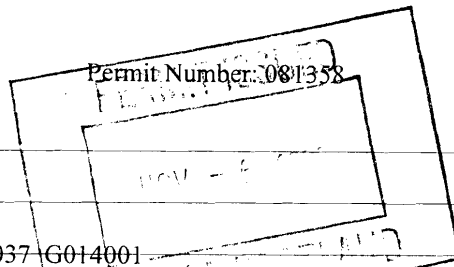
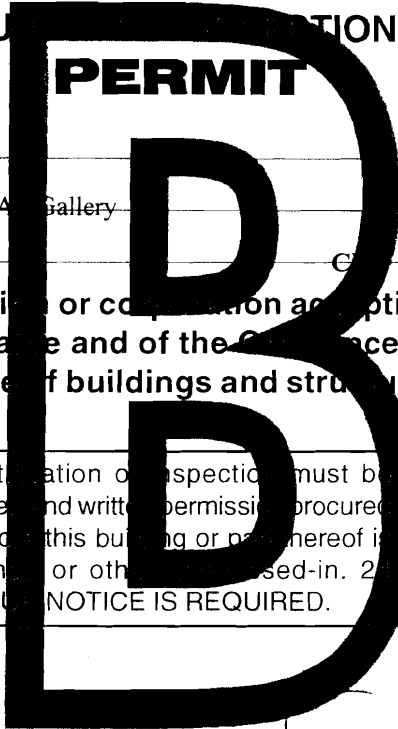


# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

## BUILDING PERMITS

# PERMIT



Please Read Application And Notes, If Any, Attached

This is to certify that TERBAX REALTY INC

has permission to Change of use from office to Art Gallery

AT 562 CONGRESS ST

City of Portland 037 G014001

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 work is used-in. 24 HOUR 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. Covered

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

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

Other \_\_\_\_\_  
Department Name

*[Signature]*  
11/6/08  
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

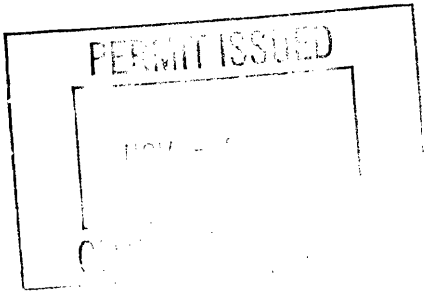
Permit No: 08-1358	Issue Date:	CBL: 037 G014001
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Location of Construction: 564-566 CONGRESS ST	Owner Name: TERBAX REALTY INC	Owner Address: 5 MILK ST	Phone:
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Change of Use - Commercial	Zone: B-3

Past Use: Commercial - Office	Proposed Use: Commercial - Art Gallery Retail - Change of use from office to Art Gallery "PalMatter Art Gallery II"	Permit Fee: \$105.00	Cost of Work: \$105.00	CEO District: 1
Proposed Project Description: Change of use from office to Art Gallery		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: 3B	
		Signature: <i>[Signature]</i> Date: 10/27/08		
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: 10/27/08				

Permit Taken By: Idobson	Date Applied For: 10/22/2008	<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> <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"/>	<b>Zoning Appeal</b> <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	<b>Historic Preservation</b> <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>10/27/08</i>	Date: <i>10/28/08 D.A. Verbal signed</i>	Date: <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/Certificate of Occupancy: Prior to any occupancy of the structure or use.**

**NOTE: There is a \$75.00 fee per inspection at this point.**

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.**

*X. Cant. Jones*  
Signature of Applicant/Designee

11/6/08  
Date

*[Signature]*  
Signature of Inspections Official

11/6/08  
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> 08-1358	<b>Date Applied For:</b> 10/22/2008	<b>CBL:</b> 037 G014001
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<b>Location of Construction:</b> 564 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>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> Commercial - Art Gallery Retail - Change of use from office to Art Gallery "Perlmutter Art Gallery"	<b>Proposed Project Description:</b> Change of use from office to Art Gallery
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**Dept:** PAD      **Status:** Approved      **Reviewer:** Deborah Andrews      **Approval Date:** 10/28/2008  
**Note:**      **Ok to Issue:**

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 10/27/2008  
**Note:**      **Ok to Issue:**

- 1) This property is located within the Pedestrian Activities District (PAD) which regulates first floor uses to be retail-like or of interest to pedestrians. Windows and openings shall not be closed or reduced in size.
- 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:** 11/06/2008  
**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 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:** 10/28/2008  
**Note:**      **Ok to Issue:**

- 1) Walls in structure are to be labeled according to fire resistance rating.  
IE; 1 hr. / 2 hr. / smokeproof.
- 2) All means of egress to remain accessible at all times
- 3) Emergency lights and exit signs are required
- 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
- 5) All construction shall comply with NFPA 101

**Comments:**

10/22/2008-ldobson: Held for additional info

<b>Location of Construction:</b> 564 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>	<b>Contractor Address:</b>	<b>Phone</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Change of Use - Commercial	

10/28/2008-mes: Deb A. returned this permit unsigned, without comments. When I called and talked to her she said that she was not reviewing Quesada permits. But she said I could sign off on it for her.

