

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

## BUILDING INSPECTION PERMIT

Permit Number: 080256

Please Read Application And Notes, If Any, Attached

This is to certify that OBAAT DEVELOPMENT LLC/OBAAT Development  
has permission to Change of use - Minor tenant set-up  
AT 7 FOREST AVE L 037 A046001

provided that the person or persons who accept 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 when permission is procured before this building or part thereof is used or service is rendered. FOUR NOTICES REQUIRED.

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

### OTHER REQUIRED APPROVALS

Fire Dept. Greg Glass  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name

*Expired*

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: 08-0256	Issue Date:	CBL: 037 A046001
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Location of Construction: 7 FOREST AVE	Owner Name: OBAAT DEVELOPMENT INC	Owner Address: 20 WEST ST # 4	Phone: 207-773-0643
Business Name:	Contractor Name: OBAAT Development	Contractor Address: 20 West Street, Unit 4 Portland	Phone: 2077126476
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: E-3C

Past Use: Commercial - Medical office space	Proposed Use: Commercial - 1st floor art gallery, retail - bookbinding workshop in back for the public classes. 2nd and 3rd floor Art Studios.	Permit Fee: \$195.00	Cost of Work: \$10,000.00	CEO District: 1
Proposed Project Description: Change of use - Minor tenant fit-up		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>w/ conditions</i>	INSPECTION: Use Group: Type:	
		Signature: <i>Leona Cass</i>	Signature:	

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
*only PAD Encouragement Area*

Action:  Approved  Approved w/Conditions  Denied

Signature: Date:

Permit Taken By: lmd	Date Applied For: 03/20/2008	<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 checked="" type="checkbox"/> Site Plan <i>exemption in planning</i> Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> <i>ok with conditions</i> Date: <i>3/21/08</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:
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**Expired**

**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.

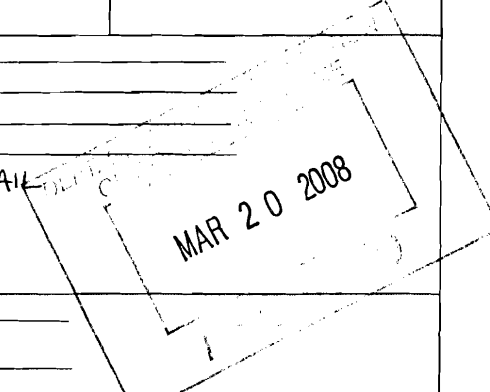
SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE		DATE	PHONE



# 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>7 Forest Ave</u>		
Total Square Footage of Proposed Structure/Area <u>5000 sq. Ft</u>		Square Footage of Lot <u>5000 sq. ft.</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot#	Applicant * <b>must be owner, Lessee or Buyer</b> * Name <u>JAN PENROSE</u> Address <u>20 West Street</u> City, State & Zip <u>Portland, ME 04102</u>	Telephone: <u>773-8643</u> <u>762-6476 (cell)</u>
Lessee/DBA (If Applicable) <u>Running with Scissors</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>10,000<sup>00</sup></u> C of O Fee: \$ <u>75<sup>00</sup></u> Total Fee: \$ <u>195<sup>00</sup></u>
Current legal use (i.e. single family) <u>OFFICE SPACE</u> If vacant, what was the previous use? <u>OFFICE SPACE</u> Proposed Specific use: <u>STUDIOS</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>- change of use - 1st floor - ART GALLERY - RETAIL</u> <u>- ART BOOK STUDIO IN BACK W/ PUBLIC GLASSES</u> <u>- FLOOR 2 and 3 - ART STUDIOS - NO PUBLIC</u>		
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](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: Jane Penrose Date: 3/20/08

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



# 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>7 Forest Ave, Portland, Me</u>		
Total Square Footage of Proposed Structure/Area <u>5100 sq. ft. (existing)</u>		Square Footage of Lot <u>2091 sq. ft.</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>37            A            46</u>	Applicant * <u>must be owner, Lessee or Buyer</u> * Name <u>Obaat Development</u> Address <u>20 West St. Unit 4</u> City, State & Zip <u>Portland, Maine 04102</u>	Telephone: <u>928-4000</u> <u>773-0643</u> <u>712-6476</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>10,000 ±</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) <u>B3c</u> If vacant, what was the previous use? <u>medical offices and other offices</u> Proposed Specific use: <u>office use and art studio use</u> Is property part of a subdivision? <u>no</u> If yes, please name _____ Project description:		
Contractor's name: <u>OBAAT Development will act as general contractor</u> Address: <u>20 West St. Unit 4</u> City, State & Zip <u>Portland, Maine 04102</u> Telephone: <u>773-0643</u> <u>712-6476</u> Who should we contact when the permit is ready: <u>Jon Penrose/Curtis</u> Telephone: <u>928-4000</u> Mailing address: <u>same as above</u> <u>Lansing</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.

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Signature: [Signature] Date: 2-19-08

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

[Signature] 3-20-08

We, Obaat Development Corporation, located at 20 West Street, Unit 4, Portland, Maine, 04102 would like to apply for a Change of Use Permit from office use to art studio use and office use at 7 Forest Avenue, Portland, Maine. The new artistic uses include such things as pottery, painting, gallery ( first floor), jewelry making (third floor mezzanine), digital photography.

Since there will be no additional square feet and no effect on parking or traffic we would like to file for this permit under a site plan exemption. There will also be no structural changes to bearing walls and the interior layout would remain essentially the same except for some minor alterations to interior partition walls such as doorways etc.

Included, please find the following enclosures:

Building Footprint with Legend  
Detailed Buildout Description for Jewelers  
Tax map showing lot and alleyway (building takes up entire lot)  
Pictures of exterior and interior of building  
Summary of the improvements to be made after meetings with Captain Cass of the  
Portland Fire Department.

