

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Please Read Application And Notes, If Any, Attached

Permit Number: 080791

PERMIT ISSUED
AUG 4 2008

This is to certify that 496 CONGRESS STREET LLC / Real Estate Assoc
has permission to Facade Repair & add decorative window over 496 Congress
AT 498 CONGRESS ST 037 1001001

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 when permission procured before this building or part thereof is altered or closed-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. Greg Cross
Health Dept. _____
Appeal Board _____
Other _____
Department Name

Thomas H. Mahoney 7/30/08
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: 08-0791	Issue Date:	CBL: 037 1001001
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Location of Construction: 498 CONGRESS ST	Owner Name: 496 CONGRESS STREET LLC	Owner Address: PO BOX 1300	Phone:
Business Name:	Contractor Name: Real Estate Assoc	Contractor Address: 468 Allen Ave Portland	Phone 2078074617
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: 3-3

Past Use: Commercial Building including Restaurant - Subway	Proposed Use: Commercial Building including Restaurant - Subway - Facade Repair & add decorative window over 496 Congress	Permit Fee: \$80.00	Cost of Work: \$6,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group <i>Commercial</i> Type: <i>SB</i> <i>IAC 2003</i>	

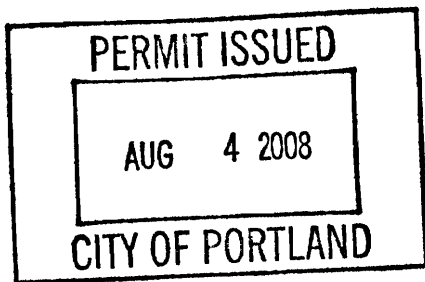
Proposed Project Description:
Facade Repair & add decorative window over 496 Congress

Signature: *Gregory Cass* Signature: *JM 7/31/08*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 06/30/2008	Zoning Approval		
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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"/> Date: <i>7/11/08</i> <i>ABM</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: _____	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>ABM</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



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>494-498 CONGRESS ST.</u>		
Total Square Footage of Proposed Structure/Area		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# <u>37</u> Block# <u>1</u> Lot# <u>1</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name _____ Address _____ City, State & Zip _____	Telephone: _____
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>496 CONGRESS ST, LLC</u> Address <u>496 CONGRESS ST</u> City, State & Zip <u>PORTLAND, ME 04103</u>	Cost Of Work: \$ <u>6,000</u> C of O Fee: \$ _____ Total Fee: \$ _____
Current legal use (i.e. single family) _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>FACADE REPAIR & INSTALL WINDOW OVER</u> <u>496 CONGRESS ST</u>		
Contractor's name: <u>REAL ESTATE MGMT ASSOC, LLC</u> Address: <u>468 ALLEN AVE</u> City, State & Zip: <u>PORTLAND, ME 04103</u> Telephone: <u>507-4617</u> Who should we contact when the permit is ready: <u>JAMIE DAYTON</u> Telephone: _____ Mailing address: _____		

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.

JUN 30 2008

Signature: [Signature] Date: 6/30/08

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

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.**

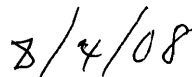
Certificate of Occupancy is not required for certain projects. Your inspector can advise you if your project requires a Certificate of Occupancy. All projects DO require a final inspection.

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

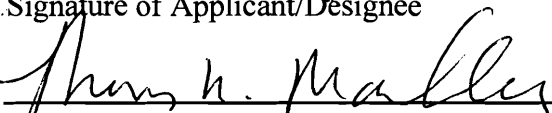
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.