Refer# 080304



# 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 Congress St</u>		
Total Square Footage of Proposed Structure/Area <u>566 Congress St = 800+/- SF</u>	Square Footage of Lot <u>17800+/- SF = Foot Print</u>	Number of Stories <u>6</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>037      - 6 - 014 - 001</u>	Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>BRUCE KISTLER</u> Address <u>P.O. Box 7525</u> City, State & Zip <u>PTD, ME 04112</u>	Telephone: <u>772-6404</u>
Lessee/DBA (If Applicable) <u>Perlmutter Art Gallery</u>	Owner (if different from Applicant) Name <u>Tribal Realty, Inc</u> Address <u>P.O. Box 7525</u> City, State & Zip <u>PTD ME 04112</u>	Cost Of Work: \$ <u>0</u> C of O Fee: \$ <u>75-</u> Total Fee: \$ <u>105</u>
Current legal use (i.e. single family) <u>VACANT</u> Number of Residential Units _____ If vacant, what was the previous use? <u>OFFICE</u> Proposed Specific use: <u>ART GALLERY</u> Is property part of a subdivision? <u>NO</u> If yes, please name _____ Project description: _____		
Contractor's name: <u>N/A</u> Address: _____ City, State & Zip _____ Telephone: _____ Who should we contact when the permit is ready: <u>Applicant</u> Telephone: _____ Mailing address: _____		

OCT 22 2008

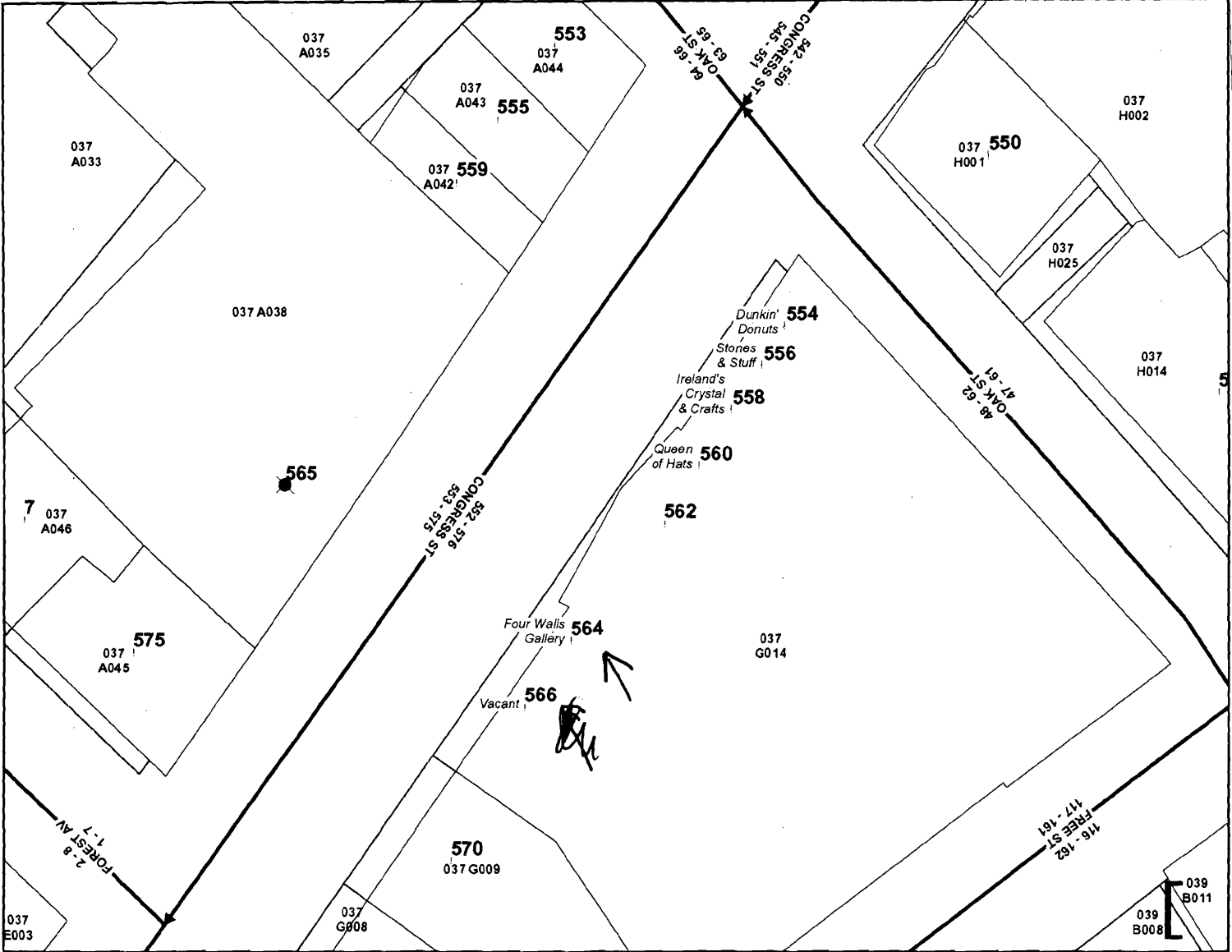
**Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.**

