

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

BUILDING INSPECTION

PERMIT

Permit Number: 080304

PERMIT ISSUED

MAY 5 2008

037 G014001

CITY OF PORTLAND

This is to certify that TERBAX REALTY INC /D Construction

has permission to Change of use from office to retail on the 566 sq ft retail "Cyber Gallery" - on the 566 sq ft empty for future retail use

AT 562 CONGRESS ST

provided that the person or persons form or accepting this permit shall comply with all
of the provisions of the Statutes of the 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
before this building or part thereof is
occupied or service is provided.
FOUR NOTICES REQUIRED.

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

OTHER REQUIRED APPROVALS

Fire Dept. Craig Clark

Health Dept. _____

Appeal Board _____

Other _____

Department Name

James Burke 5/4/08
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

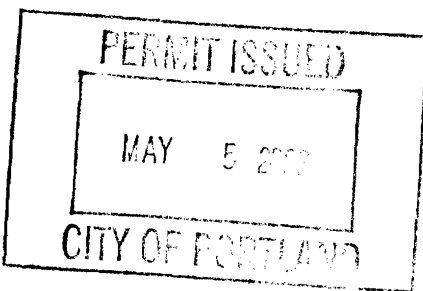
Permit No: 08-0304	Issue Date:	CBL: 037 G014001
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Location of Construction: 562 CONGRESS ST	Owner Name: TERBAX REALTY INC	Owner Address: 5 MILK ST	Phone:
Business Name:	Contractor Name: Daigle Construction	Contractor Address: 234 Church Rd. Brunswick	Phone: 2077251452
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial Office -	Proposed Use: Retail - Change of use from office to retail on the 568 side Retail "Cygnets Gallery" - on the 566 empty for future retail tenant	Permit Fee: \$245.00	Cost of Work: \$15,000.00	CEO District: 1
Proposed Project Description: Change of use from office to retail on the 568 side Retail "Cygnets Gallery" - on the 566 empty for future retail tenant		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See Conditions</i>	INSPECTION: Use Group: <i>M</i> Type: <i>3B</i> <i>IBC-2008</i>	
		Signature: <i>Corey Cross</i>	Signature: <i>JMB 5/4/08</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>4/8/08</i>	

Permit Taken By: Idobson	Date Applied For: 04/04/2008	Zoning Approval
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<ol style="list-style-type: none"> 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"/> <input type="checkbox"/> Denied <i>ok with conditions</i> Date: <i>4/8/08</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	Historic Preservation <i>TO DA</i> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input checked="" type="checkbox"/> Approved <i>AM</i> <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>042408</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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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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.

 X Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling

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.

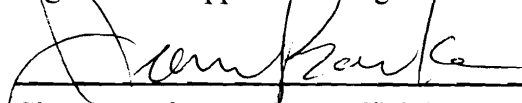
If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



Signature of Applicant/Designee

5/5/08
Date



Signature of Inspections Official

5/4/08
Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 08-0304	Date Applied For: 04/03/2008	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 (207) 725-1452
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	

Proposed Use: Retail -Change of use from office to retail on the 568 side Retail "Cygnet Gallery" - on the 566 empty for future retail tenant	Proposed Project Description: Change of use from office to retail on the 568 side Retail "Cygnet Gallery" - on the 566 empty for future retail tenant
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Dept: PAD	Status: Approved	Reviewer: Deborah Andrews	Approval Date: 04/25/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Zoning	Status: Approved with Conditions	Reviewer: Marge Schmuckal	Approval Date: 04/08/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) This property is located within the Pedestrian Activities District (PAD) which limits first floor uses to retail-like. Any use/tenant changes shall require a permit and review. Windows shall not be blocked or closed-in.			
2) Separate permits shall be required for any new signage.			
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: Jeanine Bourke	Approval Date: 05/04/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
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.			
Dept: Fire	Status: Approved with Conditions	Reviewer: Capt Greg Cass	Approval Date: 04/28/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separation from other uses in building to be maintained and verified.			
2) All construction shall comply with NFPA 101			
3) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.			



