

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

BU...TION
PERMIT

Permit Number: 081193

Please Read Application And Notes, If Any, Attached

This is to certify that ONE MONUMENT WAY LI
has permission to Change of Use - Maine Child Art Gallery & Graphic Design No Construction 47
AT 34 CITY CTR 027 F011001

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 lath or other closed-in. 2 HOUR NOTICE IS REQUIRED.

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

OTHER REQUIRED APPROVALS

PERMIT ISSUED
SEP 29 2008

Fire Dept. _____
Health Dept. _____
Appeal Board _____
Other _____

Department of
CITY OF PORTLAND

[Signature] 9/29/08
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

Scanned

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 08-1193	Issue Date: 9/29/08	CBL: 027 F011001
-----------------------	------------------------	---------------------

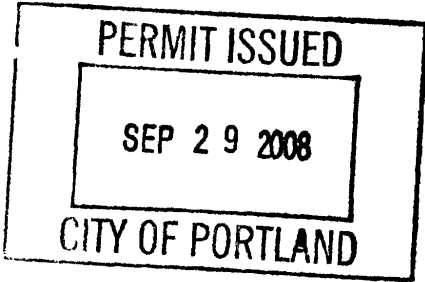
Location of Construction: 34 CITY CTR	Owner Name: ONE MONUMENT WAY LLC	Owner Address: ONE MONUMENT WAY	Phone: 207-766-8402
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial/Heidi Pies	Proposed Use: Commercial/Heidi Pies - Change of Use - Maine Childrens Art Gallery & Graphic Design, No Construction	Permit Fee: \$105.00	Cost of Work: \$0.00	CEO District: 1
		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: "B" Type SB Use Group: A-3 IBC-2003	

Proposed Project Description: Change of Use - Maine Childrens Art Gallery & Graphic Design, No Construction	Signature:	Signature: <i>[Signature]</i>
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) <i>[Signature]</i>		
Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
Signature: <i>[Signature]</i>		Date: 9/23/08

Permit Taken By: lmd	Date Applied For: 09/22/2008	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"/> MM <input type="checkbox"/> Date: <i>[Signature]</i> 9/23	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:	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

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-1193	Date Applied For: 09/22/2008	CBL: 027 F011001
------------------------------	--	----------------------------

Location of Construction: 34 CITY CTR	Owner Name: ONE MONUMENT WAY LLC	Owner Address: ONE MONUMENT WAY	Phone: 207-766-8402
---	--	---	-------------------------------

Business Name:	Contractor Name:	Contractor Address:	Phone:
-----------------------	-------------------------	----------------------------	---------------

Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial
----------------------------	---------------	---

Proposed Use: Commercial/Heidi Pies - Change of Use - Maine Childrens Art Gallery & Graphic Design, No Construction	Proposed Project Description: Change of Use - Maine Childrens Art Gallery & Graphic Design, No Construction
---	---

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 09/23/2008
Note: **Ok to Issue:**

- 1) This property is located within a Pedestrian Activities District (PAD) which restricts first floor uses to pedestrian orientated business such as retail, services and the like. Your gallery shall not block any windows but remain open for pedestrian interest.
- 2) Separate permits shall be required for any new signage.
- 3) 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:** Chris Hanson **Approval Date:** 09/29/2008
Note: **Ok to Issue:**

- 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities.
- 2) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.
- 3) Separate Permits shall be required for any new signage.



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>34 city center</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>27 F 11</u>	Applicant * must be owner, Lessee or Buyer* Name <u>Cory B. Olmsted</u> Address <u>P.O. Box 7577</u> City, State & Zip <u>Portland, ME 04112</u>	Telephone: <u>207-766-0402</u>
Lessee/DBA (If Applicable) <div style="border: 1px solid black; padding: 5px; width: fit-content;"> DEPT. OF BUILDING INSPECTION CITY OF PORTLAND, ME <div style="border: 1px solid black; padding: 5px; width: fit-content; margin: 5px auto;"> SEP 22 2008 </div> </div>	Owner (if different from Applicant) Name <u>One Monument Way LLC</u> Address _____ City, State & Zip _____	Cost Of Work: \$ _____ C of O Fee: \$ <u>75</u> Total Fee: \$ _____