*Kiln clearance and venting temp. into*

Respectfully Submitted,

*Jon Penrose*



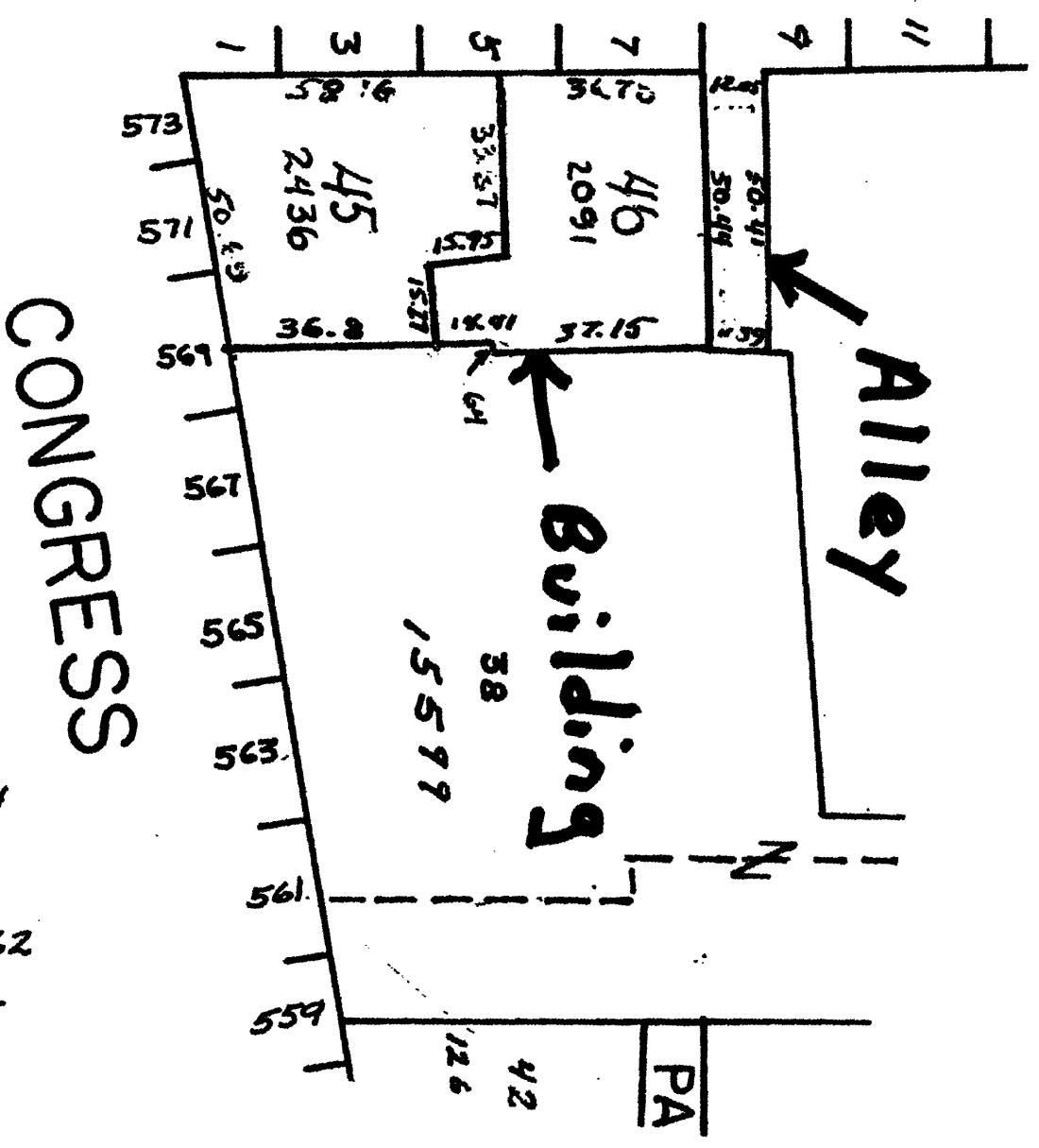
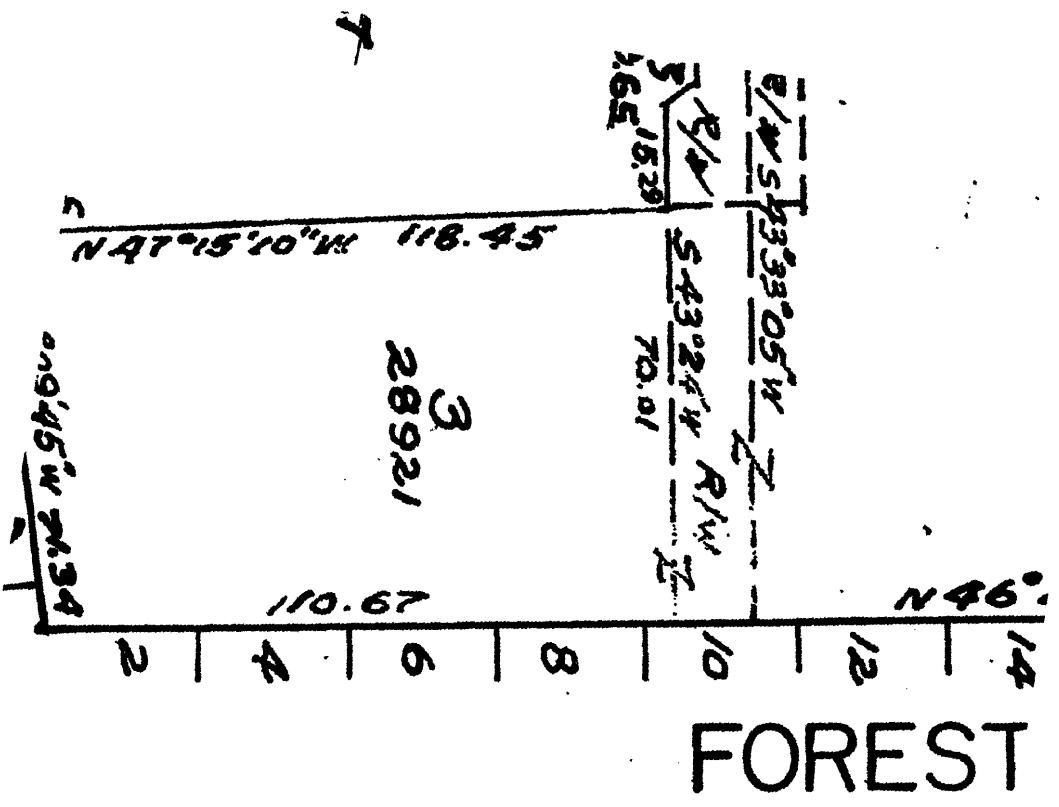
Curtis Lansing and Jon Penrose  
Obaat Development Corporation

