

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BU...TION

PERMIT

Permit Number: 090524
PERMIT ISSUED
JUN - 5 2009
CITY OF PORTLAND

This is to certify that 511 PLAZA LIMITED PARTNERSHIP shall

has permission to "Constellation Gallery" Install 12' x 18' S

AT 511 CONGRESS ST

C... 037-D00200

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...-in. 2...
HOWEVER 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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 6/3/09
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

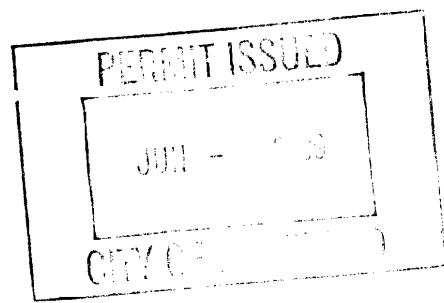
Permit No: 09-0524	Issue Date:	CBL: 037 D002001
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Location of Construction: 511 CONGRESS ST	Owner Name: 511 PLAZA LIMITED PARTNERS	Owner Address: ONE CANAL PLAZA	Phone: 871-1290
Business Name: Constellation Gallery	Contractor Name: David Marshall	Contractor Address:	Phone:
Lessee/Buyer's Name: David Marshall	Phone: 207-409-6617	Permit Type: Signs - Permanent	Zone: B-3

Past Use: Retail	Proposed Use: Retail - "Constellation Gallery" Install a 1' x 18' Sign	Permit Fee: \$101.00	Cost of Work: \$101.00	CEO District: 1
Proposed Project Description: "Constellation Gallery" Install a 1' x 18' Sign		FIRE DEPT: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied <i>N/A</i>	INSPECTION: Use Group: <i>U</i> Type: <i>Sign</i> <i>IBC 2003</i>	
		Signature: <i>[Signature]</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input checked="" type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Ldobson	Date Applied For: 05/29/2009	Zoning Approval
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- 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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does Not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision <i>[Signature]</i>	<input type="checkbox"/> Interpretation	<input checked="" type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>5/29/09</i>	Date: _____	Date: <i>6/2/09</i>

D. Andrews

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: 09-0524	Date Applied For: 05/29/2009	CBL: 037 D002001
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Location of Construction: 511 CONGRESS ST	Owner Name: 511 PLAZA LIMITED PARTNERS	Owner Address: ONE CANAL PLAZA	Phone:
Business Name: Constellation Gallery	Contractor Name: David Marshall	Contractor Address:	Phone:
Lessee/Buyer's Name: David Marshall	Phone: 207-409-6617	Permit Type: Signs - Permanent	

Proposed Use: Retail - "Constellation Gallery" Install a 1' x 18' Sign	Proposed Project Description: "Constellation Gallery" Install a 1' x 18' Sign
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Dept: Historic	Status: Approved	Reviewer: Deborah Andrews	Approval Date: 06/02/2009	Note:	Ok to Issue: <input checked="" type="checkbox"/>
Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 05/29/2009	Note:	Ok to Issue: <input checked="" type="checkbox"/>
1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District. 2) This portion of the property shall remain a retail space. Any change of use shall require a separate permit application for review and approval. 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: Tammy Munson	Approval Date: 06/03/2009	Note:	Ok to Issue: <input checked="" type="checkbox"/>
1) Signage Installation to comply with Chapter 31 of the IBC 2003 building code.					