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: 10/22/08

**This is not a permit; you may not commence ANY work until the permit is issue**





# 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>TERBAY 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>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>DAVINE 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.

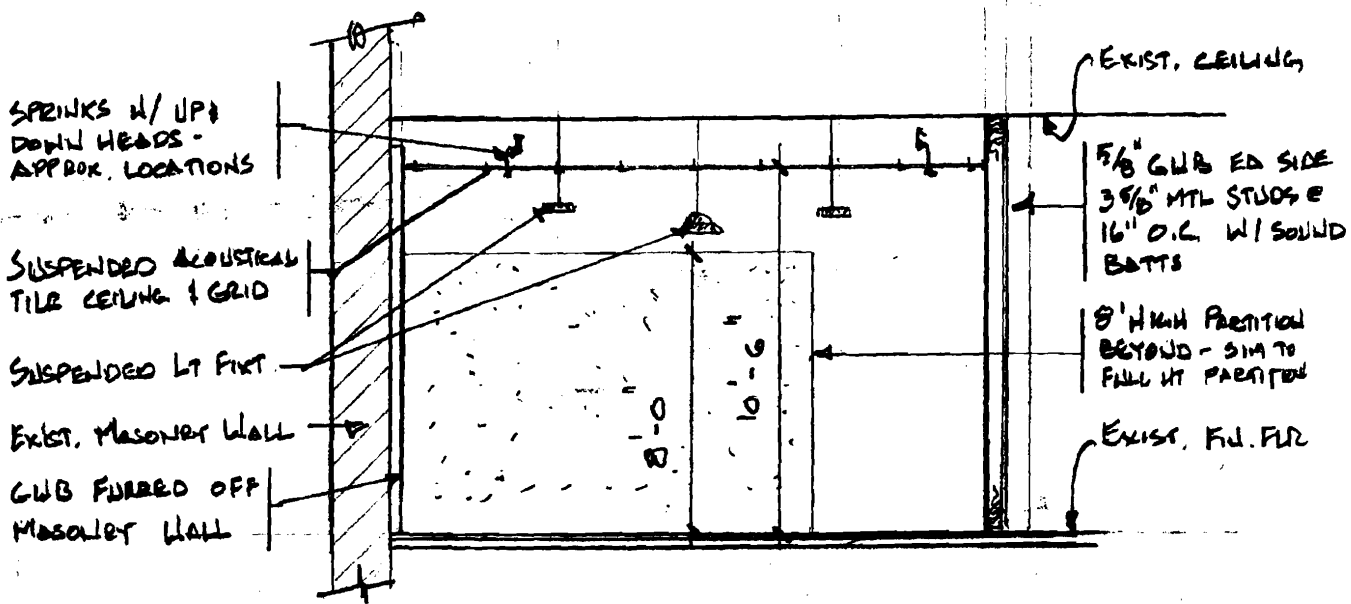
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division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