## PROPOSED JEWELER STUDIO BUILDOUT FOR ONE FOREST AVENUE

1. Will allow only propane, oxygen torches approved by Portland Fire Dep't.
2. Installation of hood venting system (300 cfm variable speed), vented to outside at minimum 10 ft. from ground level.
3. Installation of metal fire door as per Portland Fire Dep't. between each studio and common area.
4. Installation of fireproof floor (*Steel plate* ceramic tile) extending at least three feet from jewelers torch bench sides. Bench and vent to be located on wall.
5. Permanently located abc fire ext. in each studio
6. Smoke detector or heat sensor alarm in each studio space
7. Carbon monoxide/propane and natural gas detector/alarm in each studio
8. Wall improvements between studio and common area to increase fire rating if required by Portland Fire Dep't.

**Changes/Improvements to be made to 7 Forest Avenue after meetings with the Portland Fire Department**

1. Improvements to the fire alarm system to a full fire alarm system with knock box or the equivalent integrated into the existing security system
2. Installation of sprinklers over boiler and electric kiln in the basement with a one hour fire rated ceiling overhead where the kiln is located, ~~in the basement~~.
3. Improvements to the two window egresses on the third floor mezzanine that lead to an exterior fire escape so that an elderly lady would be able to exit easily in the event of an emergency. These would include small step ladders under the windows on the interior and permanently installed steps on the flat roof leading to the fire escape on vertical drops more than 18 inches.





This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

**Current Owner Information**

**Card Number** 1 of 1  
**Parcel ID** 037 A046001  
**Location** 7 FOREST AVE  
**Land Use** OFFICE & BUSINESS SERVICE

**Owner Address** OBAAT DEVELOPMENT INC  
 20 WEST ST # 4  
 PORTLAND ME 04102

**Book/Page** 10749/308  
**Legal** 37-A-46  
 FOREST AVE 7  
 2091 SF

**Current Assessed Valuation**

**Land** \$115,300      **Building** \$257,200      **Total** \$372,500

**Building Information**

<b>Bldg #</b>	<b>Year Built</b>	<b># Units</b>	<b>Bldg Sq. Ft.</b>	<b>Identical Units</b>
1	1900	1	7194	1

*over 5,000 \$*

**Total Acres** 0.048      **Total Buildings Sq. Ft.** 7194      **Structure Type** OFFICE BUILDING - LOW-RISE      **Building Name** INTERATED BEHAVORAL

**Exterior/Interior Information**

<b>Section</b>	<b>Levels</b>	<b>Size</b>	<b>Use</b>
1	B1/B1	2092	SUPPORT AREA
1	01/01	2092	OFFICE BUILDING
1	02/02	2092	OFFICE BUILDING
1	03/03	918	OFFICE BUILDING

<b>Height</b>	<b>Walls</b>	<b>Heating</b>	<b>A/C</b>
6		NONE	NONE
12	BRICK/STONE	HOT AIR	CENTRAL
10	BRICK/STONE	HOT AIR	CENTRAL
10	BRICK/STONE	HOT AIR	CENTRAL
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

