

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

Please Read  
Application And  
Notes, If Any,  
Attached

**BUILDING INSPECTION**

Permit Number: 070618

This is to certify that TERBAX REALTY INC/De Construction

has permission to Change of use from Commercial office to Retail Art Gallery

AT 562 CONGRESS ST

037 G014001

provided that the person or persons responsible for maintaining and complying 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 rendered thereon. **OUR NOTES ARE REQUIRED.**

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

**OTHER REQUIRED APPROVALS**

Fire Dept. Craig Craig

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

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

Other \_\_\_\_\_

Department Name

*James Bouck* 6/19/07  
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: 07-0618	Issue Date:	CBL: 037 G014001
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Location of Construction: 562 CONGRESS ST	Owner Name: TERBAX REALTY INC	Owner Address: 5 MILK ST	Phone:
Business Name:	Contractor Name: Daigle Construction	Contractor Address: 234 Church Rd. Brunswick	Phone: 2077251452
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

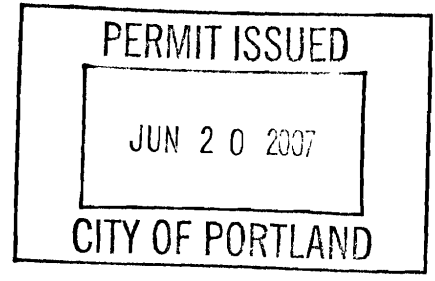
Past Use: Commercial - office	Proposed Use: Commercial - Retail - Art Gallery - Change of use from Commercial - office to Retail - Art Gallery with exterior renovations	Permit Fee:	Cost of Work: \$0.00	CEO District: 1
Proposed Project Description: Change of use from Commercial -office to Retail - Art Gallery with exterior renovations		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: 3B IBL-2003	

Signature: <i>Cora Cass</i>	Signature: <i>JMB 6/19/07</i>
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>6/1/07</i>

Permit Taken By: Idobson	Date Applied For: 05/25/2007	<i>Planning Design Standards; Zoning Approval; OK 6/1/07</i>
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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 <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 Date: <i>6/1/07</i>	Zoning Appeal <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: <i>[Signature]</i>	Historic Preservation <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: <i>[Signature]</i>
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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

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

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

<b>Permit No:</b> 07-0618	<b>Date Applied For:</b> 05/25/2007	<b>CBL:</b> 037 G014001
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<b>Location of Construction:</b> 562 CONGRESS ST	<b>Owner Name:</b> TERBAX REALTY INC	<b>Owner Address:</b> 5 MILK ST	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> Daigle Construction	<b>Contractor Address:</b> 234 Church Rd. Brunswick	<b>Phone:</b> (207) 725-1452
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial - Retail - Art Gallery - Change of use from Commercial -office to Retail - Art Gallery with exterior renovations	<b>Proposed Project Description:</b> Change of use from Commercial -office to Retail - Art Gallery with exterior renovations
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**Dept:** PAD      **Status:** Approved with Conditions      **Reviewer:** Carrie Marsh      **Approval Date:** 06/01/2007  
**Note:** Must meet planning design standards.      **Ok to Issue:**

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/01/2007  
**Note:**      **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.
- 3) This property is located within a Pedestrian Activities District (PAD) which regulates first floor uses to be retail-like. Any change of use requires a separate permit for review and approval. Existing window shall not be reduced or removed.

**Dept:** Building      **Status:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 06/19/2007  
**Note:**      **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed as tested in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 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.
- 3) Approved with condition of addition of handrail for the new steps per code

**Dept:** Fire      **Status:** Approved      **Reviewer:** Capt Greg Cass      **Approval Date:** 06/20/2007  
**Note:** 6/19 routed to fire, it had not been reviewed for approval      **Ok to Issue:**

**Comments:**

6/19/2007-jmb: Bruce K. Called, it is an existing storefront with new door and steps, ok to issue

6/19/2007-jmb: Routed to fire for review

6/18/2007-jmb: Left voicemsg w/Bruce K. For detail on new entrance...is it new, handrails, structurals?



# 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>564 Congress St / 562 Congress St</u>		
Total Square Footage of Proposed Structure <u>564 Congress = 750% SF.</u>	Square Footage of Lot <u>17,800 +/- SF BLDG FOOTPRINT</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>037-G-014-001</u>	Owner: <u>TERBAX REALTY INC</u>	Telephone: <u>772 6404</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>BRUCE KISTLER</u> <u>5 MILK ST</u> <u>PORTLAND ME 04101</u> <u>772-8286 x207</u>	Cost Of Work: \$ <u>15,000</u> Fee: \$ _____ C of O Fee: \$ _____
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>OFFICE</u> Proposed Specific use: <u>ART GALLERY</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Change of use</u> <u>RENOVATE A PORTION OF AN EXISTING SPACE FOR AN ART GALLERY - INSTALL NEW STOREFRONT, SIGN BOARD, + ENTRY FOR 564 CONGRESS ST</u>		
Contractor's name, address & telephone: <u>DAIGLE CONSTRUCTION</u> Who should we contact when the permit is ready: <u>BRUCE KISTLER</u> Mailing address: _____ Phone: <u>772-8286 x207</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.