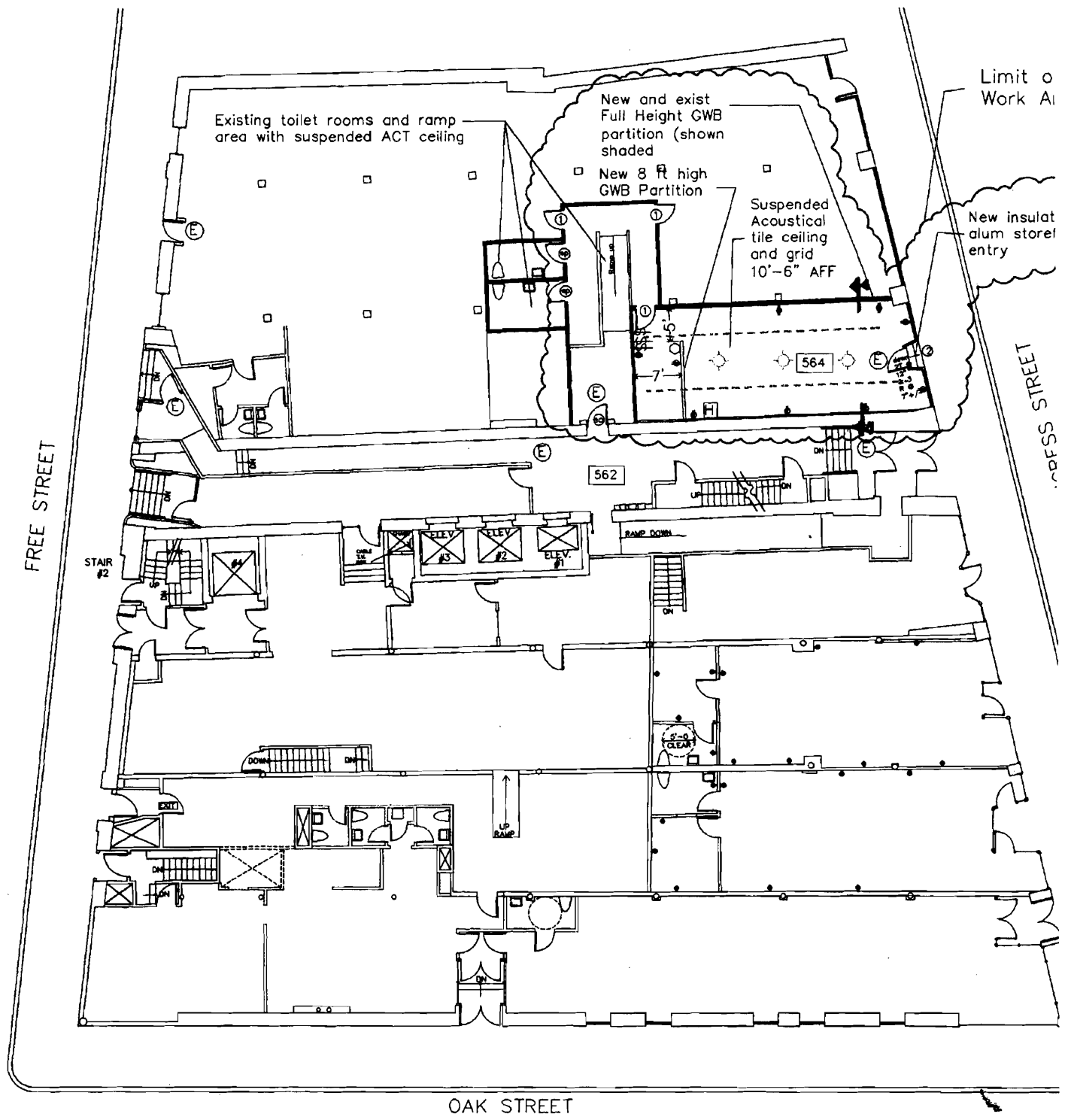


564 CONGRESS ST SECTION A-A - 1/4" = 1'-0"

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.



Existing toilet rooms and ramp area with suspended ACT ceiling

New and exist Full Height GWB partition (shown shaded)

New 8 ft high GWB Partition

Suspended Acoustical tile ceiling and grid 10'-6" AFF

Limit of Work Area

New insulat alum store entry

FREE STREET

SPESS STREET

OAK STREET

STAIR #2

562

564

UP RAMP

RAMP DOWN

ELEV. #3

ELEV. #2

ELEV. #1

DOWN

DOWN

DOWN

DOWN

DOWN

DOWN

DOWN

DOWN

DOWN

DOWN

DOWN

DOWN

DOWN

DOWN



Legend



= Areas to be renovated



= Exit/emergency lit



= Horn/strobe



= Duplex Receptacle



= Wall Switch



= Recessed Flour. troffer



= Recessed Flour. can



= Fire extinguisher

Scope of work within clouded area

New storefront windows and entry.