Comments:
 5/29/2009-mes: This used to be a retail space called "Finer Points" - a dance store. No change of use is required for the gallery - both are considered retail
 6/2/2009-gg: received permit from historic on 06/02/09. /gg

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 inspection required at completion of work.**

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

6/3/2009

Date



Signature of Inspections Official

6/3/09

Date



Signage/Awning Permit Application

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

Location/Address of Construction: 511 CONGRESS ST		
Tax Assessor's Chart, Block & Lot Chart# 37 Block# D Lot# 2	Owner: 511 CONGRESS LIMITED Partnership	Telephone: 871.1290
Lessee/Buyer's Name (If Applicable) CONSTELLATION GALLERY, LLC	Contractor name, address & telephone:	Total s.f. of signage x \$2.00 Per s.f. plus \$30.00/\$65.00 For H.D. signage= Total Fee: \$ _____ Awning Fee= cost of work _____ Total Fee: \$ _____
Who should we contact when the permit is ready: DAVE MARSHALL phone: 207.409.6617		
Tenant/allocated building space frontage (feet): Length: 72 ft Height: 15 ft 72x2=144 Lot Frontage (feet): 185 ft Single Tenant or Multi Tenant Lot: MULTI MAX		
Current Specific use: RETAIL: GALLERY		
If vacant, what was prior use: _____		
Proposed Use: WAS "Finner Penats" retail Dance shop previously		
Information on proposed sign(s): Freestanding (e.g., pole) sign? Yes ___ No <input checked="" type="checkbox"/> Dimensions proposed: _____ Height from grade: _____ Bldg. wall sign? (attached to bldg) Yes <input checked="" type="checkbox"/> No ___ Dimensions proposed: 1x12 ft 18 ft		
Proposed awning? Yes ___ No <input checked="" type="checkbox"/> Is awning backlit? Yes ___ No ___ Height of awning: _____ Length of awning: _____ Depth: _____ Is there any communication, message, trademark or symbol on it? Yes ___ No ___ If yes, total s.f. of panels w/communications, message, trademark or symbol: _____ s.f.		
Information on existing and previously permitted sign(s): Freestanding (e.g., pole) sign? Yes ___ No <input checked="" type="checkbox"/> Dimensions: _____ Bldg. wall sign? (attached to bldg) Yes ___ No <input checked="" type="checkbox"/> Dimensions: _____ Awning? Yes ___ No <input checked="" type="checkbox"/> Sq. ft. area of awning w/communication: _____		
A site sketch and building sketch showing exactly where existing and new signage is located must be provided. Sketches and/or pictures of proposed signage and existing building are also required.		

185 sq ft + 12 x 26 + 65 =

Please submit all of the information outlined in the Sign/Awning Application Checklist. Failure to do so may 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, 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: David A Marshall	Date: 5/29/2009
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This is not a permit; you may not commence ANY work until the permit is issued.

Constellation Gallery

Maine Artist Collective

Signage Permit Application	
5/28/2009	

*Constellation Gallery
David A. Marshall, Owner
511 Congress St
Portland, ME 04101
(207) 409 6617
ConstellationArt@gmail.com*

Marge Schuckal
Code Enforcement Department
City of Portland
389 Congress Street
Portland, ME 04101

RE: Signage Permit

Please accept our application for a sign for Constellation Gallery at 511 Congress Street. Currently there are no signs on the exterior of the storefront.

The proposed sign will be 1 foot by 18 feet and consist of a vinyl print adhered to primed plywood, which will be attached to the existing metal sign band with screws. The sign will not be illuminated.

Attached to this letter is the letter of permission from the building owner, a sketch plan of lot, a photo with an image of the proposed sign, and the Pre-application questionnaire.

No Certificate of Liability is needed as no portion of the sign abuts or encroaches on any public way. Nor is a Certificate of Flammability required as neither an awning nor a canopy is being proposed.

Sincerely,



David A. Marshall
Constellation Gallery, Owner

May 20, 2009

Marge Schmuckal
Code Enforcement Department
City of Portland
389 Congress Street
Portland, ME 04101

**RE: Signage Consent
David Marshall/Constellation Gallery
511 Congress Street, Portland, Maine**

Dear Marge:

This letter serves as the Landlord's approval to install signage as shown on the enclosed photo at the above referenced property.

Please do not hesitate to contact me at 871-1290 with any questions related to this or any other matter.

