

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

**CITY OF PORTLAND**

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING INSPECTION

**PERMIT**

Permit Number 7080600

**PERMIT ISSUED**

JUL 29 2008

This is to certify that TERBAX REALTY INC / E le Constructionhas permission to Retail Space, Install New E & Stor ent on Street, I y Interior Fit-up.AT 562 CONGRESS ST / 125 Pine Street L 037 G014001

provided that the person or persons form or ation a cepting this permit shall comply with all  
of the provisions of the Statutes of ine and of the ances 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 proceed  
before this building or part thereof is  
occupied or closed-in.  
4  
HOUR NOTICE IS REQUIRED.

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

## OTHER REQUIRED APPROVALS

Fire Dept. Greg Cross

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

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

Other \_\_\_\_\_

Department Name

Director - Building &amp; 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

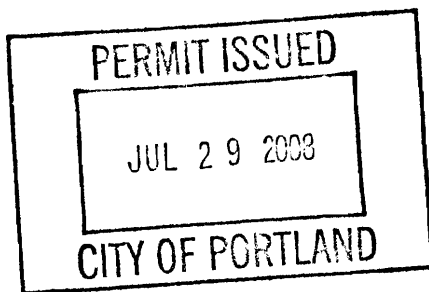
Permit No: 08-0646	Issue Date:	CBL: 037 G014001
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Location of Construction: 125 Free Street <i>(562 Congress)</i>	Owner Name: TERBAX REALTY INC	Owner Address: 5 MILK ST	Phone: 207/772-6404
Business Name:	Contractor Name: Daigle Construction	Contractor Address: 234 Church Rd. Brunswick	Phone: 2077251452
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: <i>B-3</i>

Past Use: Commercial Office (Catholic Charities)	Proposed Use: Retail Space, Install New Entry & Storefront on Free Street, New Interior Fit-up.	Permit Fee: \$315.00	Cost of Work: \$22,000.00	CEO District: 1
Proposed Project Description: Retail Space, Install New Entry & Storefront on Free Street, New Interior Fit-up.		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>See conditions</i>	INSPECTION: Use Group: <i>M</i> Type: <i>2</i> <i>IBC 2003</i>	
		Signature: <i>Craig Cass</i>		Signature: <i>[Signature]</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>6/10/08</i>		

Permit Taken By: lmd	Date Applied For: 06/09/2008	<b>Zoning Approval</b>	
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1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.  2. Building permits do not include plumbing, septic or electrical work.  3. 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"/>	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 <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>6/10/08</i> <i>ok with conditions</i>	Date: <i>6/25/08</i> <i>[Signature]</i>	


**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

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

  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

  7/29/08    
\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature of Inspections Official

\_\_\_\_\_  
Date

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

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

<b>Permit No:</b> 08-0646	<b>Date Applied For:</b> 06/09/2008	<b>CBL:</b> 037 G014001
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<b>Location of Construction:</b> 125 Free Street	<b>Owner Name:</b> TERBAX REALTY INC	<b>Owner Address:</b> 5 MILK ST	<b>Phone:</b> 207/772-6404
<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> Alterations - Commercial	

<b>Proposed Use:</b> Retail Space, Install New Entry & Storefront on Free Street, New Interior Fit-up.	<b>Proposed Project Description:</b> Retail Space, Install New Entry & Storefront on Free Street, New Interior Fit-up.
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**Dept:** PAD      **Status:** Approved      **Reviewer:** Deborah Andrews      **Approval Date:** 06/25/2008  
**Note:**      **Ok to Issue:**

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 06/10/2008  
**Note:**      **Ok to Issue:**

- 1) This property is located within the Pedestrian Activities District (PAD) which regulates uses along the first floor to be retail-like or pedestrian service orientated. This permit requested a retail use. If and when a tenant is obtained, this office should be notified to verify compliance with the PAD district regulations.
- 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:** Tammy Munson      **Approval Date:** 07/28/2008  
**Note:**      **Ok to Issue:**

- 1) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 2) Separate Permits shall be required for any new signage.
- 3) 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.

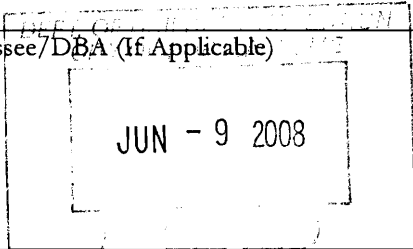
**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 06/26/2008  
**Note:**      **Ok to Issue:**

- 1) Emergency lights and exit signs are required
- 2) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 3) A single source supplier should be used for all through penetrations.
- 4) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance



# 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>125 FREE ST. / 562 CONGRESS ST</u>		
Total Square Footage of Proposed Structure/Area <u>125 FREE ST = 2850 +/- SF</u>		Square Footage of Lot <u>17,800 +/- SF = BLDG FOOTPRINT</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>037 - 6 - 014 - 001</u>	Applicant * <u>must</u> 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) 	Owner (if different from Applicant) Name <u>TELDAX REALTY INC</u> Address <u>P.O. Box 7525</u> City, State & Zip <u>PORTLAND, ME 04112</u>	Cost Of Work: \$ <u>22,000</u> C of O Fee: \$ <u>75</u> Total Fee: \$ _____
Current legal use (i.e. single family) If vacant, what was the previous use? <u>OFFICE</u> Proposed Specific use: <u>RETAIL</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: <u>INSTALL NEW ENTRY &amp; STOREFRONT ON FREE STREET AND NEW INTERIOR FINISHES.</u>		
Contractor's name: <u>DAIGLE 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>772-6404</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.