Existing elect. panel

Existing toilet rooms

Existing mech room

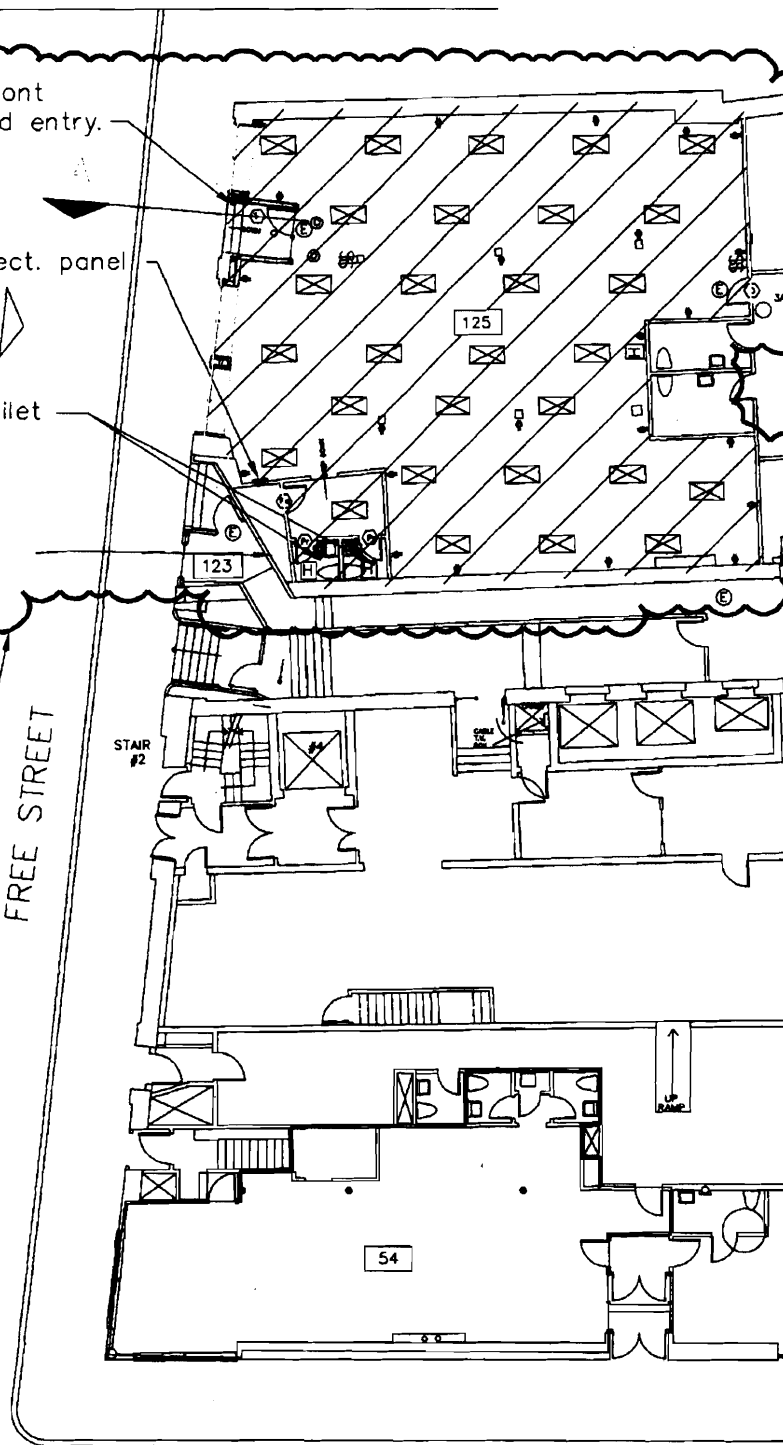
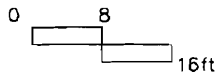
FREE STREET

STAR #2

THE BAXTER BUILDING  
562 CONGRESS STREET  
PORTLAND, MAINE

First Floor Plan  
125 Free St Renovations

6/5/08

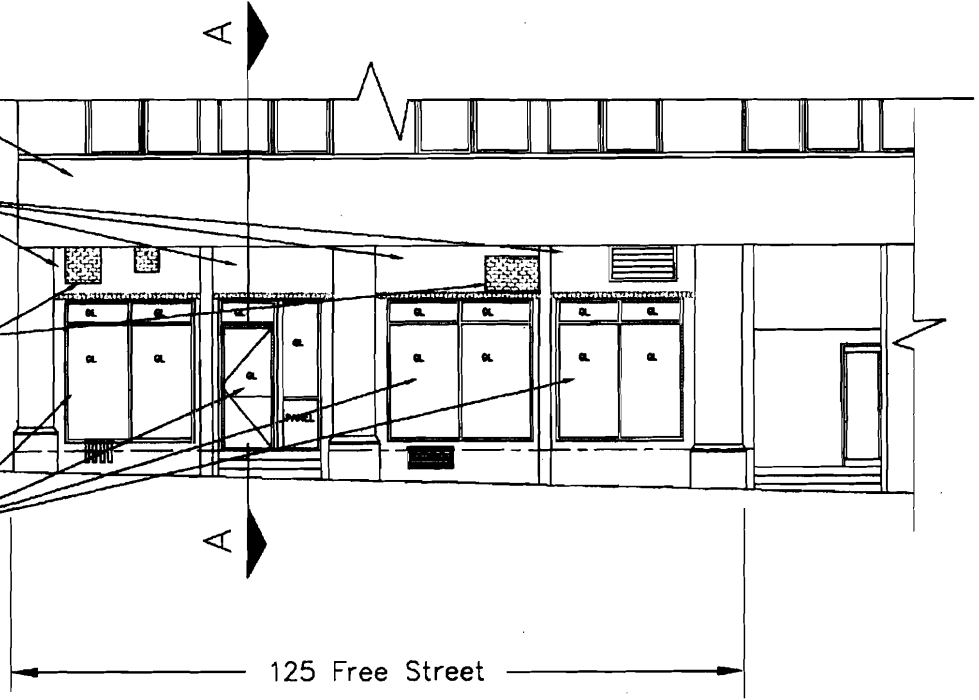


Existing stucco

Existing masonry infill

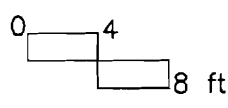
Remove discontinued louvers and infill w/ masonry