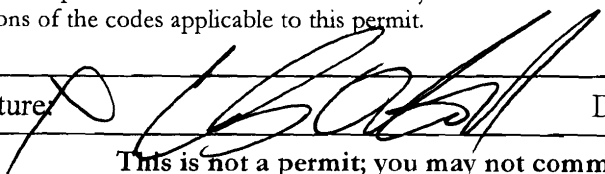
RECEIVED Commercial Heir Number of Residential Units _____
Current legal use (i.e. single family) _____
If vacant, what was the previous use? Pies
Proposed Specific use: _____
Is property part of a subdivision? _____ If yes, please name _____
Project description: ⇒ Mainland Studios Childrens Art gallery and graphic design

Contractor's name: _____
Address: _____
City, State & Zip _____ Telephone: _____
Who should we contact when the permit is ready: _____ Telephone: _____
Mailing address: _____

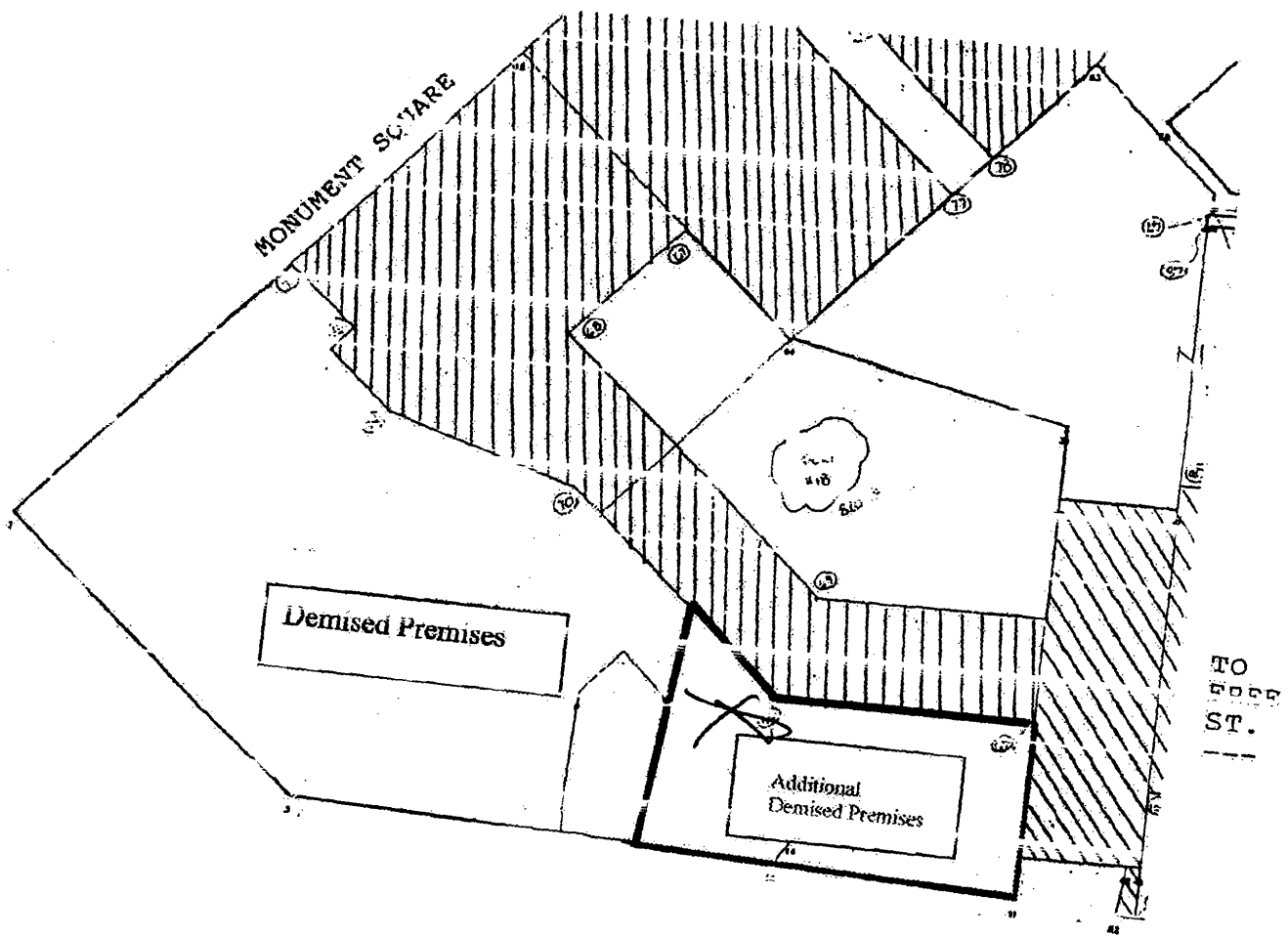
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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:  Date: 9/22/08

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



Demised Premises

Additional Demised Premises

TO
FOUR
ST.