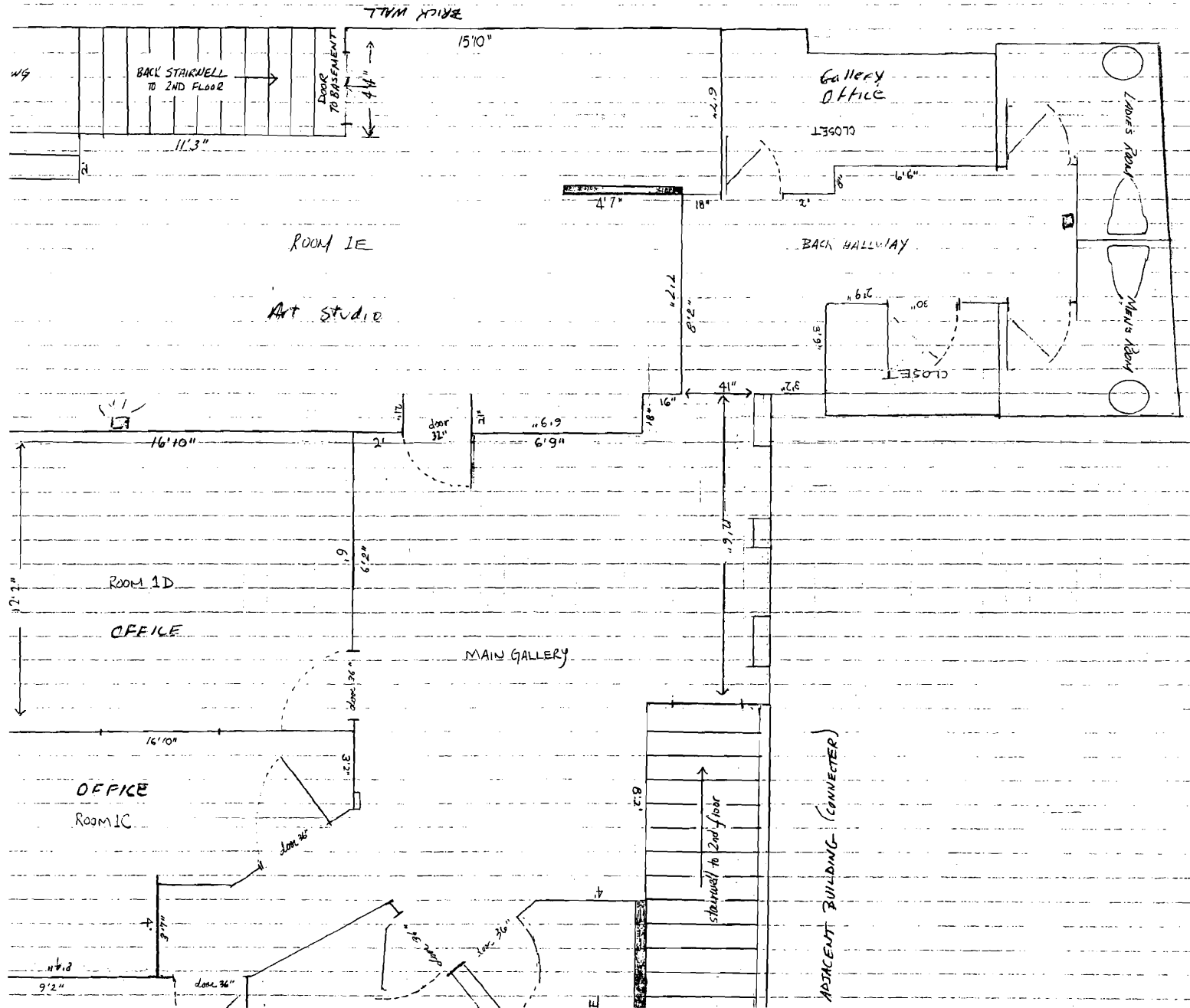
**Building Other Features**

<b>Line</b>	<b>Structure Type</b>	<b>Identical Units</b>
2	COOLER CHILLER	1

**Yard Improvements**

<b>Year Built</b>	<b>Structure Type</b>	<b>Length or Sq. Ft.</b>	<b># Units</b>
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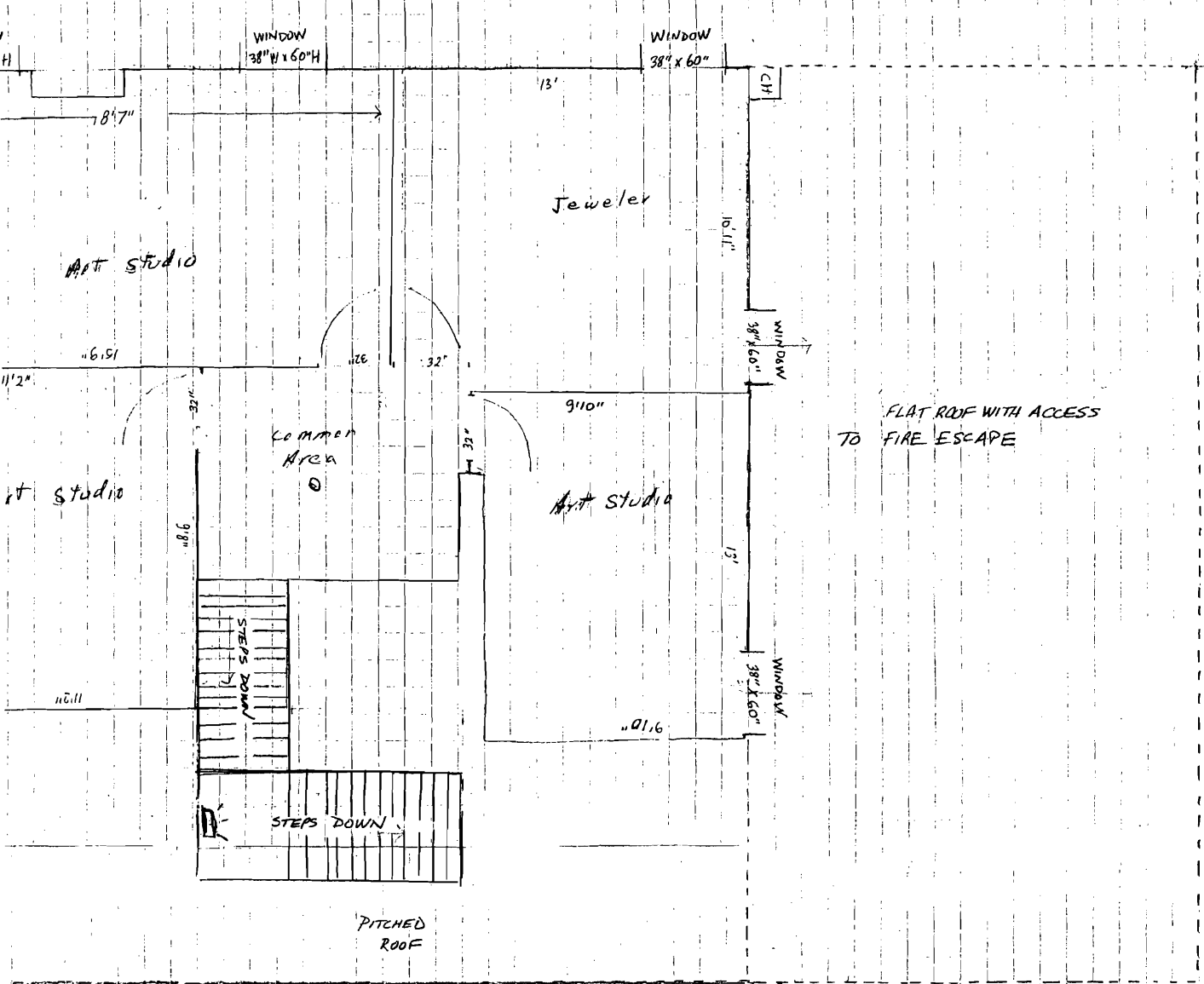
ADJACENT BUILDING (CONNECTER)



