

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

# CITY OF PORTLAND

## BUILDING INSPECTION

### PERMIT

Please Read Application And Notes, If Any, Attached

PERMIT ISSU  
 Permit Number: 060016  
 JAN 18 2004  
 CITY OF PORTL

This is to certify that 477 CONGRESS LLC /Kodak Construction  
 has permission to renovate adjacent unit for expansion of existing Office jewelry repair shop  
 AT 477 CONGRESS ST 037 F02200

provided that the person or persons who apply for and obtain this permit shall comply with all the provisions of the Statutes of the State and of the Ordinances of the City of Portland relating to the construction, maintenance and use of buildings and structures, and of the application of 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 started or service closed-in. NO OTHER APPROVALS REQUIRED.

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

OTHER REQUIRED APPROVALS  
 Fire Dept. Greg Case 1-11-04  
 Health Dept. \_\_\_\_\_  
 Appeal Board \_\_\_\_\_  
 Other \_\_\_\_\_  
 Department Name \_\_\_\_\_

*[Signature]*  
 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

<b>Location of Construction:</b> 477 CONGRESS ST		<b>Owner Name:</b> 477 CONGRESS LLC		<b>Owner Address:</b> 477 CONGRESS ST		<b>Phone:</b>	
<b>Business Name:</b>		<b>Contractor Name:</b> Kodiak Construction		<b>Contractor Address:</b> 1 Mud Pond Road Windham		<b>Phone:</b> 2073292125	
<b>Lessee/Buyer's Name</b>		<b>Phone:</b>		<b>Permit Type:</b> Alterations - Commercial			<b>Zone:</b> B3
<b>Past Use:</b> Commercial		<b>Proposed Use:</b> Commercial/ renovate adjacent unit for expansion of existing use - Office jewelry repair shop		<b>Permit Fee:</b> \$102.00		<b>Cost of Work:</b> \$9,000.00	<b>CEO District:</b> 1
<b>Proposed Project Description:</b> renovate adjacent unit for expansion of existing use - Office jewelry repair shop				<b>FIRE DEPT:</b> <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>see conditions</i>		<b>INSPECTION:</b> Use Group: <i>B</i> Type: <i>2A</i>	
				Signature: <i>Greg C...</i>		Signature: <i>Ally August</i>	
				<b>PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)</b>			
				Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied <i>OK - interior upper floor work</i>			
				Signature: <i>Asen</i> Date: <i>1/13/06</i>			

<b>Permit Taken By:</b> Idobson		<b>Date Applied For:</b> 12/30/2005		<b>Zoning Approval</b>			
<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>		<b>Zoning Appeal</b>		<b>Historic Preservation</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"/> <i>OK</i> Date: <i>1/15/06</i> <i>Asen</i>		<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:		<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 <i>Asen</i> >ate:	

**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

<b>Permit No:</b> 06-0016	<b>Date Applied For:</b> 12/30/2005	<b>CBL:</b> 037 F022001
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<b>Location of Construction:</b> 477 CONGRESS ST	<b>Owner Name:</b> 477 CONGRESS LLC	<b>Owner Address:</b> 477 CONGRESS ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Kodiak Construction	<b>Contractor Address:</b> 1 Mud Pond Road Windham	<b>Phone</b> (207) 329-2125
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Alterations - Commercial	

<b>Proposed Use:</b> Commercial/ renovate adjacent unit for expansion of existing use - Office jewelry repair shop	<b>Proposed Project Description:</b> renovate adjacent unit for expansion of existing use - Office jewelry repair shop
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**Dept:** Zoning      **Status:** Approved      **Reviewer:** Ann Machado      **Approval Date:** 01/05/2006  
**Note:**      **Ok to Issue:**

**Dept:** Building      **Status:** Approved      **Reviewer:** Mike Nugent      **Approval Date:** 01/13/2006  
**Note:**      **Ok to Issue:**

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Cptn Greg Cass      **Approval Date:** 01/11/2006  
**Note:**      **Ok to Issue:**

- 1) Requires sprinkler system certification
- 2) All building construction to comply with NFPA 101
- 3) Requires Fire Alarm certification

**Comments:**

1/9/2006-ldobson: 871-1290 Kim from Boulos Mgmt. Please call when permit ready. LJD

871-1290

Kim  
477 Congress  
When Ready for  
P/u

# Building Permit Application

Form 1001-1000 (Rev. 11-04) City of Portland, Maine  
If change of use, please indicate by marking "X" in the appropriate box.