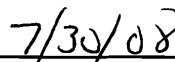
Signature of Applicant/Designee



Date



Signature of Inspections Official



Date

City of Portland, Maine - Building or Use Permit

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Permit No: 08-0791	Date Applied For: 06/30/2008	CBL: 037 1001001
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial Building - Facade Repair & add decorative window over 496 Congress	Proposed Project Description: Facade Repair & add decorative window over 496 Congress
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Dept: Zoning	Status: Approved with Conditions	Reviewer: Ann Machado	Approval Date: 07/11/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) 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: Tom Markley	Approval Date: 07/30/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) Separate Permits shall be required for any new signage.			
2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.			
Dept: Fire	Status: Approved	Reviewer: Capt Greg Cass	Approval Date: 07/22/2008
Note:			Ok to Issue: <input checked="" type="checkbox"/>





From: Ann Machado
To: Deb Andrews
Date: 7/11/2008 12:17:39 PM
Subject: 496-498 Congress

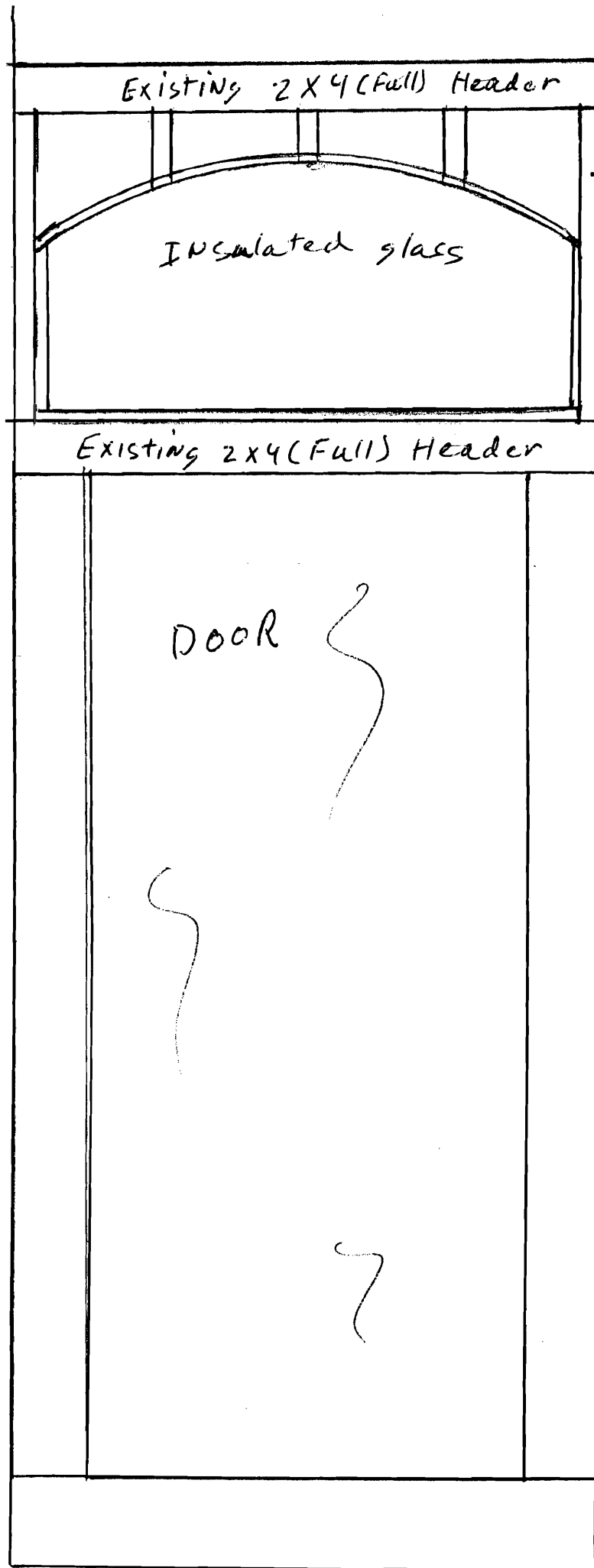
Deb -

We have a permit to change part of the facade of 496-498 Congress Street on the corner of Brown Street and Congress. (First floor is Subway & Verizon). It looks like they are replacing the door with a door & window. It is not historic but it is in the PAD district. I know that PAD applies to first floor use and to signs but would it require a PAD review to change part of the facade?

