

Form # P 04

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

## BUILDING INSPECTION PERMIT

**PERMIT ISSUED**  
 Permit Number: 051796  
 DEC 9 2005  
**CITY OF PORTLAND**

Please Read  
 Application And  
 Notes, If Any,  
 Attached

This is to certify that CONGRESS JOINT DEVELOPMENT LLC / Congress Joint Development LLC  
 has permission to Change of use to office space for Congress Joint Development LLC  
 AT 545 CONGRESS ST PORTLAND, OR 97201

provided that the person or persons responsible for obtaining and 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.

Classification of inspection must be given and when permission is procured before this building or part thereof is occupied or service is provided in it. **YOUR 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. Over Call 12-15-05  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_

*[Signature]*  
 Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 05-1796	Issue Date: DEC 9 2005	CBL: 037 C017001
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Location of Construction: 545 CONGRESS ST	Owner Name: CONGRESS JOINT DEVELOPME	Owner Address: PO BOX 6799	Phone:
Business Name:	Contractor Name: Congress Joint Development	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B3

Past Use: Commercial/ retail	Proposed Use: Office Space/ Change of use to office space for Congress Joint Development	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 1
Proposed Project Description: Change of use to office space for Congress Joint Development		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>with conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>3A</i> <i>12/16/05</i> Signature: <i>[Signature]</i>	

*goes along with sign permit # 05-1777*

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>12/14/05</i>	

Permit Taken By: Idobson	Date Applied For: 12/13/2005	Zoning Approval
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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"/> Denied <i>ok with conditions</i> Date: <i>12/14/05</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 Date:	<b>Historic Preservation</b> <del>Abundant</del> <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 <i>Ames extension work requires separate review and approval</i> Date:
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by  
to all  
official's

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: <b>05-1796</b>	Date Applied For: <b>12/1 /2005</b>	CBL: <b>037 C017001</b>
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<b>Location of Construction:</b> 545 CONGRESS ST	<b>Owner Name:</b> CONGRESS JOINT DEVELOPME	<b>Owner Address:</b> PO BOX 6799	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Congress Joint Development	<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> Office Space/ Change of use to office space for Congress Joint Development - Downtown District office	<b>Proposed Project Description:</b> Change of use to office space for Congress Joint Development
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<b>Dept:</b> Zoning <b>Status:</b> Approved with Conditions <b>Reviewer:</b> Marge Schmuckal <b>Approval Date:</b> 12/14/2005
<b>Note:</b> Portland Downtown District office which falls under allowable PAD businesses - this permit goes along with the previous sign permit under #05-1796 <b>Ok to Issue:</b> <input type="checkbox"/>
1) This property is located within the Pedestrian Activities District (PAD) which limits first floor uses to retail-like uses. Please note that all windows fronting the sidewalk pedestrian area shall not be blocked or enclosed in anyway,
2) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

<b>Dept:</b> Building <b>Status:</b> Approved with Conditions <b>Reviewer:</b> Mike Nugent <b>Approval Date:</b> 12/16/2005
<b>Note:</b> 1) This is a Change of Use ONLY permit. It does NOT authorize any construction activities. <b>Ok to Issue:</b> <input type="checkbox"/>

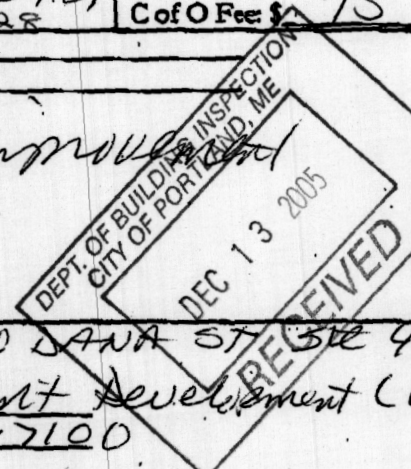
<b>Dept:</b> Fire <b>Status:</b> Approved with Conditions <b>Reviewer:</b> Cptn Greg Cass <b>Approval Date:</b> 12/15/2005
<b>Note:</b> 1) All building construction to comply with NFFA 101 2) Sprinkler system required, To comply with NFPA 13 3) Fire alarm system required, To comply with NFPA 72 <b>Ok to Issue:</b> <input checked="" type="checkbox"/>