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>566 & 568 CONGRESS ST / 562 CONGRESS ST</u>		
Total Square Footage of Proposed Structure/Area <u>566 & 568 CONGRESS = 1700+/- 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>	Applicant * must be owner, Lessee or Buyer* Name <u>BRUCE KISTLER</u> Address <u>P.O. Box 7525</u> City, State & Zip <u>PORTLAND, ME 04112</u>	Telephone: <u>772-6404</u>
Lessee/DBA (If Applicable) <u>568 -</u> <u>Signet & Cygne Gallery</u> <u>ART</u>	Owner (if different from Applicant) Name <u>TERBAX REALTY INC</u> Address <u>P.O. Box 7525</u> City, State & Zip <u>PORTLAND, ME 04112</u>	Cost Of Work: \$ <u>15,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>245</u>
Current legal use (i.e. single family) _____ If vacant, what was the previous use? <u>OFFICE</u> Proposed Specific use: <u>RETAIL ESTABLISHMENTS - YES</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>RENOVATE A PORTION OF AN EXISTING SPACE FOR</u> <u>RETAIL ESTABLISHMENTS - INCLUDING STOREFRONT RENOVATIONS</u> <u>A NEW ENTRY & CONTINUATION OF THE EXTERIOR SIGN BAND.</u>		
Contractor's name: <u>DAILE CONSTRUCTION</u>		
Address: <u>234 Church Road</u>		
City, State & Zip <u>Brunswick, ME 04011</u>		Telephone: <u>725-1452</u>
Who should we contact when the permit is ready: <u>BRUCE KISTLER</u>		Telephone: <u>772 8286 x 207</u>
Mailing address: <u>SEE ABOVE</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, 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: Bruce Kistler Date: 4/3/08

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

From: Deb Andrews
To: Carrie Marsh
Date: 4/23/2008 2:54:39 PM
Subject: Fwd: 562 Congress St permit application

>>> "Bruce Kistler" <bkistler@forerivercompany.com> 4/23/2008 1:48:07 PM >>>
Hi Deb,

Attached are photos you requested for Carrie Marsh.

* IMG 6008 shows the new storefront and entry door installed last year at 564 Congress St. No changes will be made to the 564 Congress St storefront or entry.

* IMG 6009 shows the existing storefront in the 566 Congress St bay. This existing storefront will be replaced with a new storefront and entry door similar to the adjacent storefront and entry door in the 564 Congress St bay (IMG 6008).

* IMG 6010 shows the storefront and entry in the 568 Congress St bay. This storefront and entry will not be changed.

* IMG 6011 shows existing conditions of the sign band above the 564, 566, and 568 storefronts. We are planning to make the sign band continuous from the 562 Congress St marquee to the end of the building adjacent to Cross Jeweler.

Please refer to the permit application drawings for additional storefront and sign band information.

Call me with questions or problems.