Thanks, Ann

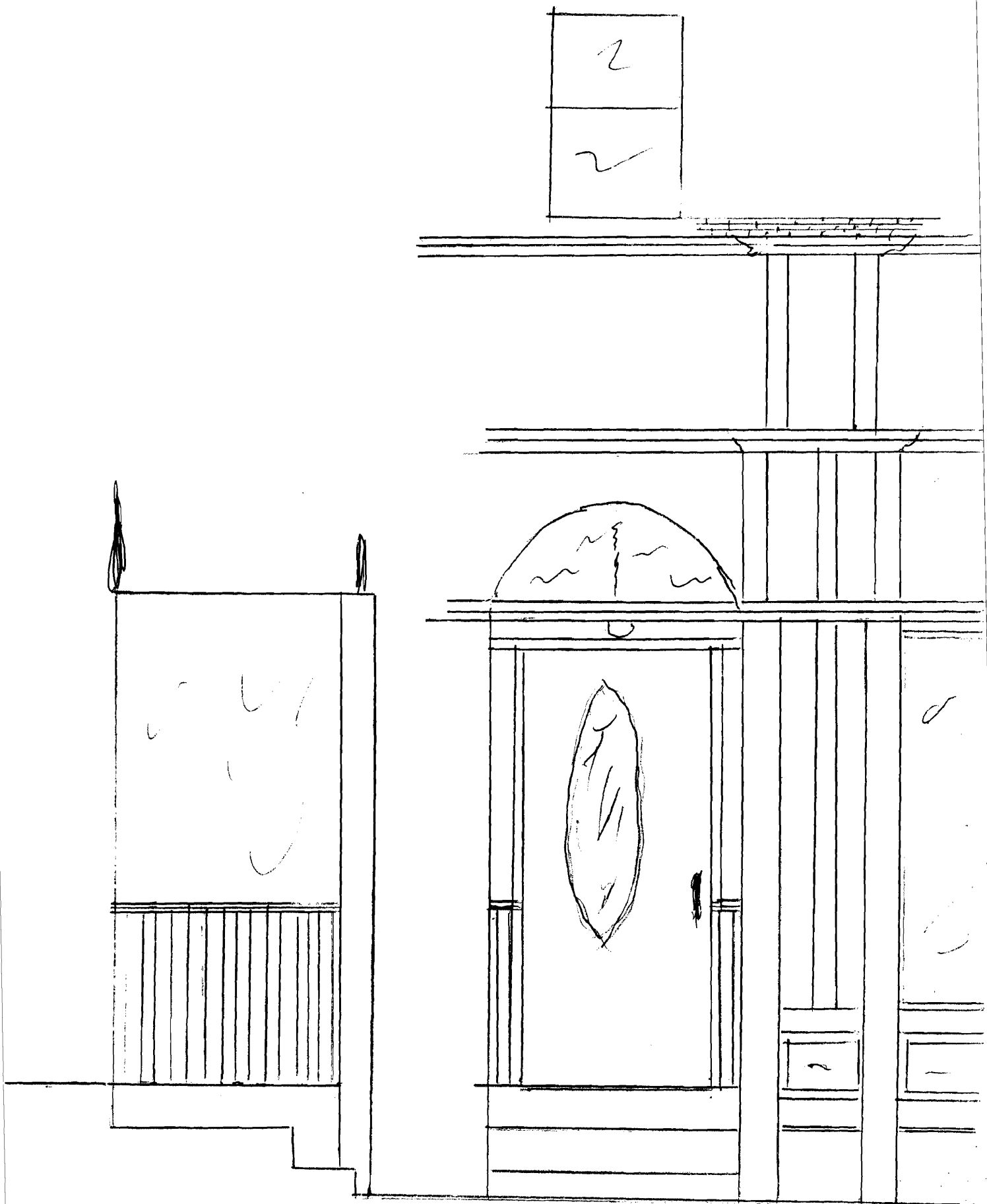
called + left a message
for Jamie Dayton that
permit is ready for
pick-up. Tom M 7/30/08