Basement Level

LAINLAND STUDIOS FLOOR PLAN & DIMENSIONS of Studio / gallery

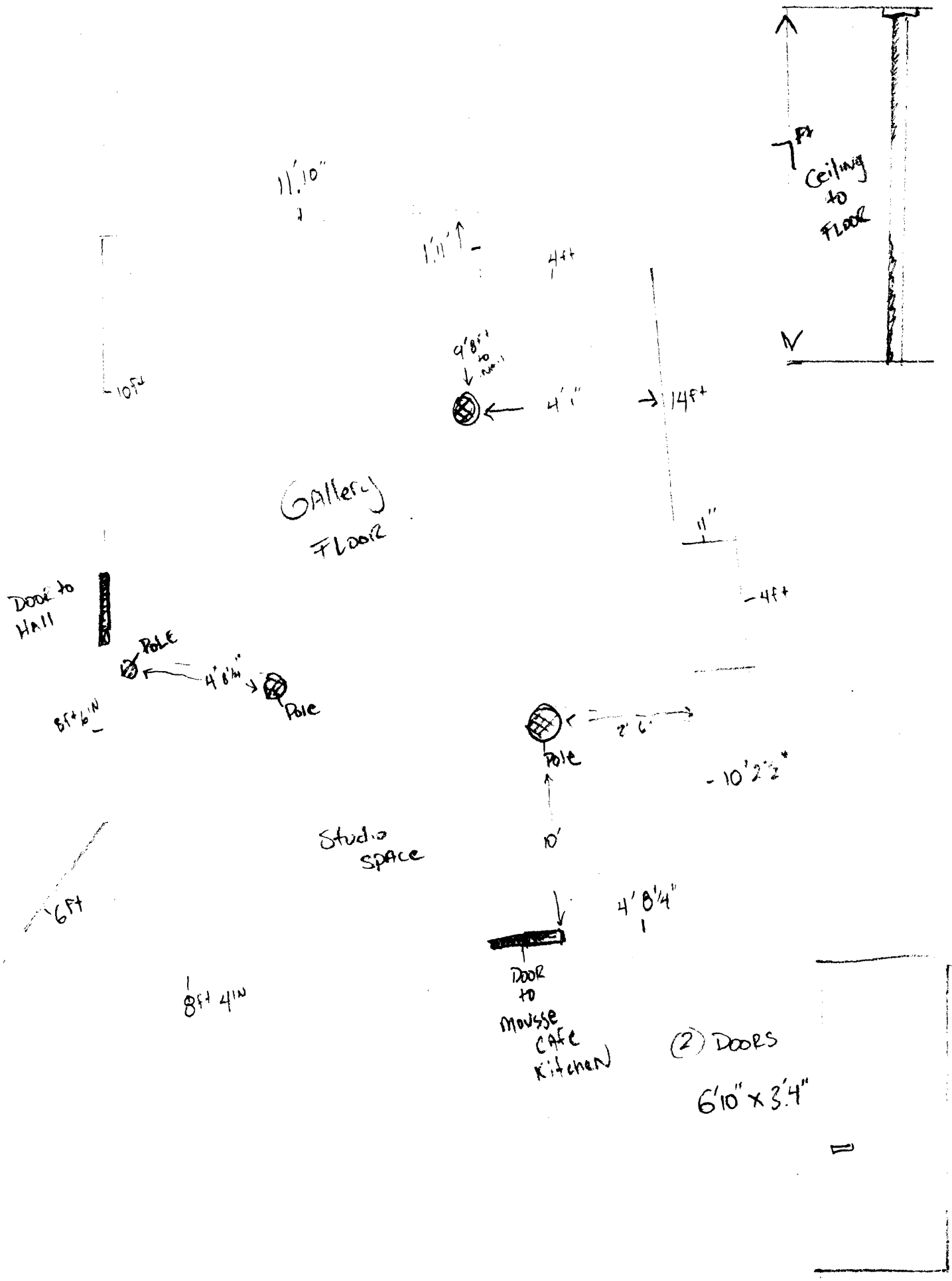
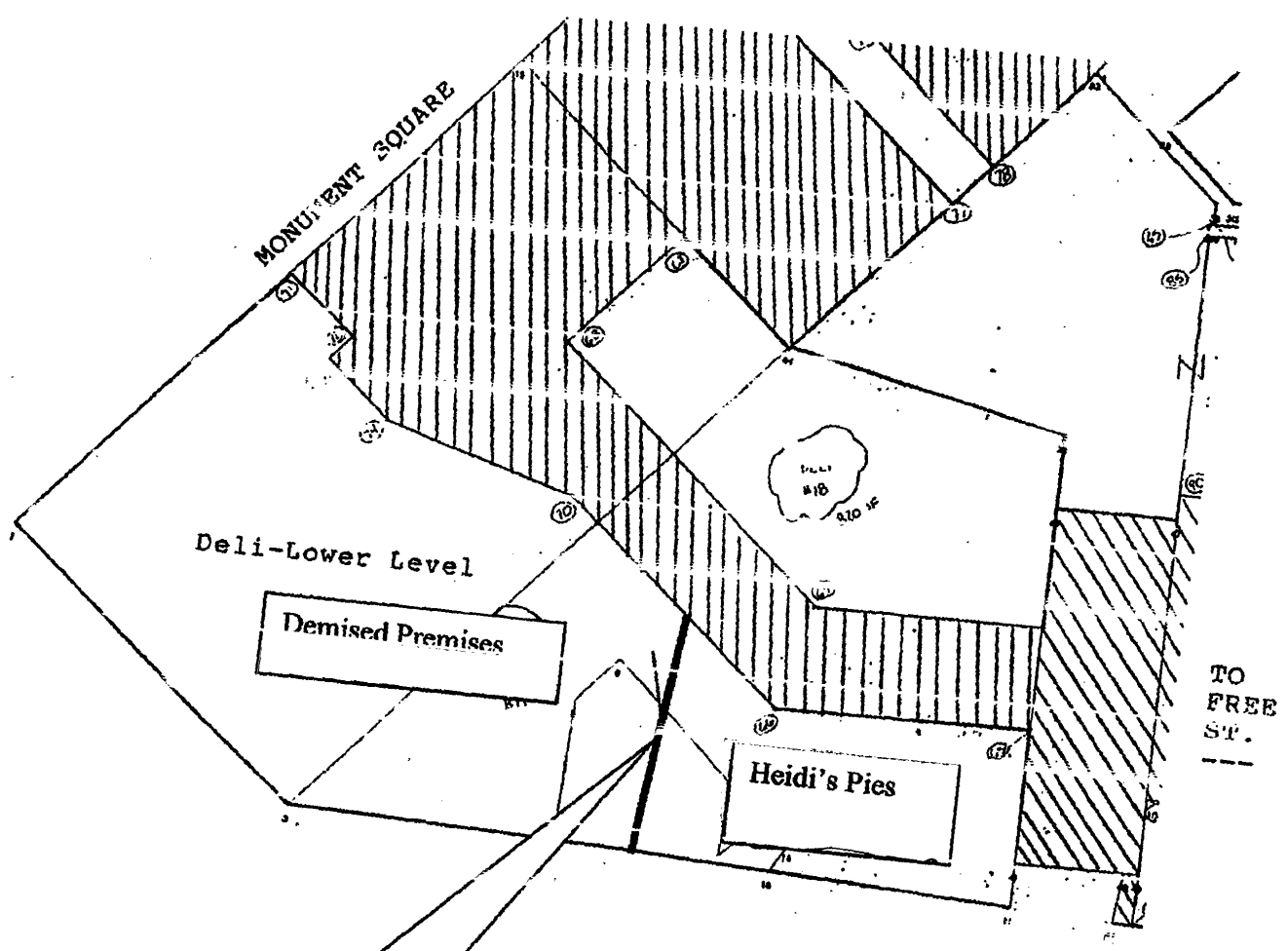
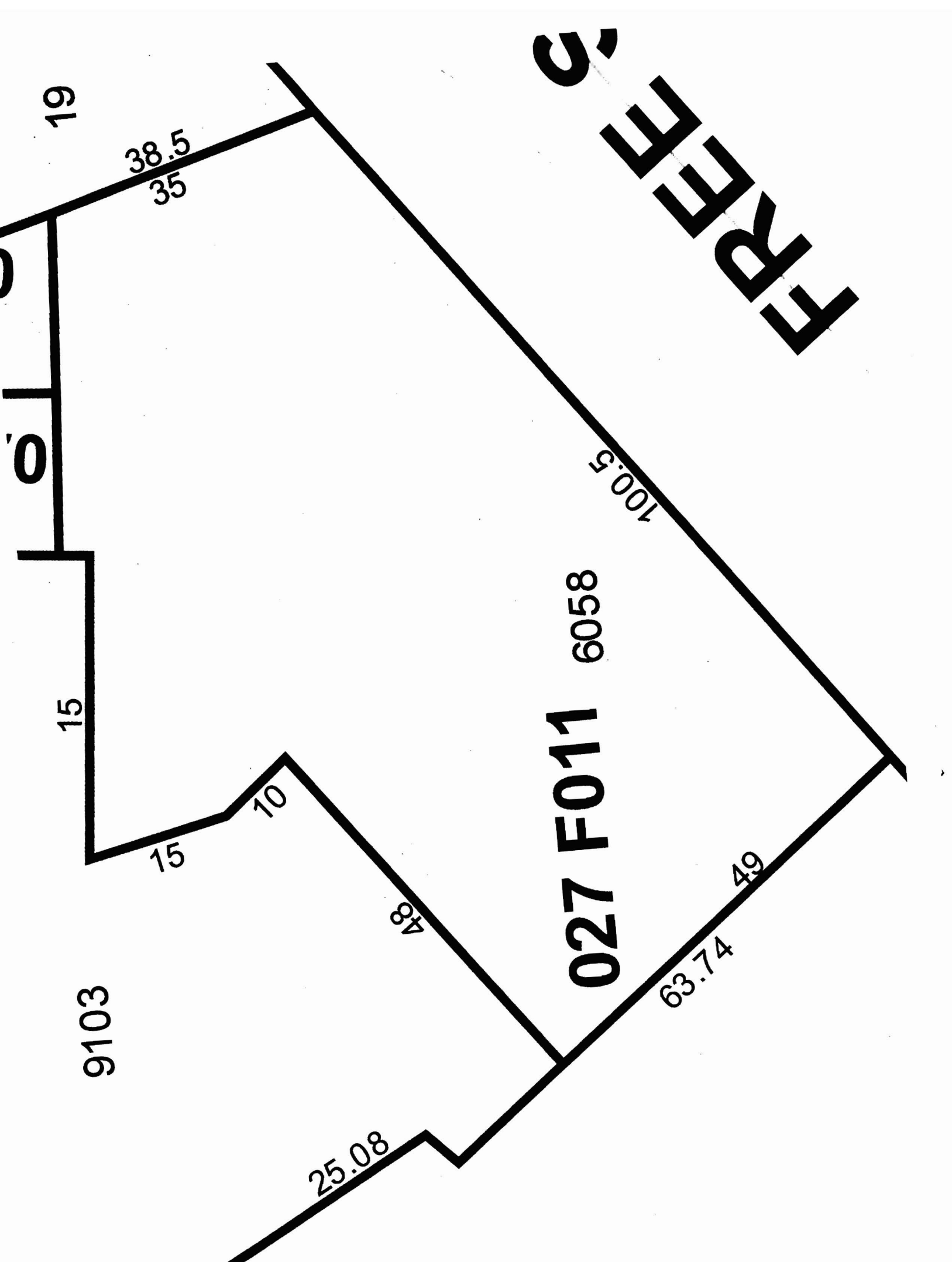


Exhibit A-1



Approximate location of existing demising wall and door. This plan is "NOT TO SCALE".



19

38.5
35

15

15

10

48

25.08

63.74

49

100.5

6058

027 F011

S.
W.
FERRIS

9103

01

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

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.


A Pre-construction Meeting will take place upon receipt of your building permit.

 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.

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.

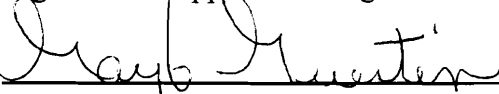
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

 9/29/08
Date



Signature of Inspections Official

 9/29/08
Date