# 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>549 Congress St</u>		
Total Square Footage of Proposed Structure <u>25,000</u> <input checked="" type="checkbox"/>		Square Footage of Lot <u>5,041</u> <input checked="" type="checkbox"/>
Tax Assessor's Chart, Block & Lot Chart# <u>37</u> Block# <u>C</u> Lot# <u>17</u>	Owner: <u>Congress <del>St</del> Joint Development LLC</u>	Telephone: <u>773-7100</u>
Lessee/Buyer's Name (If Applicable) <u>Portland's Downtown District</u>	Applicant name, address & telephone: <u>Janis Betzer</u> <u>94 Free St</u> <u>Portland, ME 04101</u> <u>772-6828</u>	Cost Of Work: \$ <u>30</u> Fee: \$ _____ C of O Fee: \$ <u>75</u>
Current Specific use: <u>retail</u>	Proposed Specific use: <u>office</u>	
Project description: <u>space for business improvement district office</u>		
Contractor's name, address & telephone: <u>Tom Moulton, 10 Dana St Ste 400</u> <u>Portland 04101 773-7100</u>		
Who should we contact when the permit is ready: <u>Congress Joint Development LLC</u>		
Mailing address:		Phone: <u>773-7100</u>
<u>Same as above</u>		



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

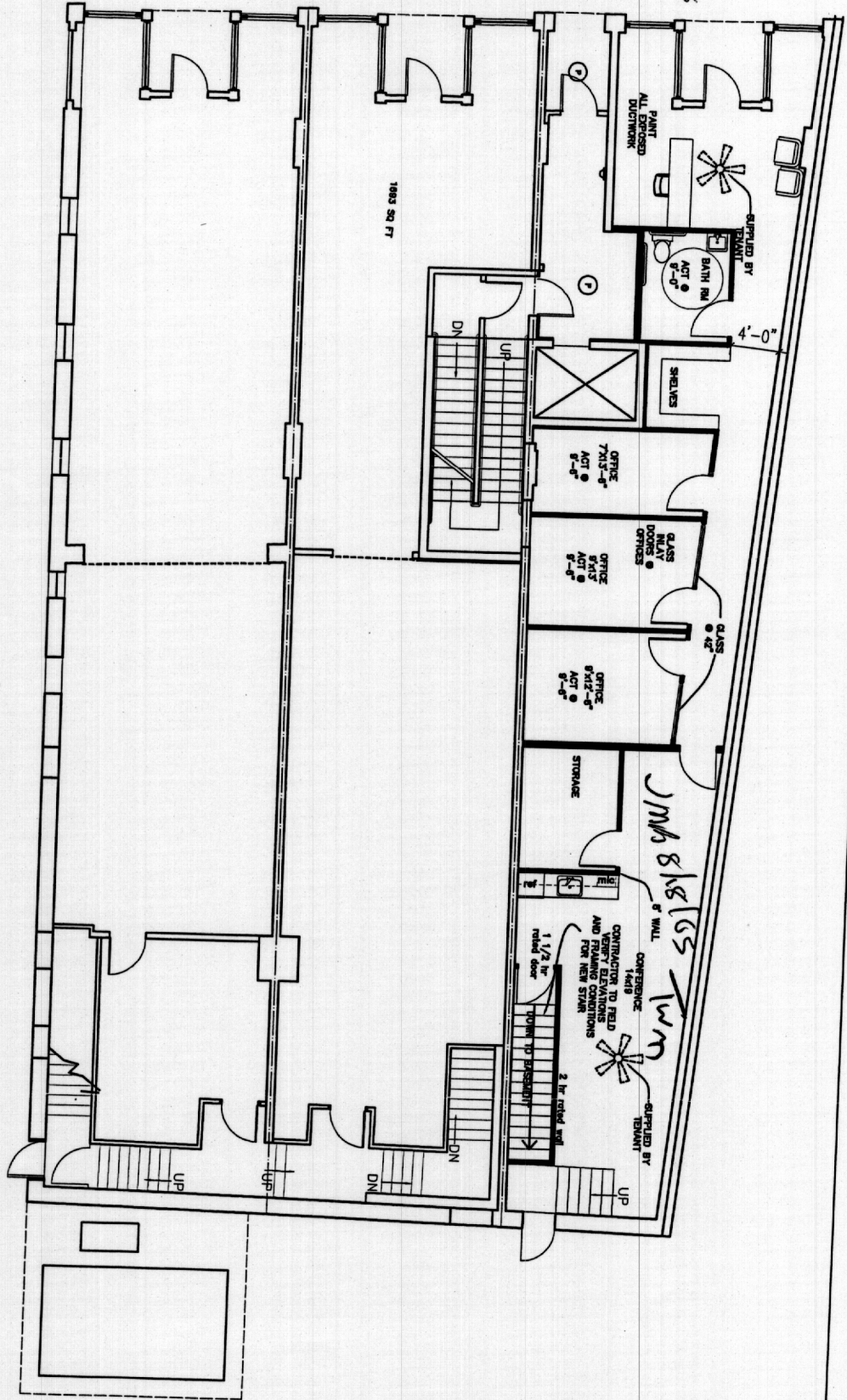
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), stop by the Building Inspections 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 of applicant: <u>Janis Betzer</u>	Date: <u>12/12/05</u>
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**This is not a permit; you may not commence ANY work until the permit is issued.**