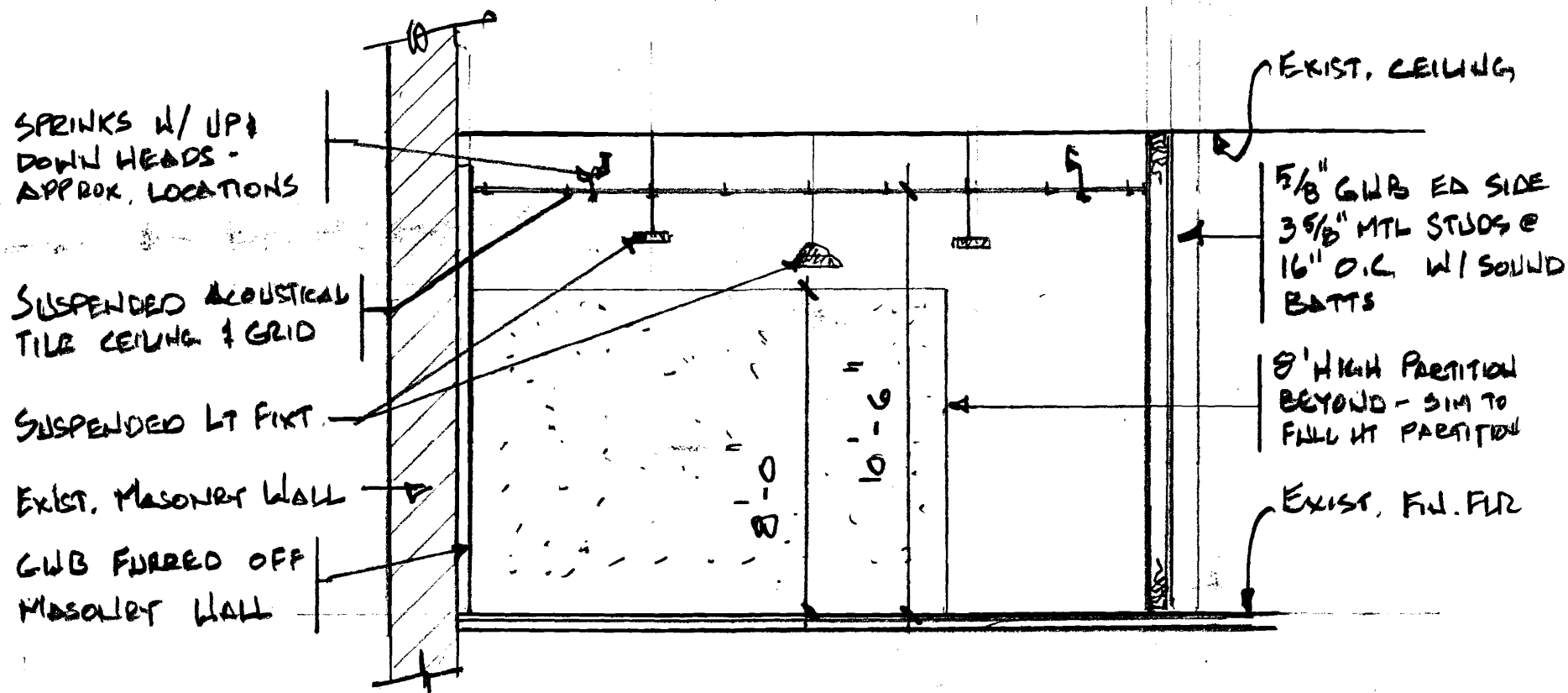
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division 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 of applicant: [Signature]

Date: 5/25/07

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



564 CONGRESS ST SECTION A-A - 1/4" = 1'-0"

Door Schedule

mark	Door material	frame material	w x ht x t	lockset function	closer
1	SC wood	metal	3'-0" x 6'-8" x 1/3/4"	office	no
2	insul alum storefront	alum	3'-0" x 6'-8" x 1/3/8"	keyed deadbolt each side	yes
es	metal	metal	3'-0" x 6'-8" x 1/3/4"	storeroom	yes
ep	SC wood	metal	3'-0" x 6'-8" x 1/3/4"	existing privacy	no

WINDOW SCHEDULE: EXIST. ALUM STOREFRONT TO BE REPLACED W/ NEW ANOD BRONZE ALUM STOREFRONT W/ INSULATED GLAZING.