7 CONGRESS ST., SUITE 406+407		
Square Footage of Lot —		
Owner:	477 CONGRESS, LLC C/O BOULOS PROPERTY MGMT. 1 CANAL PLAZA PORTLAND, ME 04101	Telephone: 207. 871.1290
Applicant name, address & telephone:	BOULOS PROPERTY MGMT. FOR 477 CONGRESS, LLC	Cost Of Work: \$ 9,000 Fee: \$ 102.00

GARY ROE

Current Specific use: GENERAL BUSINESS OFFICE + JEWELRY REPAIR SHOP / VACANT

Proposed Specific use: SAME

Project description: RENOVATE ADJACENT UNIT FOR EXPANSION OF EXISTING USE

Contractor's name, address & telephone:	KODIAK CONSTRUCTION, 1 MUDPOND RD., WINDHAM 040 2 329.2125
Who should we contact when the permit is ready:	KIM FARRAR 871.1290
Mailing address:	SAME AS OWNER
Phone:	871.1290

Please allow 10-15 business days for permit processing. For more information, call 871-8703.

At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information 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:	<i>Kim A. Farrar</i>	Date:	12.22.05
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Permit Fee: \$30.00 for the Fee; \$1000.00 Construction; Con. of 1000 sq ft or less; \$1000.00

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

**EXHIBIT B**  
**Gary Roe**  
**477 Congress Street, Suite 406 & 407**  
**LANDLORD BUILD OUT**  
**10/27/05**

1. Except as set forth in this Exhibit, Tenant accepts the Leased Premises in their "as is" condition on the date of this Lease.
2. Landlord will:
  - a) Build out the Leased Premises (the "Work") as shown on floor plans entitled Gary Roe, Suites 406 & 407, 477 Congress Street, dated 9/20/05 and labeled Exhibits B-1 & B-2 and attached to this Lease (the "Floor Plans");
  - b) Install new building standard flush wood door in existing doorway of Suite 406; reinstall mail slot. Re-use existing door frame & hardware;
  - c) Close off existing entrance to Suite 407; construct walls of 3-5/8" metal studs with 1/2" gypsum board on each side and 3-1/2" fiberglass batt insulation in the cavities. All new walls will receive a 3 coat paint application, existing walls in Suite 406 only will receive paint as shown;
  - d) Remove 2 walls, closet and shelving, floor-to-ceiling shelving/desk and create opening between suites in existing closet location in Suite 406 (existing sink to be relocated by Tenant prior to construction);
  - e) Install direct-glue building standard carpet and/or VCT and vinyl base in Suite 406 as shown;
  - f) Adapt existing building standard suspended acoustic ceiling grid & tile as necessary where walls are removed; changes in elevation will be accommodated by a step in the acoustical tile system;
  - g) Relocate and add outlets as shown; add light fixtures as shown; convenience power is as-is unless otherwise noted;

