

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

BUILDING DEPARTMENT

## PERMIT

Permit Number: 080048

Please Read Application And Notes, If Any, Attached

This is to certify that LEADER PROPERTIES LLC

has permission to Personal Service - Change of use from Retail to Personal Service Blindsight Gallery / Tattoo Parlor

AT 66 PEARL ST SUITE #103 028 K002001

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.

**PERMIT ISSUED**  
JAN 30 2008  
CITY OF PORTLAND

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 closed-in. 24 HOUR NOTICE IS REQUIRED.

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

**OTHER REQUIRED APPROVALS**

Fire Dept. Craig Cross

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*[Signature]* 1/29/08  
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: 08-0048	Issue Date:	CBL: 028 K002001
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Location of Construction: 66 PEARL ST SUITE #103	Owner Name: LEADER PROPERTIES LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name: Blindsight Gallery	Contractor Name:	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Retail - Casablanca Comics	Proposed Use: Personal Service - Change of use from Retail to Personal Service - Blindsight Gallery - Tattoo Parlor	Permit Fee: \$125.00	Cost of Work: \$2,500.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 3B  IBC 2003	

Proposed Project Description: Personal Service - Change of use from Retail to Personal Service - Blindsight Gallery - Tattoo Parlor	Signature: <i>Craig Cass</i>	Signature: <i>[Handwritten 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: ldobson	Date Applied For: 01/17/2008	<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"/> MM <input type="checkbox"/> Date:	<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> Yes <input 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 Any extra work requires a separate review approved thru Historic Preservation Date:
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**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

02/01/08 Final inspection

need NFPA 101 items  
connected for 1/2

see Greg Cass

WED

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

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

<b>Permit No:</b> 08-0048	<b>Date Applied For:</b> 01/17/2008	<b>CBL:</b> 028 K002001
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<b>Location of Construction:</b> 66 PEARL ST SUITE #103	<b>Owner Name:</b> LEADER PROPERTIES LLC	<b>Owner Address:</b> 100 COMMERCIAL ST	<b>Phone:</b>
<b>Business Name:</b> BLND SGHT Gallery	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Personal Service - Change of use from Retail to Personal Service - "Blnd sght Gallery " - Tattoo Parlor	<b>Proposed Project Description:</b> Personal Service - Change of use from Retail to Personal Service - Blindsight Gallery - Tattoo Parlor
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 01/18/2008

**Note:** **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.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Tammy Munson      **Approval Date:** 01/29/2007

**Note:** **Ok to Issue:**

- 1) All penetrations between units and common areas shall be protected with approved firestop materials, and recessed lighting/vent fixtures shall not reduce the (1 hour) required rating.
- 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.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 01/23/2008

**Note:** **Ok to Issue:**

# 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.

- \_\_\_\_\_ 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.

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

[Signature]  
Signature of Applicant/Designee

1-30-08  
Date

[Signature]  
Signature of Inspections Official

1.30.08  
Date

CBL: 28 k 2

Building Permit #: 08 00 48

Leader Properties LLC  
100 Commercial Street  
Portland, ME 04101

January 18, 2008

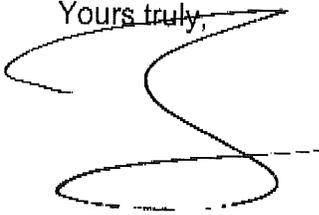
City of Portland  
Portland, ME

RE: Lease Agreement between Leader Properties LLC & Watson Atkinson d/b/a  
BLND SGHT Gallery

To Whom It May Concern:

The letter shall serve as confirmation that there is a Lease Agreement in effect between Leader Properties LLC (Landlord) and Watson Atkinson d/b/a BLND SGHT Gallery (Tenant), for the period of December 15, 2007 through July 31, 2010.

Yours truly,

A handwritten signature in black ink, appearing to be 'J. Tim Soley', written over a horizontal dashed line.

J. Tim Soley  
Its Authorized Representative



# 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>151 Middle St</u>		
Total Square Footage of Proposed Structure/Area <u>700</u>		Square Footage of Lot <u>27,000 (+/-)</u>
Tax Assessor's Chart, Block & Lot Chart# <u>28</u> Block# <u>K</u> Lot# <u>R</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Leadon Properties LLC</u> Address <u>100 Commercial St</u> City, State & Zip <u>Portland, ME 04103</u>	Telephone: <u>778-2252</u>
Lessee/DBA (If Applicable) <u>- Blindsight Gallery</u> <u>- Walter Atkinson</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>2,500.00</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>125</u>
Current legal use (i.e. single family) <u>Commercial</u> If vacant, what was the previous use? <u>Book Store / Cafe</u> Proposed Specific use: <u>Gallery / Tattoo</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>Change of use from Retail to Tattoo Parlor</u>		
Contractor's name: <u>Better Planning by LARA</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Call James Redney</u> Telephone: <u>650-6396</u> Mailing address: <u>% East Brown Co. Post. 100 Commercial St</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](http://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: 1/15/08

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



# CITY OF PORTLAND, MAINE

## Department of Building Inspections

1 / 17 / 08  
20

Received from Leader Properties LLC

Location of Work 151 Middle St.

Cost of Construction \$ 2,000

Permit Fee \$ 125.00

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

Other \_\_\_\_\_

CBL: 078-K-2

Check #: 1868 Total Collected \$ 125.00

*Pollo Paid \$75*

# THIS IS NOT A PERMIT

No work is to be started until PERMIT CARD is actually posted upon the premises. Acceptance of fee is no guarantee that permit will be granted. PRESERVE THIS RECEIPT. In case permit cannot be granted the amount of the fee will be refunded upon return of the receipt less \$10.00 or 10% whichever is greater.

WHITE - Applicant's Copy  
YELLOW - Office Copy  
PINK - Permit Copy



# Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details *N/A NO NEW WORK TO BE DONE; PLUMBING ONLY*
- Detail of any new walls or permanent partitions *NA*
- Floor plans and elevations *NA*
- Window and door schedules *NA*
- Complete electrical and plumbing layout. *\* NO ELECTRICAL SEE SINK LOCATION PER PRINT*
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review *NA For Plumbing*
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEBC 2003
- Proof of ownership is required if it is inconsistent with the assessors records. *NOT REQUIRED*
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17".
- Per State Fire Marshall, all new bathrooms must be ADA compliant. *NO BATHROOMS; Electrical = hook up hot water, 2 light switches, 4 outlets*

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including: *NA*

- The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

**Fire Department requirements.**

The following shall be submitted on a separate sheet:

- Name, address and phone number of applicant and the project architect. *> \$ 50,000<sup>00</sup> - NO PERMIT ARCHITECT*
- Proposed use of structure (NFPA and IBC classification)
- Square footage of proposed structure (total and per story)
- Existing and proposed fire protection of structure. *- FULLY SPRINKLED BUILDING*
- Separate plans shall be submitted for
  - a) Suppression system
  - b) Detection System (separate permit is required)
- A separate Life Safety Plan must include:
  - a) Fire resistance ratings of all means of egress
  - b) Travel distance from most remote point to exit discharge
  - c) Location of any required fire extinguishers
  - d) Location of emergency lighting
  - e) Location of exit signs
  - f) NFPA 101 code summary
- Elevators shall be sized to fit an 80" x 24" stretcher.

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

**Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.**

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](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**