1-A

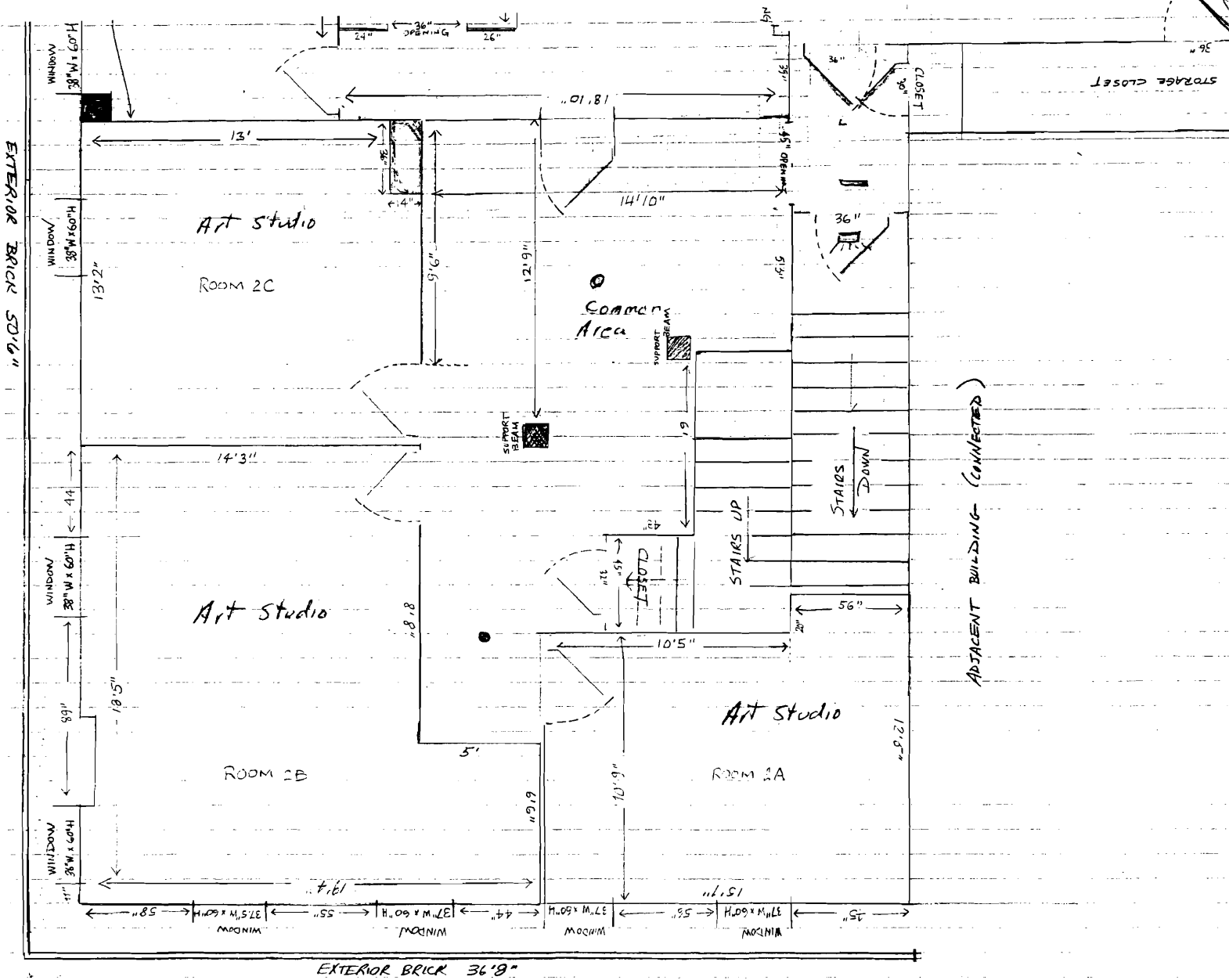






3A

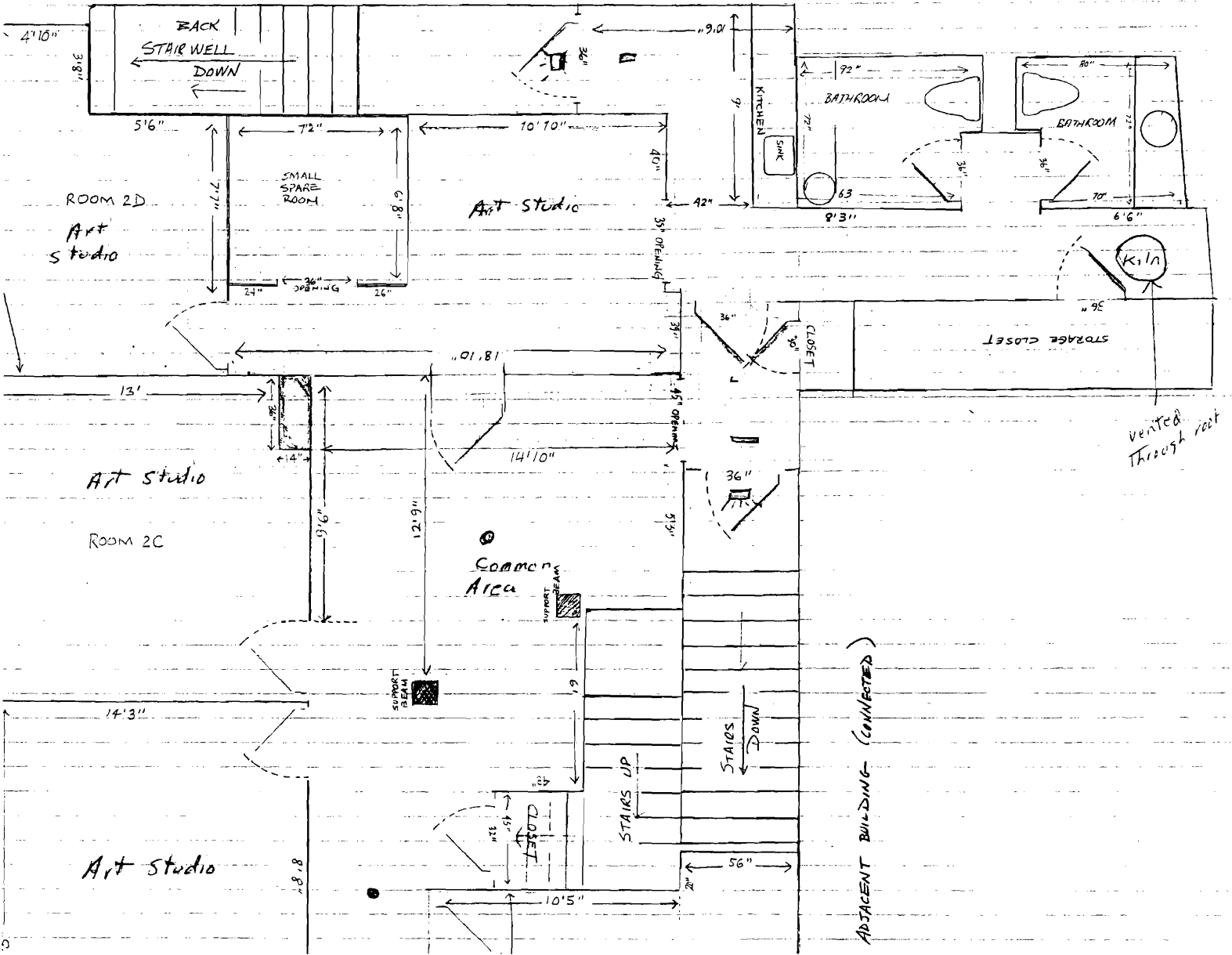
2-A



3-7 FOREST AVENUE

SECOND FLOOR

SCALE 1/8" = 1' 00"



2-B

LEGEND – ONE FOREST AVENUE  
PORTLAND, MAINE  
Existing as of Jan. 2008

Door Types

- 2, 3 inch solid wood doors
- Compressed wood fiber doors
- Metal doors

Brick Walls

Egresses

Smoke Detectors (hot wired)

Exit Signs (lighted)