New aluminum storefront windows and recessed entry to replace existing windows and entry.



125 Free Street

Partial Free St Elevation  
125 Free St Renovations



General Notes:

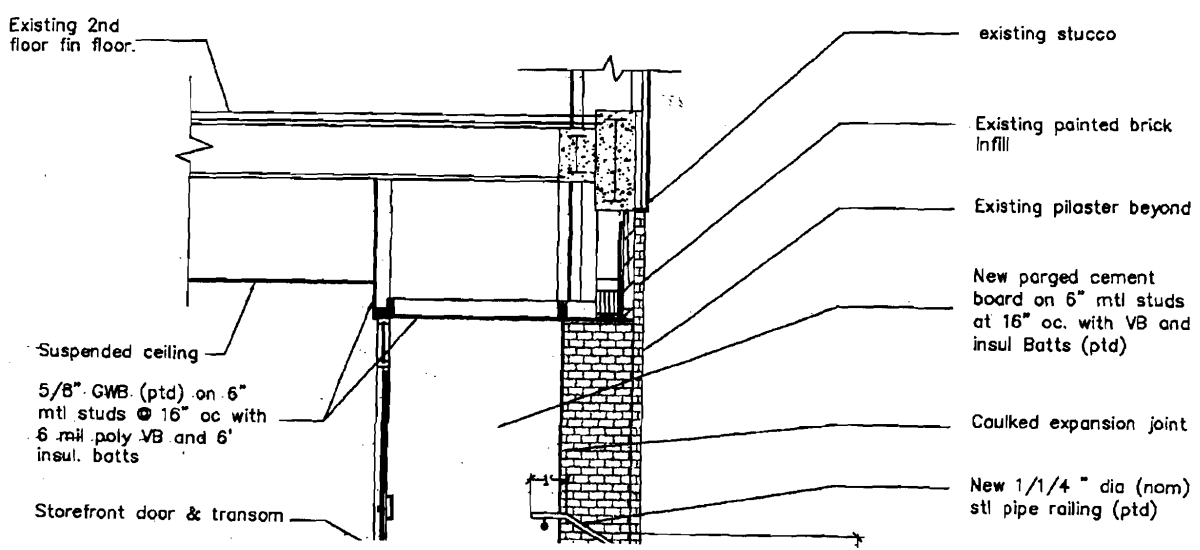
- This permit application is for the 125 Free St tenancy only.
- Building fully sprinkler and monitored to NFPA 13.

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.