Sincerely,

BK

Bruce Kistler

Fore River Company

5 Milk Street

P. O. Box 7525

Portland, ME 04112

fax: (207) 772-9078

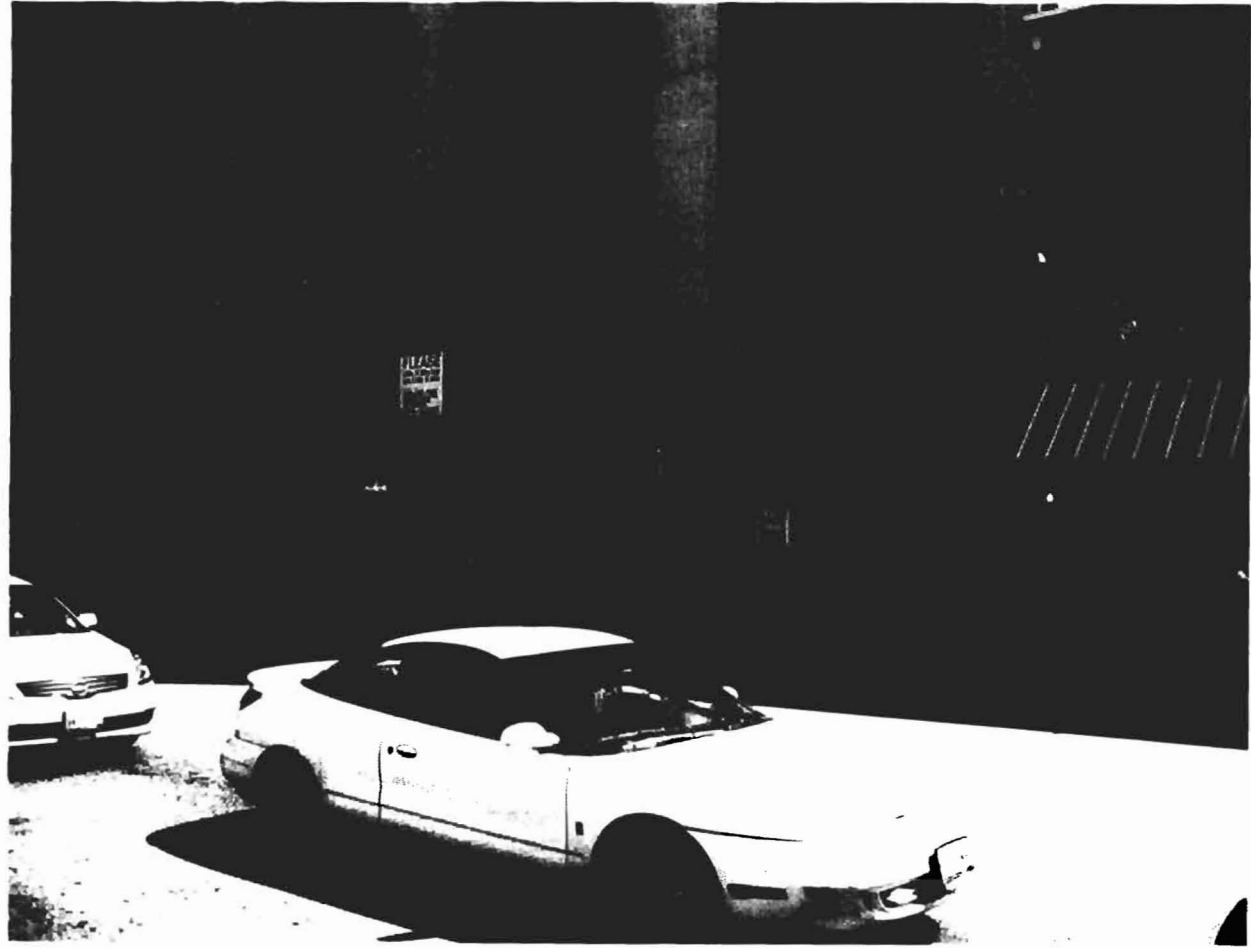
direct line: (207) 772-8286 x207

bkistler@forerivercompany.com

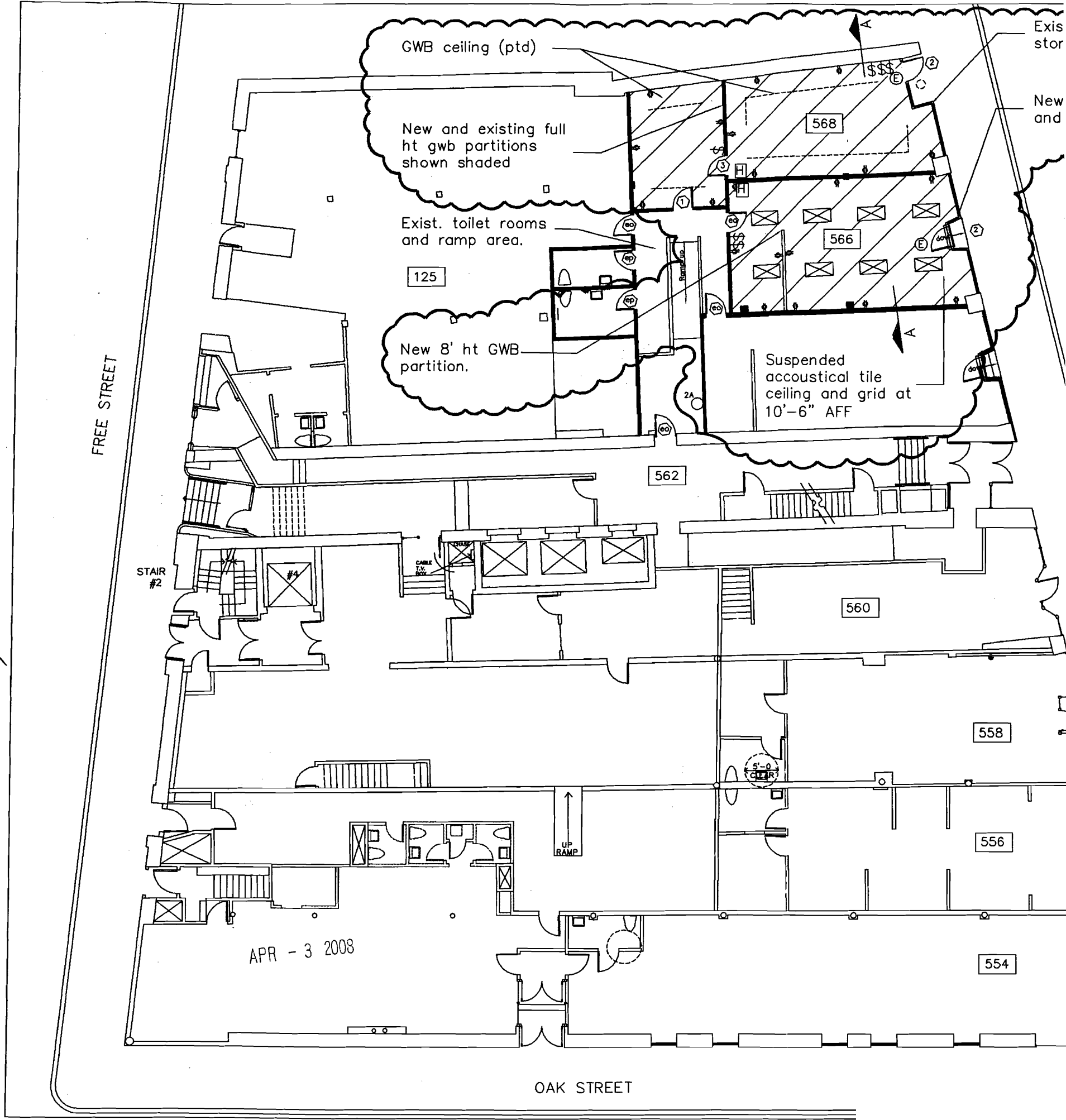








32614





existing signboard

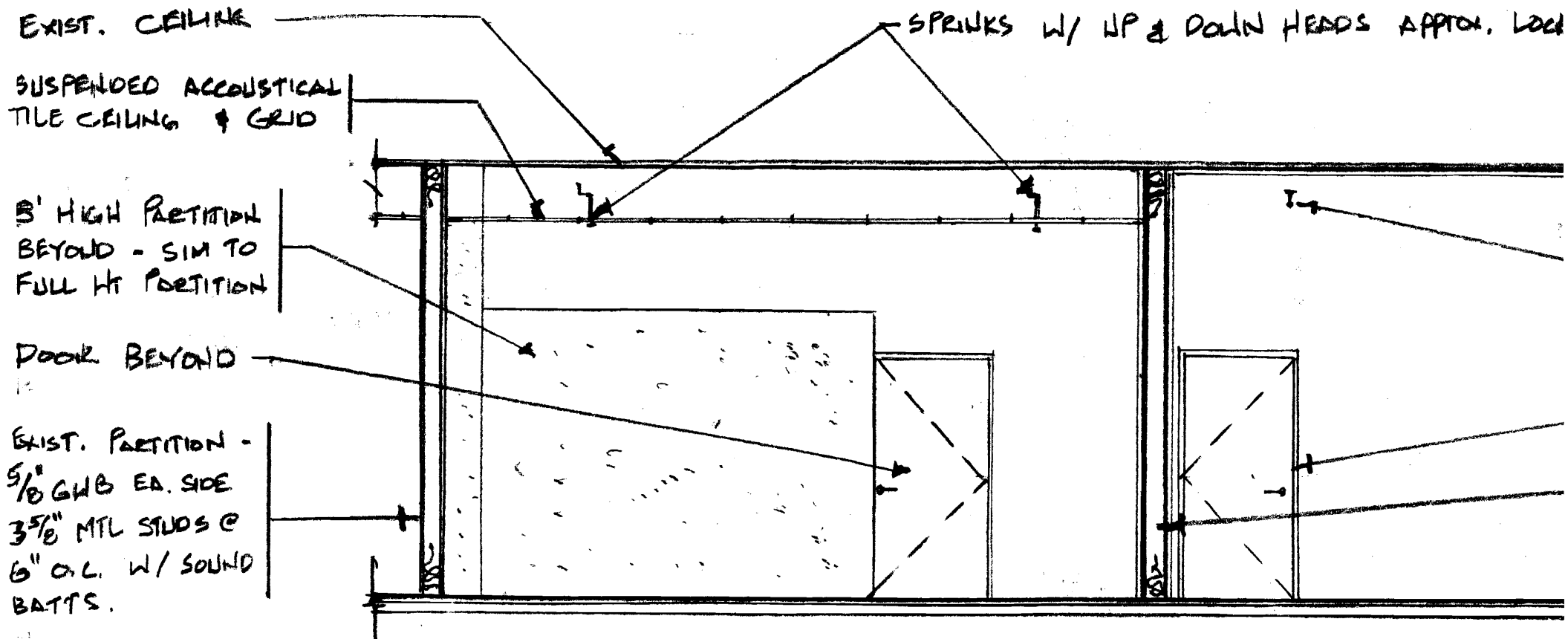
Area of new work

Exist pilaster

Existing storefront

New signboard bar
568 to match adj

New alum. storefr



566

568

566 & 568 CONGRESS ST. SECTION "A-A"

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	Storefront	alum.	3'-0" x 6'-8" x 1 3/4"	keyed deadbolt each side	yes
3	SC wood	metal	3'-0" x 6'-8" x 1 3/4"	passage	no
es	metal	metal	3'-0" x 6'-8" x 1 3/4"	storeroom	yes
eo	metal	metal	3'-0" x 6'-8" x 1 3/4"	office	no
ep	wood	metal	3'-0" x 6'-8" x 1 3/4"	privacy	no

Window Schedule:

566 Congress St - Existing alum. storefront to be replaced with a new anodized bronze alum. storefront and entry with insulated glazing.
 568 Congress Street - Existing storefront to remain.