Emergency Lighting

Probable Use

17  
124 - 1st Floor gallery

408 # ÷ 15 = 27.2  
58.2 } OL

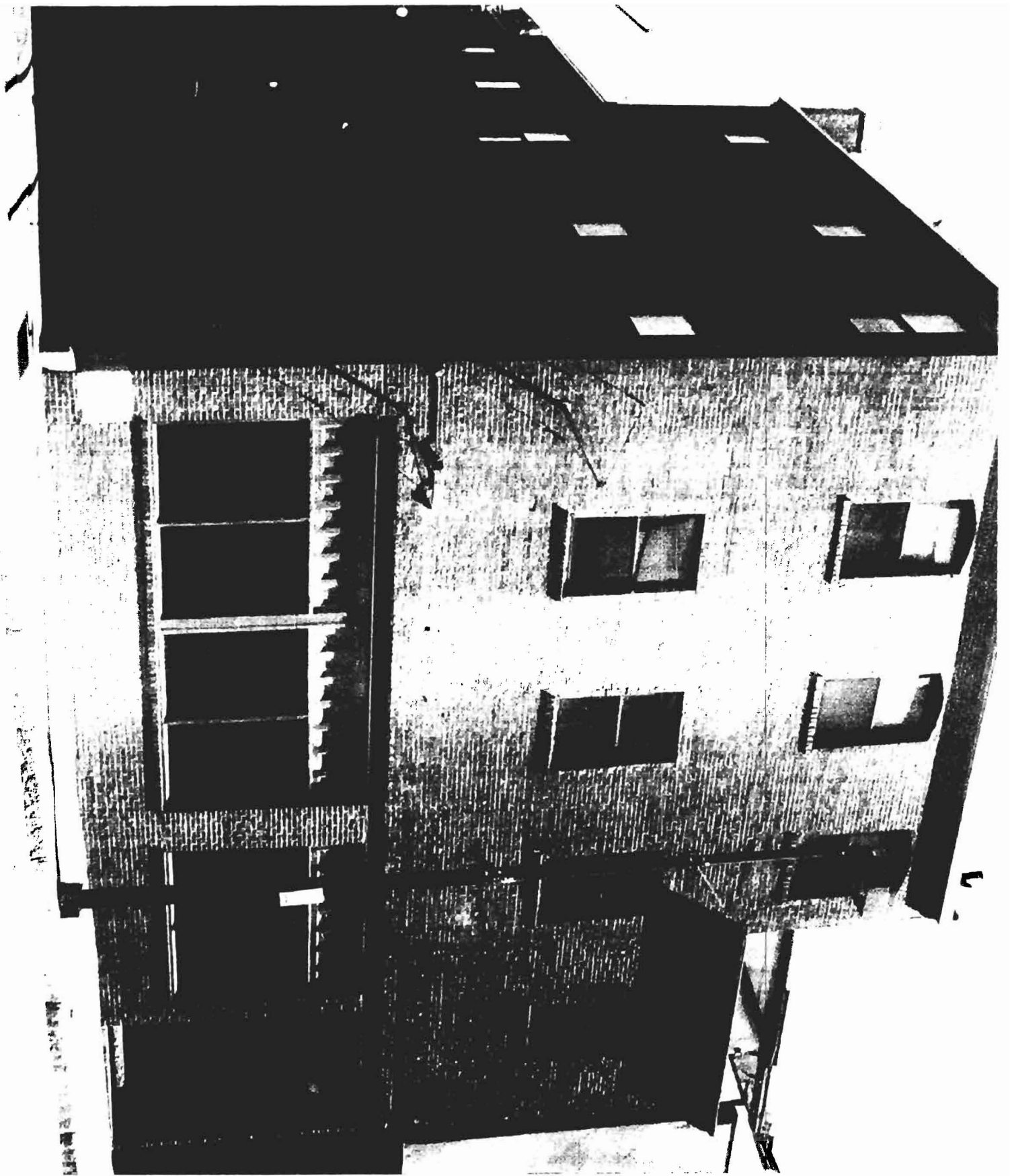
no sprinkler

Fire Alarm

~~to~~ to Fire Escape

not occupy space





# EXTERIOR PICTURES OF BUILDING

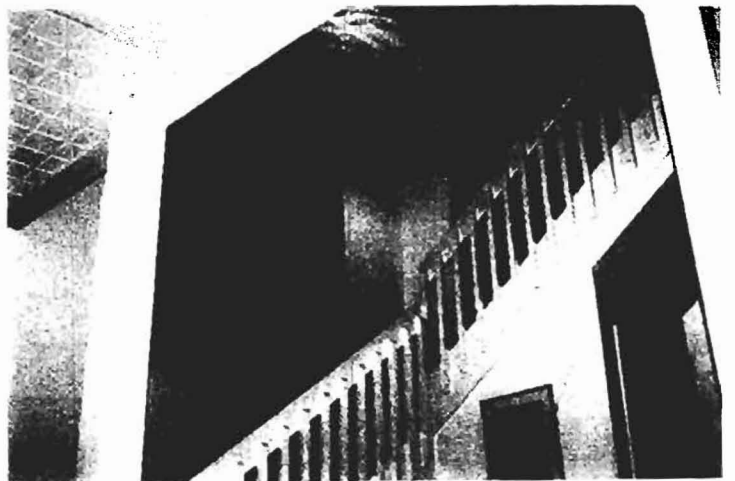
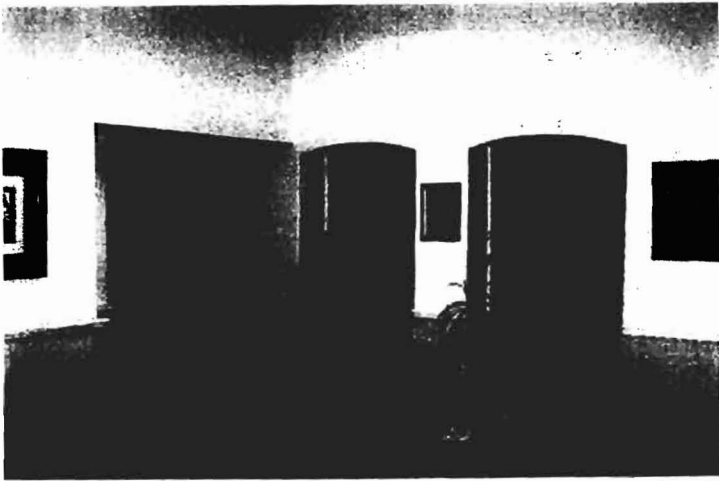


MAR 20 2008



Taken 2007

# INTERIOR PICTURES OF BUILDING




**City of Portland, Maine - Building or Use Permit Application**  
 389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

Permit No: 08-0256	Issue Date:	CBL: 037 A046001
-----------------------	-------------	---------------------

Location of Construction: 7 FOREST AVE	Owner Name: OBAAT DEVELOPMENT INC	Owner Address: 20 WEST ST # 4	Phone: 207-773-0643
Business Name:	Contractor Name: OBAAT Development	Contractor Address: 20 West Street, Unit 4 Portland	Phone: 2077126476
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3C

Past Use: Commercial - Medical office space	Proposed Use: Commercial - 1st floor art gallery, retail - bookbinding workshop in back for the public classes. 2nd and 3rd floor Art Studios.	Permit Fee: \$195.00	Cost of Work: \$10,000.00	CEO District: 1
Proposed Project Description: Change of use - Minor tenant fit-up		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: Type:	
		Signature:		Signature:
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) <i>only PAD Encouragement Area</i>		
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied		
		Signature: Date:		

Permit Taken By: lmd	Date Applied For: 03/21/2008	<b>Zoning Approval</b>
-------------------------	---------------------------------	------------------------

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\_\_\_\_\_  
 SIGNATURE OF APPLICANT ADDRESS DATE PHONE

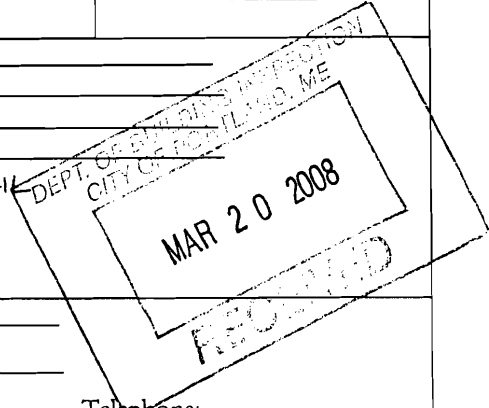
\_\_\_\_\_  
 RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE DATE PHONE



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Lessee/DBA (If Applicable) <u>Running with Scissors</u>	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>10,000<sup>00</sup></u> C of O Fee: \$ <u>75<sup>00</sup></u> Total Fee: \$ <u>195<sup>00</sup></u>