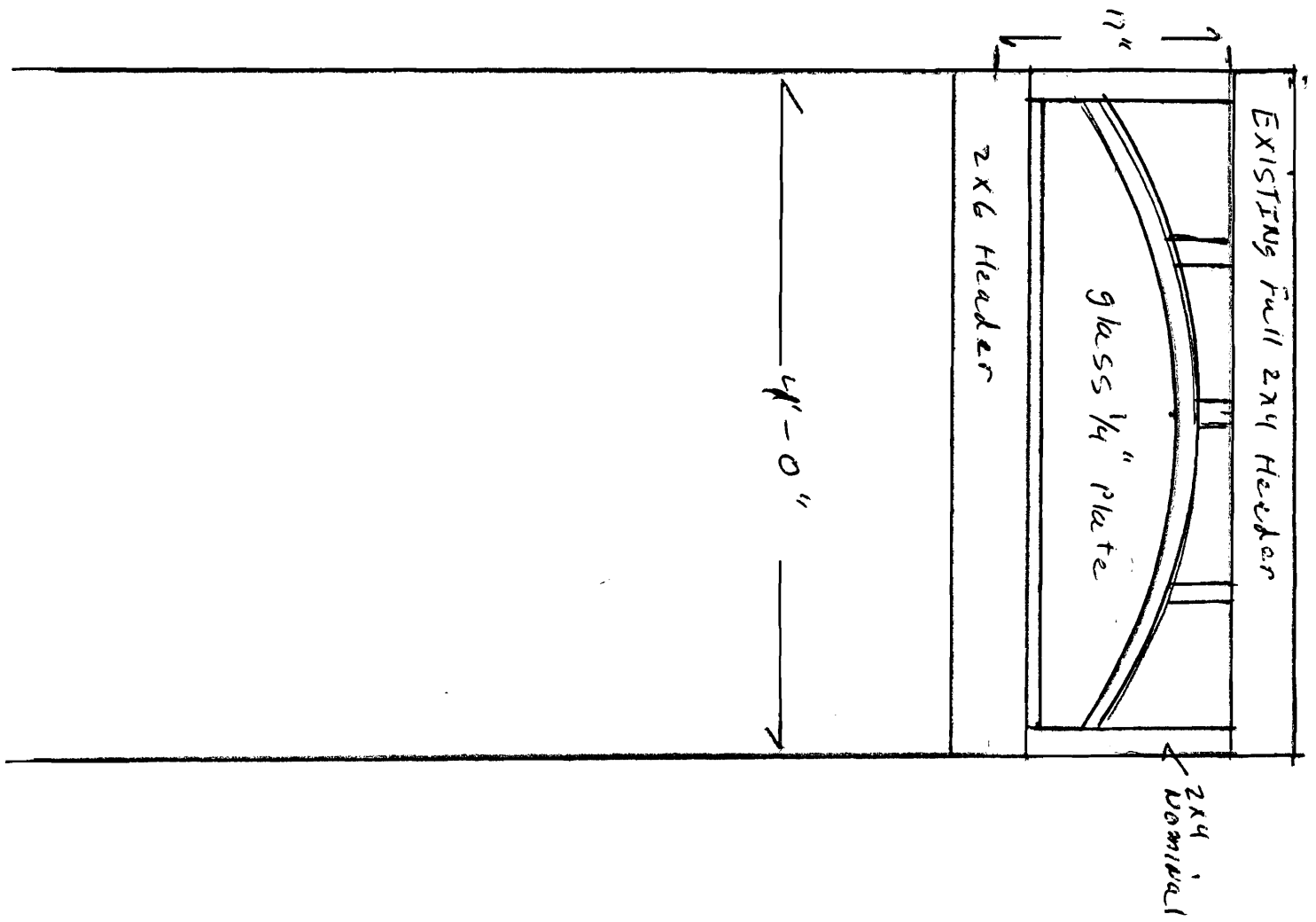
496 Congress
New Entry
1'1" = 1'-0"
SBD 6-08



2x4 Nominal
17"

On Picture area marked w/x





496 Congress
 Outer wall
 Facade
 New construction
 1" = 1'-0"
 580 06'-08