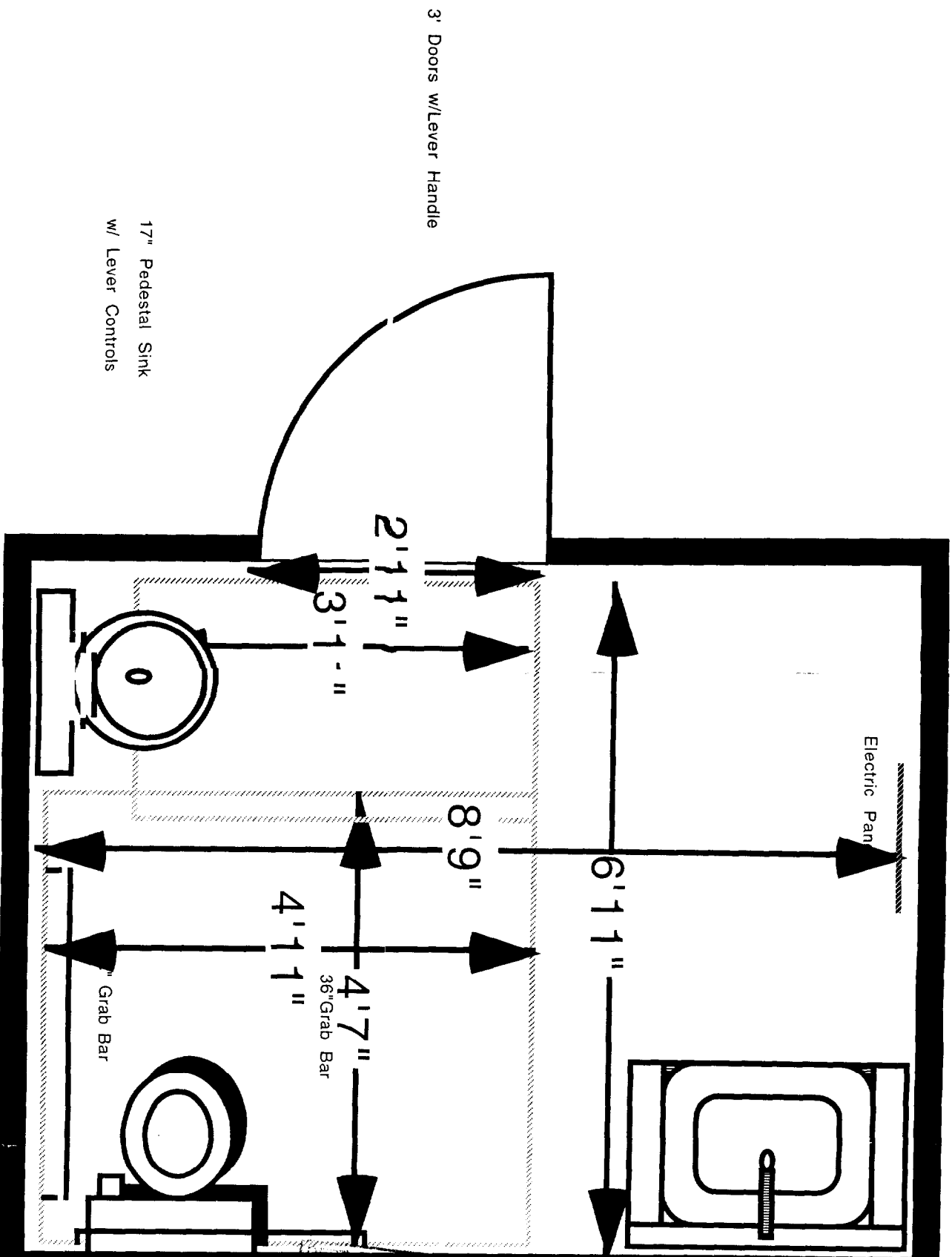
- 1) Add 2 - 3' steel doors to make a double door entrance.
- 2) Erect separating wall between studios out of 2x 6 steel studs and 1/2" sheetrock.
- 3) Erect bathroom, lobby & shared room.
- 4) Install kitchen cabinets & fixtures.
- 5) Add 4' x 5' window to west wall.
- 6) Spray Paint existing ceiling & walls
- 7) Paint floor & carpet office area.