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Signature: [Handwritten Signature] Date: 3/20/08

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We, Obaat Development Corporation, located at 20 West Street, Unit 4, Portland, Maine, 04102 would like to apply for a Change of Use Permit from office use to art studio use and office use at 7 Forest Avenue, Portland, Maine. The new artistic uses include such things as pottery, painting, gallery ( first floor), jewelry making (third floor mezzanine), digital photography.

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Pictures of exterior and interior of building  
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Portland Fire Department.

*Kiln clearance and venting temp. into.*

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*Jon Penrose*

Curtis Lansing and Jon Penrose  
Obaat Development Corporation



## PROPOSED JEWELER STUDIO BUILDOUT FOR ONE FOREST AVENUE

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3. Installation of metal fire door as per Portland Fire Dep't. between each studio and common area.
4. Installation of fireproof floor (ceramic tile) extending at least three feet from jewelers torch bench sides. Bench and vent to be located on wall. *Steel plate*
5. Permanently located abc fire ext. in each studio
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**Current Owner Information**

**Card Number** 1 of 1  
**Parcel ID** 037 A046001  
**Location** 7 FOREST AVE  
**Land Use** OFFICE & BUSINESS SERVICE

**Owner Address** OBAAT DEVELOPMENT INC  
 20 WEST ST # 4  
 PORTLAND ME 04102

**Book/Page** 10749/308  
**Legal** 37-A-46  
 FOREST AVE 7  
 2091 SF

**Current Assessed Valuation**

**Land** \$115,300      **Building** \$257,200      **Total** \$372,500

*over 5,000 \$*

**Building Information**

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1900	1	7194	1

**Total Acres** 0.048      **Total Buildings Sq. Ft.** 7194      **Structure Type** OFFICE BUILDING - LOW-RISE      **Building Name** INTERATED BEHAVORAL