**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](mailto:bkistler@forerivercompany.com)



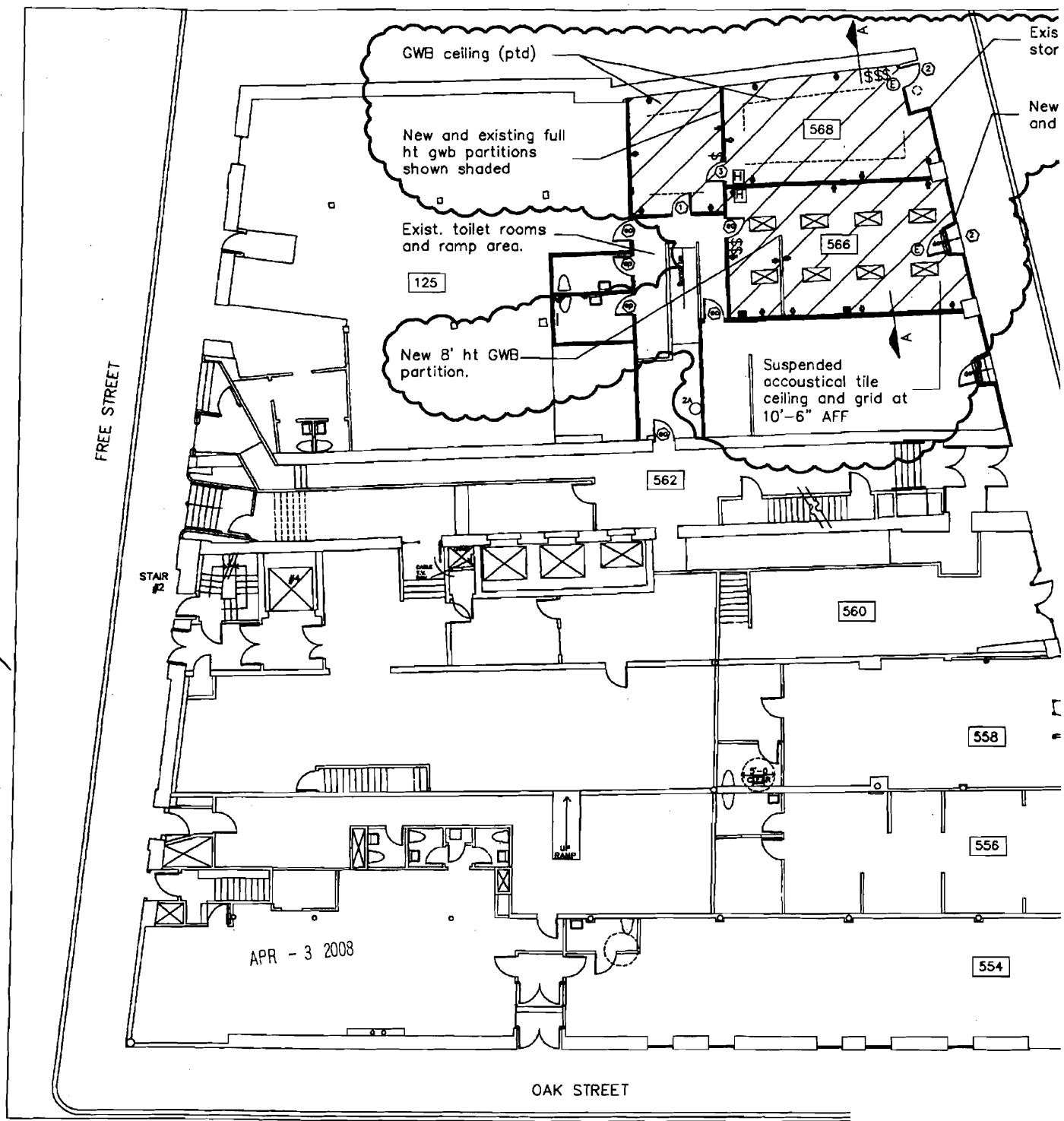


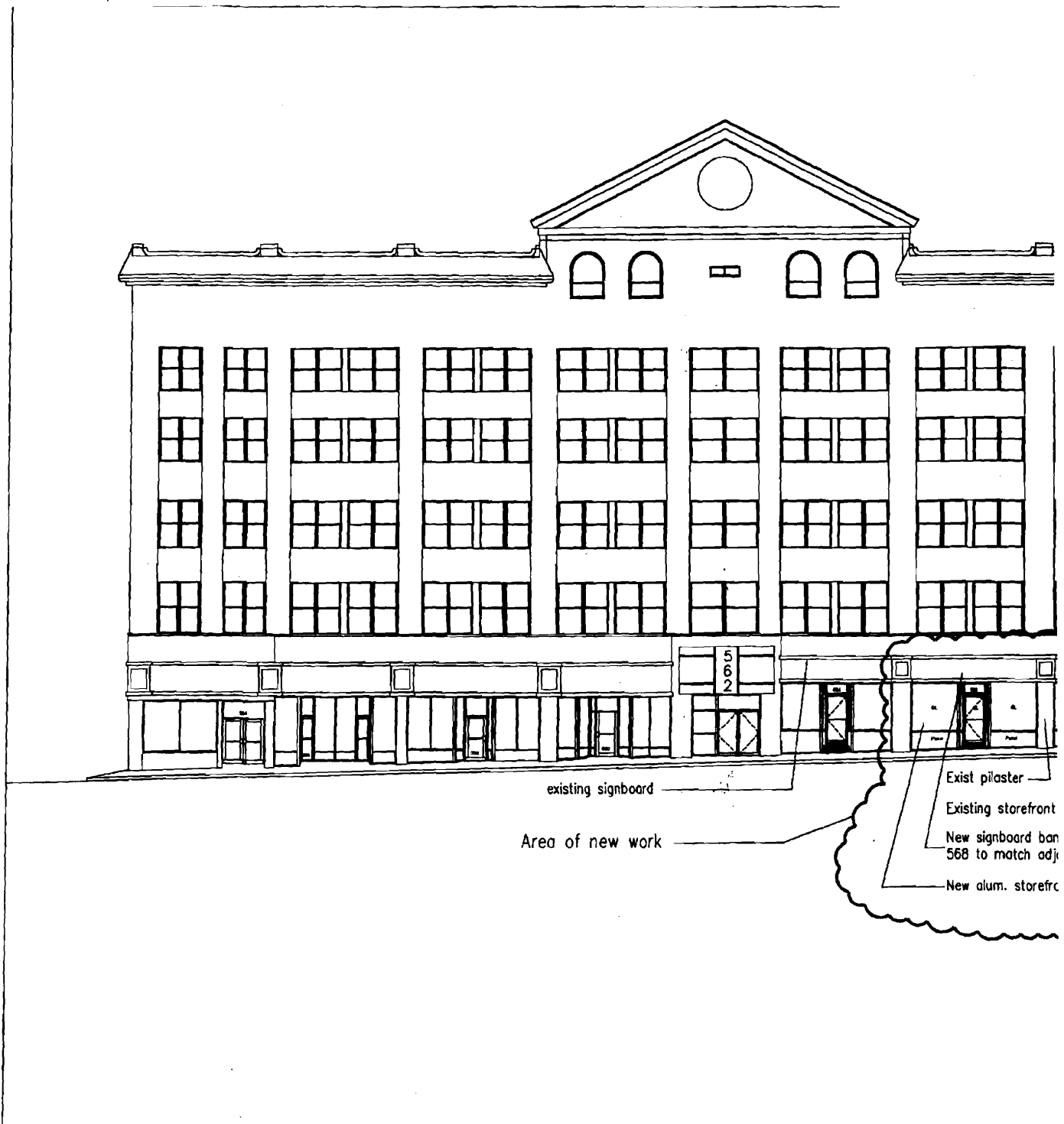






32614