Certification Memo for exception to  
NFPA 96 2001 edition  
For Commercial Cooking Operations

This facility Stretch Studio/ Russell French Studio, does not perform any cooking operations that produce grease-laden cooking effluent. This facility services 6 people and utilizes standard appliances and serves as employee break room.

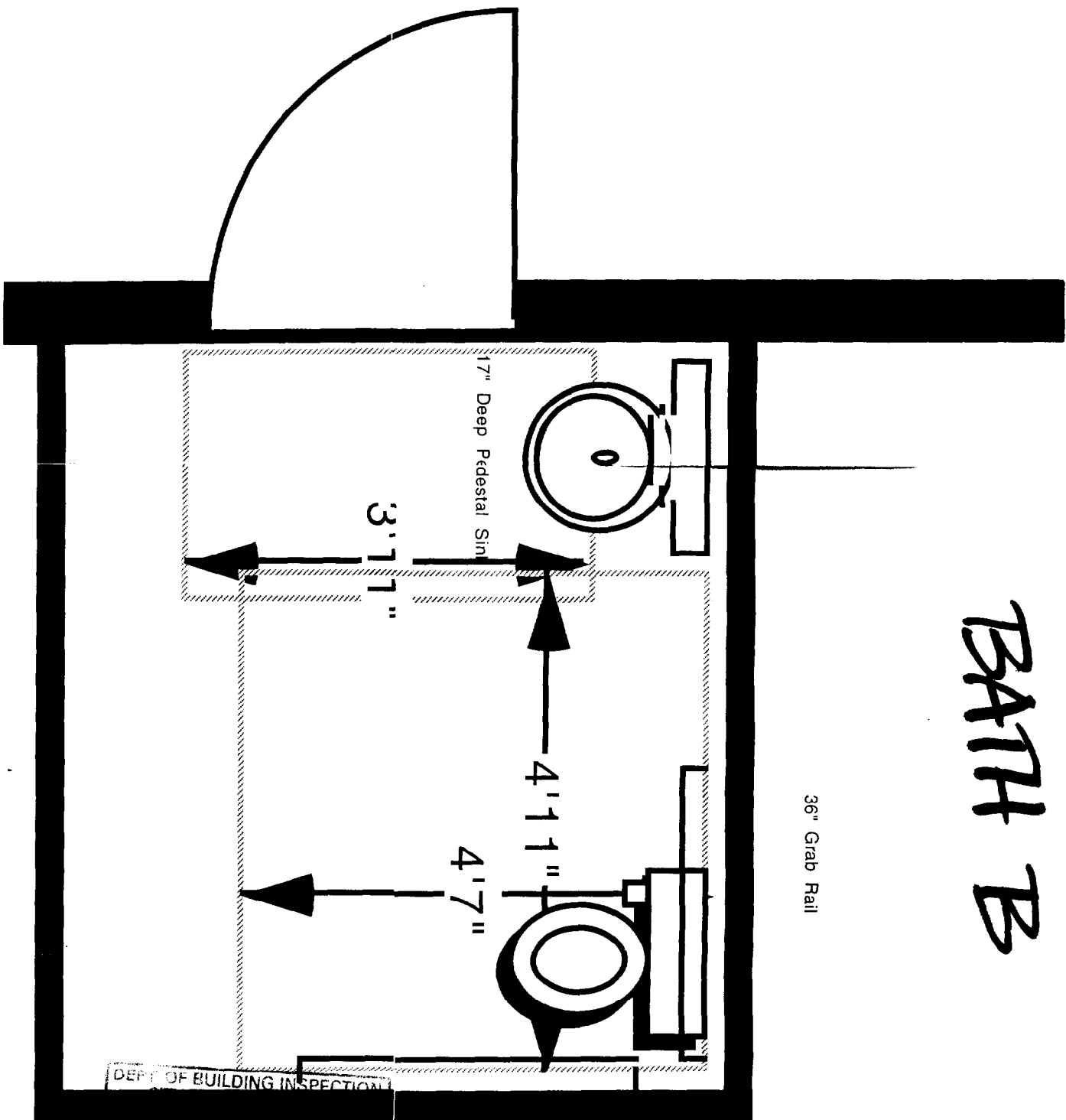
*for employees use only  
no commercial equipment being installed*