**Exterior/Interior Information**

Section	Levels	Size	Use
1	B1/B1	2092	SUPPORT AREA
1	01/01	2092	OFFICE BUILDING
1	02/02	2092	OFFICE BUILDING
1	03/03	918	OFFICE BUILDING

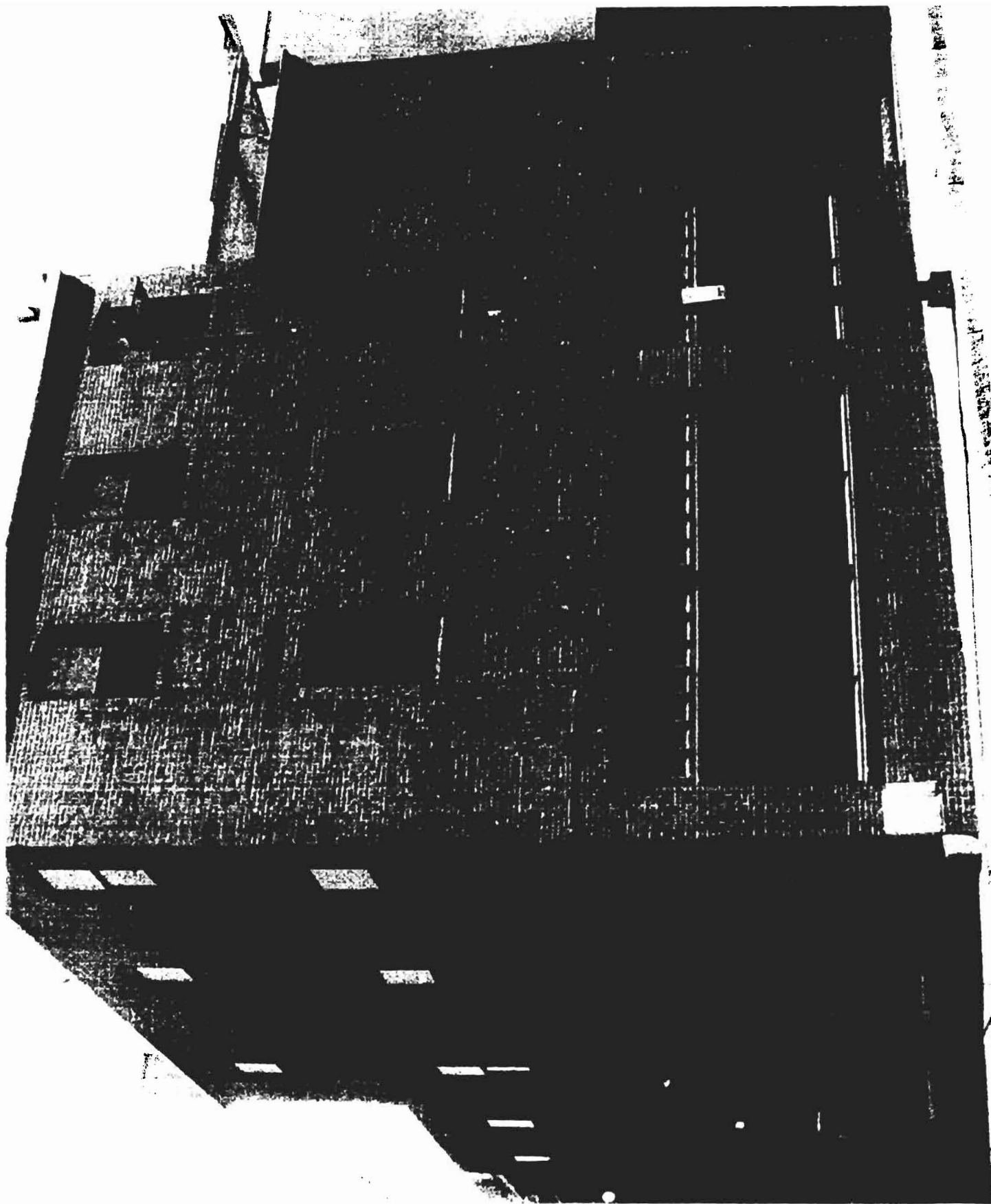
Height	Walls	Heating	A/C
6		NONE	NONE
12	BRICK/STONE	HOT AIR	CENTRAL
10	BRICK/STONE	HOT AIR	CENTRAL
10	BRICK/STONE	HOT AIR	CENTRAL
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

**Building Other Features**

Line	Structure Type	Identical Units
2	COOLER CHILLER	1

**Yard Improvements**

Year Built	Structure Type	Length or Sq. Ft.	# Units
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# EXTERIOR PICTURES OF BUILDING



MAR 20 2008



Taken 2007

#2008 0034



# APPLICATION FOR EXEMPTION FROM SITE PLAN REVIEW

CV HOLDINGS INC.  
Applicant

11/12  
Application Date

1111 1st St  
Applicant's Mailing Address

1111 1st St  
Project Name/Description

777-643  
Consultant/Agent/Phone Number

1111 1st St  
Address of Proposed Site

777-643  
Description of Proposed Development:

CBL: 1111 1st St

1111 1st St  
1111 1st St  
1111 1st St

### Please Attach Sketch/Plan of Proposal/Development

Criteria for Exemptions:  
See Section 14-523 (4) on back side of form

- a) Within Existing Structures; No New Buildings, Demolitions or Additions
- b) Footprint Increase Less Than 500 Sq. Ft.
- c) No New Curb Cuts, Driveways, Parking Areas
- d) Curbs and Sidewalks in Sound Condition/Comply with ADA
- e) No Additional Parking/ No Traffic Increase
- f) No Stormwater Problems
- g) Sufficient Property Screening
- h) Adequate Utilities

Applicant's Assessment (Yes, No, N/A)

Planning Office Use Only
Yes
No increase
Yes
Yes
Yes
Yes
Yes
Yes
Yes

MAR 27 2008