existing signboard

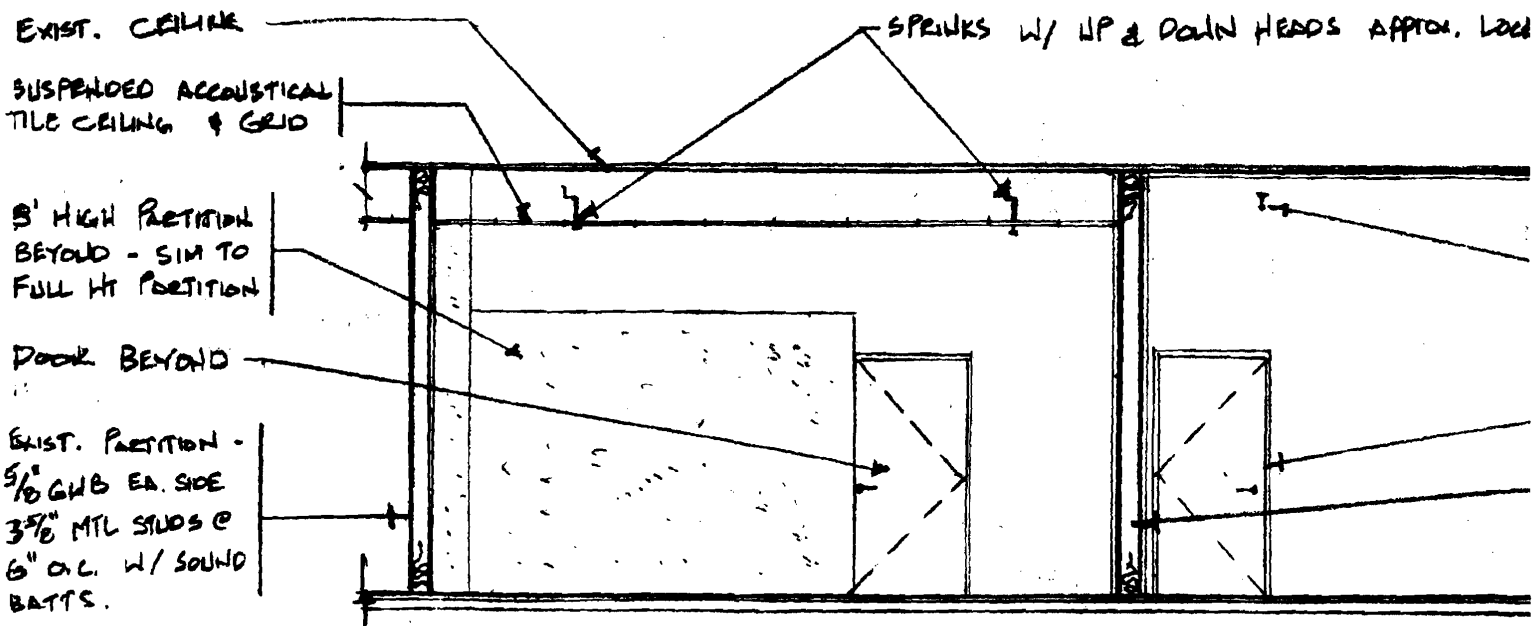
Area of new work

Exist pilaster

Existing storefront

New signboard bar  
568 to match adji

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.