549 Congress St.



1st FLOOR PLAN  
Scale: 1/4" = 1'

*mmh*  
8/18/05

Portland's Downtown District

- MECHANICAL
- PLUMBING
- ELECTRICAL
- FIRE PROTECTION
- STRUCTURAL

<b>A1</b>	1st FLOOR PLAN	Date: JUNE 14, 2005 Scale: 1/4"=1' Revisions: ISSUE FOR CONSTRUCTION AND PERMIT AUG 16, 2005 ADJUSTED PLAN	PROJECT:  <b>WINSLOW LOFTS</b> 545 CONGRESS STREET PORTLAND, MAINE	ARCHITECT:  <b>ARCHETYPE, P.A. ARCHITECTS</b> 48 Union Wharf Portland, Maine 04101 (207) 772-4022 Fax (207) 772-4056	OWNER:  <b>CONGRESS JOINT DEVELOPMENT, L.L.C.</b> P.O. Box 6799 Scarborough, Maine 04070 (207) 883-3618 Fax (207) 883-8927

**Janis Beitzer**

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**From:** Thomas Moulton [tmoulton@dunham-group.com]  
**Sent:** Monday, November 21, 2005 3:55 PM  
**To:** Janis Beitzer  
**Subject:** Sign Permit - Winslow Building

Jan,

After reviewing your sign design and color scheme I want to inform you that I approve of what you are proposing at 549 Congress Street (Winslow Lofts). I am the owner of the 549 Congress Street, Portland Maine and have to authorization to approve your request. The sign will be a non illuminated shingle style sign as proposed. Please contact me if you have any questions.

Truly,

Thomas W. Moulton, CCIM, SIOR  
Partner  
NAI The Dunham Group  
10 Dana Street, Suite 400  
Portland, Maine 04101  
phone: 207-773-7100  
fax: 207-773-5480  
email: [tmoulton@dunham-group.com](mailto:tmoulton@dunham-group.com)  
[www.dunham-group.com](http://www.dunham-group.com)

11/21/2005