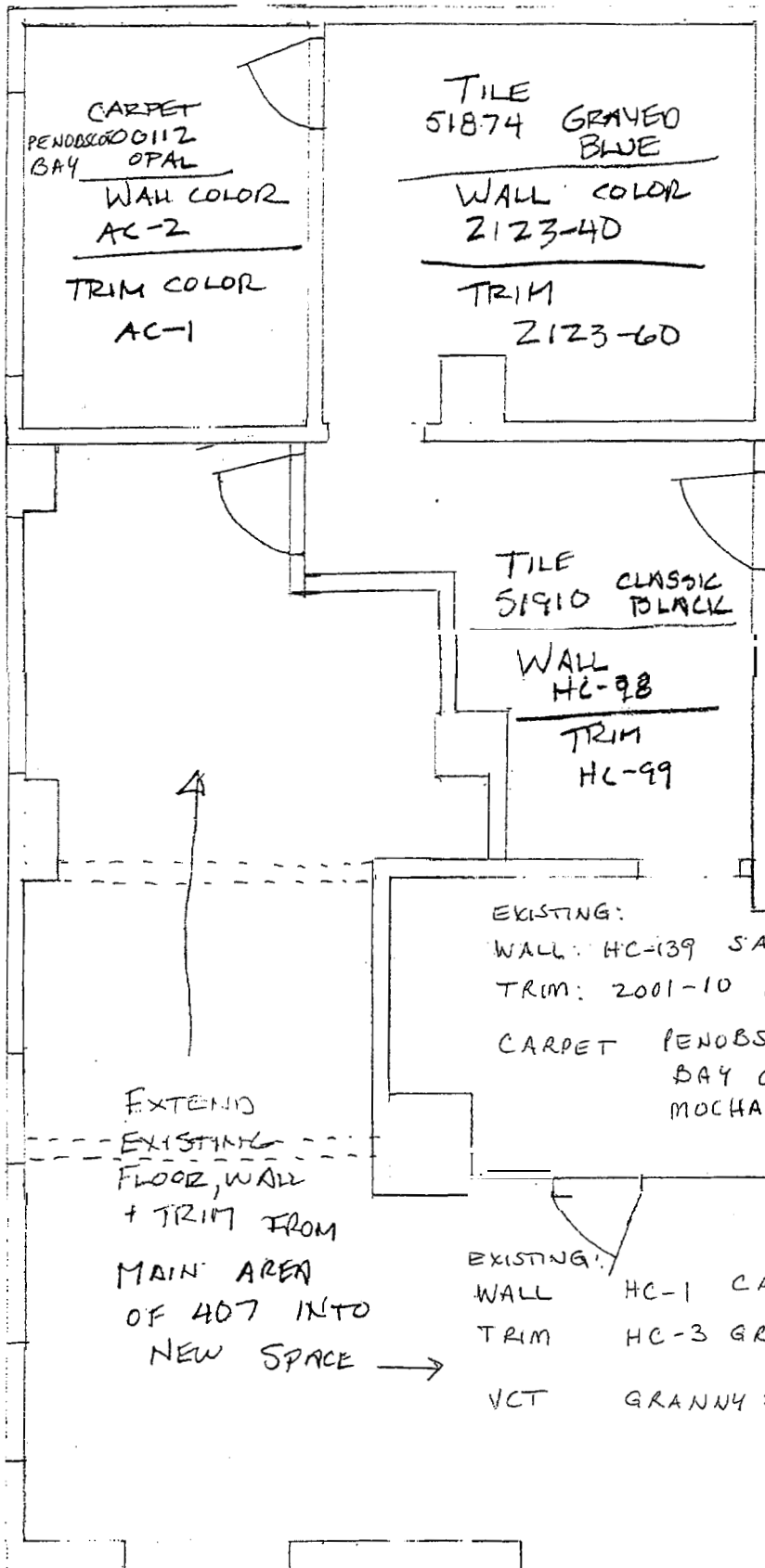
all as shown on the Floor Plans.
3. All wiring, terminations & devices for telecommunications/data, including blank cover plates, are excluded from Landlord's work.
4. Any items not specifically listed herein as included in Landlord's work are excluded from Landlord's work.

GARY ROE  
SUITES 406 + 407  
477 CONGRESS ST.  
9/20/05

# PAINT + FLOOR CHOICES

EXHIBIT B-2

NOT TO SCALE



VINYL BASE:  
TBD

All paint:  
Ben Moore

Carpet: Queen  
VCT: ARMSTRONG

EXISTING:  
WALL HC-1 CASLETON MIST  
TRIM HC-3 GREENMOUNT SILK  
VCT GRANNY SMITH 51885

NEW LAYOUT WITH ADDED OUTLETS AND LIGHTS

GARY ROE  
SUITES 406+407  
477 CONGRESS ST.

EXHIBIT B-1

9/20/05

NOT TO SCALE