# Bath A



MAR 3 2004  
RECEIVED

# BATH B



3' Door w/Lever Handle

DEPT. OF BUILDING INSPECTION

MAR 3 2004

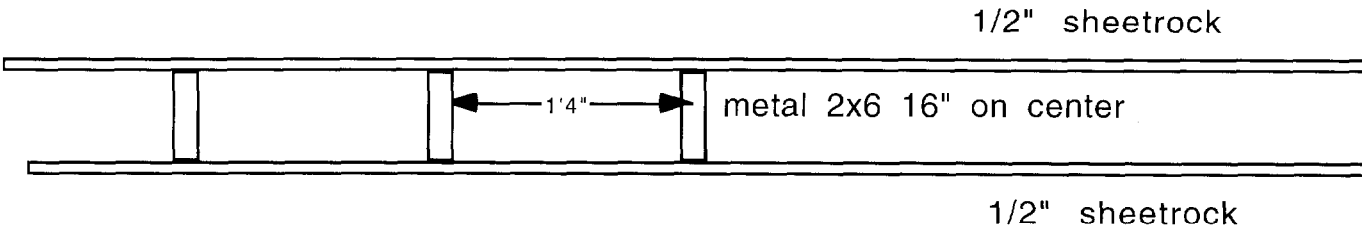
LIVE

42" Grab Rail

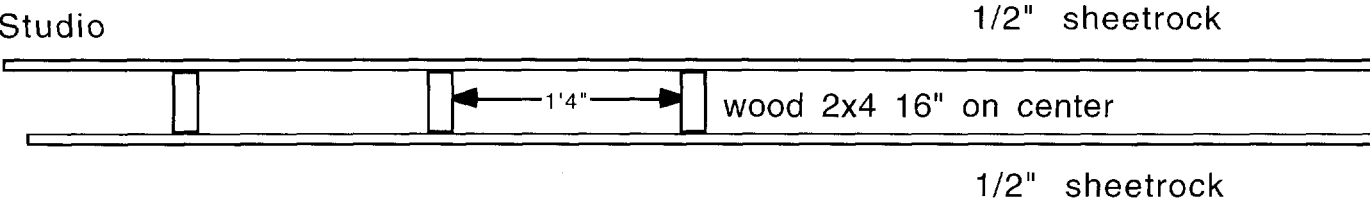
36" Grab Rail



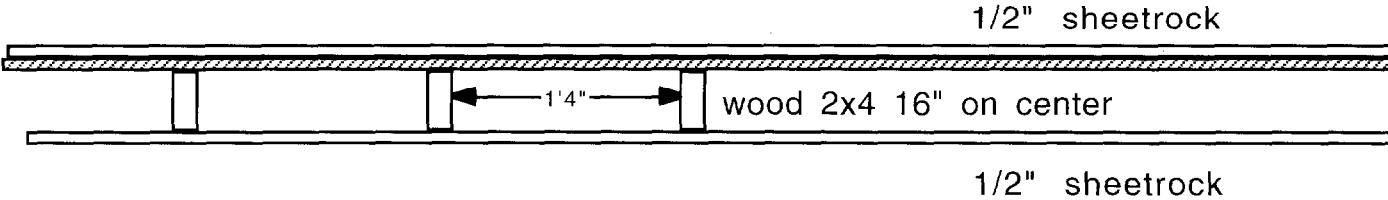
Devising wall between Stretch Studio & Russell French Studio.



Interior walls at Stretch Studio



Lobby Walls



Lobby and shared room will have a storage loft floor above at 8' high. The joists will be wood 2x8s 16" on center and the deck will be 1/2 plywood.

**BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 to schedule your inspections as agreed upon**

**Permits expire in 6 months, if the project is not started or ceases for 6 months.**

The Owner or their designee is required to notify the inspections office for the following inspections and provide adequate notice. Notice must be called in 48-72 hours in advance in order to schedule an inspection:

**By initializing at each inspection time, you are agreeing that you understand the inspection procedure and additional fees from a "Stop Work Order" and "Stop Work Order Release" will be incurred if the procedure is not followed as stated below.**

**Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. ~~Jay Reynolds~~, Development Review Coordinator at 874-8632 must also be contacted at this time, before **any** site work begins on any project other than single family additions or alterations.

**Footing/Building Location Inspection:** Prior to pouring concrete

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

**Foundation Inspection:** Prior to placing ANY backfill

**Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

**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.

Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection

**If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.**

**CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

X [Signature]  
Signature of Applicant/Designee

3/14/04  
Date

[Signature]  
Signature of Inspections Official

3/14/04  
Date

CBL: 013-I-043 Building Permit #: 04-0192