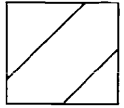
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](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: Bruce Kistler Date: 6/9/08

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

Legend



= Areas to be renovated

ⓔ = Exit/emergency lt

Ⓜ = Horn/strobe

⚡ = Duplex Receptacle

\$ = Wall Switch

⊠ = Recessed Flour. troffer

◦ = Recessed Flour. can

⊙<sup>3A</sup> = Fire extinguisher

New storefront windows and entry.

Existing elect. panel

Existing toilet rooms

Existing mech room

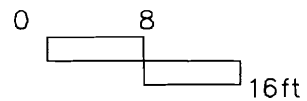
Scope of work within clouded area

FREE STREET

THE BAXTER BUILDING  
562 CONGRESS STREET  
PORTLAND, MAINE

First Floor Plan  
125 Free St Renovations

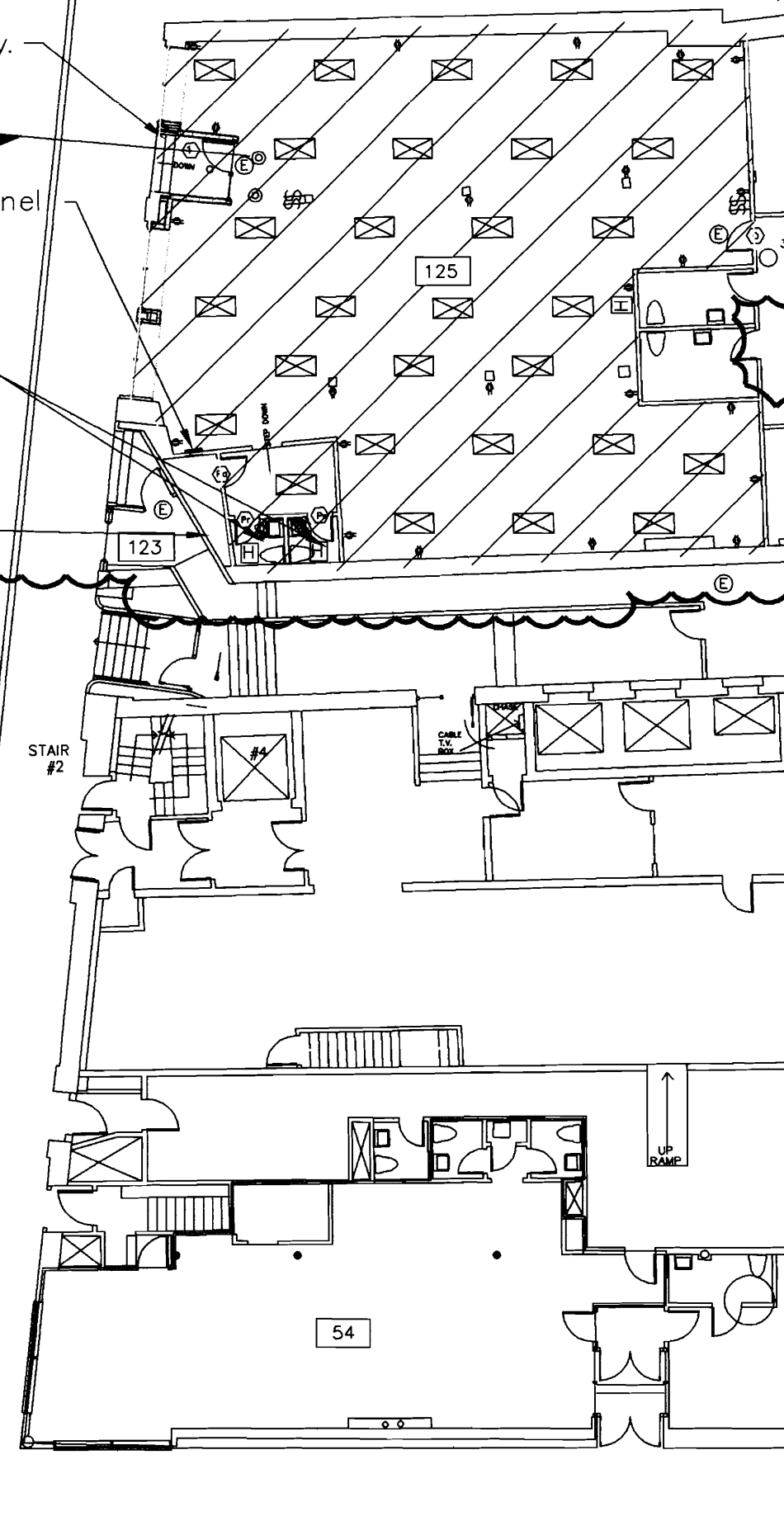
6/5/08

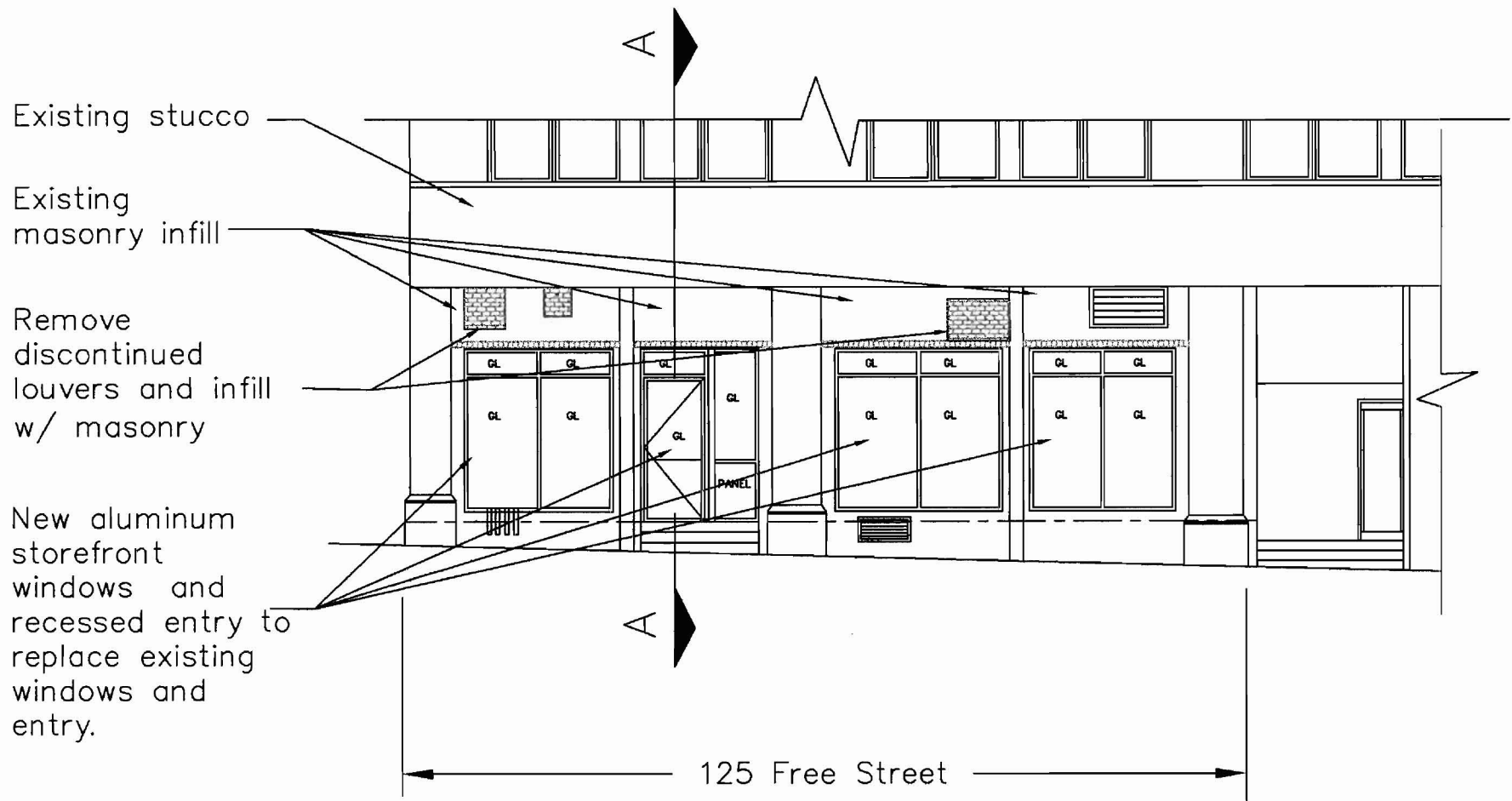


STAIR #2

CABLE TV. BOX

UP RAMP





Partial Free St Elevation  
 125 Free St Renovations



## General Notes:

- This permit application is for the 125 Free St tenancy only.
- Building fully sprinkler and monitored to NFPA 13.

### Door Schedule

Mark	Door material	Frame Material	w x ht x t	Lockset function	closer
1	Storefront	alum.	3'-0" x 6'-8" x 1 3/4"	keyed deadbolt outside and thumb latch inside	yes
Pr	wood	metal	2'-8" x 6'-8" x 1 3/4"	Privacy	no
Pa	wood	metal	3'-0" x 6'-8" x 1 3/4"	Passage	no
Of	wood	metal	3'-0" x 6'-8" x 1 3/4"	office	no

### Window Schedule:

125 Free St - New anodized bronze alum. storefront and entry with tempered insulated glazing.