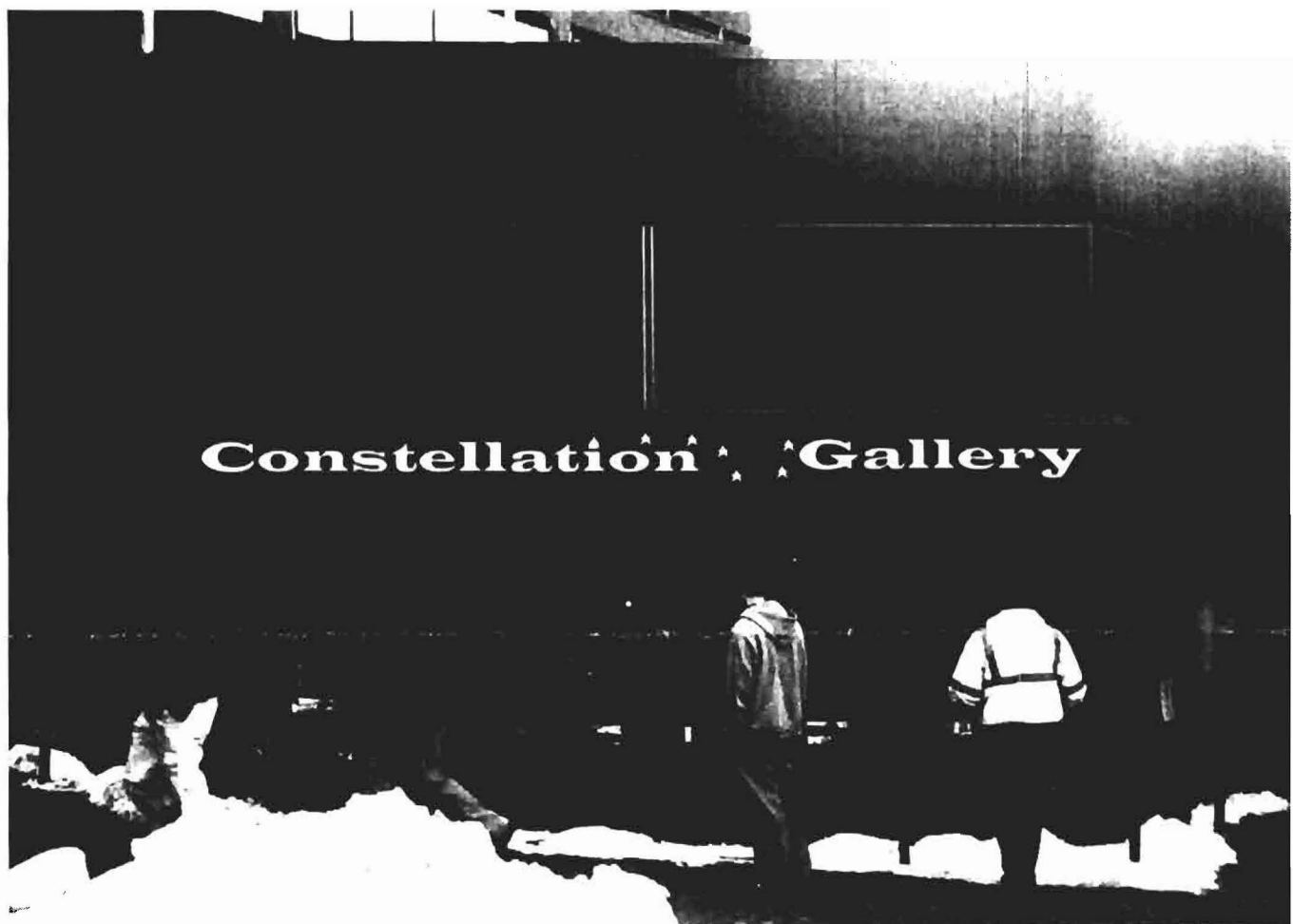
Sincerely,



Gregory N. McKellar
Property Manager

Enclosure

Cc: David Marshall, without attachment



Gregory M. III
5/20/09

