

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 100023

PERMIT ISSUED

Please Read Application And Notes, If Any, Attached

This is to certify that 496 CONGRESS STREET LLC / FC Industries / Rich Fogel

has permission to Minor interior remodel

AT 496 CONGRESS ST Suite 101 CB 037 1001001

JAN 29 2010

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 lathed or otherwise worked-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. _____

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature]
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: 10-0023	Issue Date:	CBL: 037 I001001
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Location of Construction: 496 CONGRESS ST Suite 101	Owner Name: 496 CONGRESS STREET LLC	Owner Address: PO BOX 1300	Phone:
Business Name:	Contractor Name: RFC Industries Inc / Rich Foglesong	Contractor Address: 2731 Fairway Oaks Drive Lake St Lou	Phone: 6035618900
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - US Cellular - retail	Proposed Use: Commercial - US Cellular - Minor interior remodel - retail	Permit Fee: \$430.00	Cost of Work: \$41,000.00	CEO District: 1
Proposed Project Description: Minor interior remodel		FIRE DEPT: <input type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: 2B IBC 2003 Signature: <i>[Signature]</i>	
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: <i>[Signature]</i> Date:		

Permit Taken By: Ldobson	Date Applied For: 01/08/2010	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <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>9/11/10</i>	<p>Zoning Appeal</p> <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:	<p>Historic Preservation</p> <input type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date: <i>1/11/10</i>
	<p>PERMIT ISSUED</p> <p>JAN 29 2010</p> <p>City of Portland</p>		

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.

Signature of Applicant/Designee

Date

Signature of Inspections Official

Date

PERMIT TO BUILD

JAN 29 2010

City of Peoria

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0023	Date Applied For: 01/08/2010	CBL: 037 I001001
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Location of Construction: 496 CONGRESS ST Suite 101	Owner Name: 496 CONGRESS STREET LLC	Owner Address: PO BOX 1300	Phone:
Business Name:	Contractor Name: RFC Industries Inc / Rich Foglesong	Contractor Address: 2731 Fairway Oaks Drive Lake St Lou	Phone (603) 561-8900
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - US Cellular - Minor interior remodel	Proposed Project Description: Minor interior remodel
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Dept: Historic **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 01/11/2010

Note: **Ok to Issue:**

- 1) * Any exterior alteration, including signage/lighting installation, requires review and approval under Historic Preservation Ordinance.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 01/11/2010

Note: **Ok to Issue:**

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Separate permits shall be required for any new signage. Any existing banners on City Property SHALL be removed - they are unpermitted.
- 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:** 01/29/2010

Note: **Ok to Issue:**

- 1) All interior work must be steel studs and non bearing walls only.
- 2) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
- 3) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.

Comments:

1/12/2010-gg: RECEIVED FROM HISTORIC ON 01/12/2010. /GG

PERMIT ISSUED

JAN 29 2010

City of Portland



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>496 CONGRESS ST. suite 101</u>		
Total Square Footage of Proposed Structure/Area <u>1307 SF</u>		Square Footage of Lot <u>N/A</u>
Tax Assessor's Chart, Block & Lot Chart# <u>37</u> Block# <u>I</u> Lot# <u>1</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>US CELLULAR</u> Address <u>8410 W. BRYAN AVE</u> <u>60631</u> City, State & Zip <u>CHICAGO, IL</u>	Telephone: <u>314-406-2700</u>
Lessee/DBA (If Applicable) <u>US CELLULAR</u>	Owner (if different from Applicant) Name <u>N/A</u> Address City, State & Zip	Cost Of Work: \$ <u>41,005.⁰⁰</u> C of O Fee: \$ _____ Total Fee: \$ <u>430</u>
Current legal use (i.e. single family) <u>RETAIL</u> If vacant, what was the previous use? <u>EXISTING RETAIL</u> Proposed Specific use: <u>CELL phone sales + SERVICE</u> Is property part of a subdivision? <u>N/A</u> If yes, please name _____ Project description: <u>MINOR REMODEL (interior)</u>		
Contractor's name: <u>RFC INDUSTRIES INC</u> Address: <u>2731 FAIRWAY OAKS DRIVE</u> City, State & Zip <u>LAKE ST. LOUIS, MO 63367</u> Telephone: <u>314-406-2700</u> Who should we contact when the permit is ready: <u>Rich Foglesong</u> Telephone: <u>636-561-8900</u> Mailing address: <u>SAME AS ABOVE</u>		

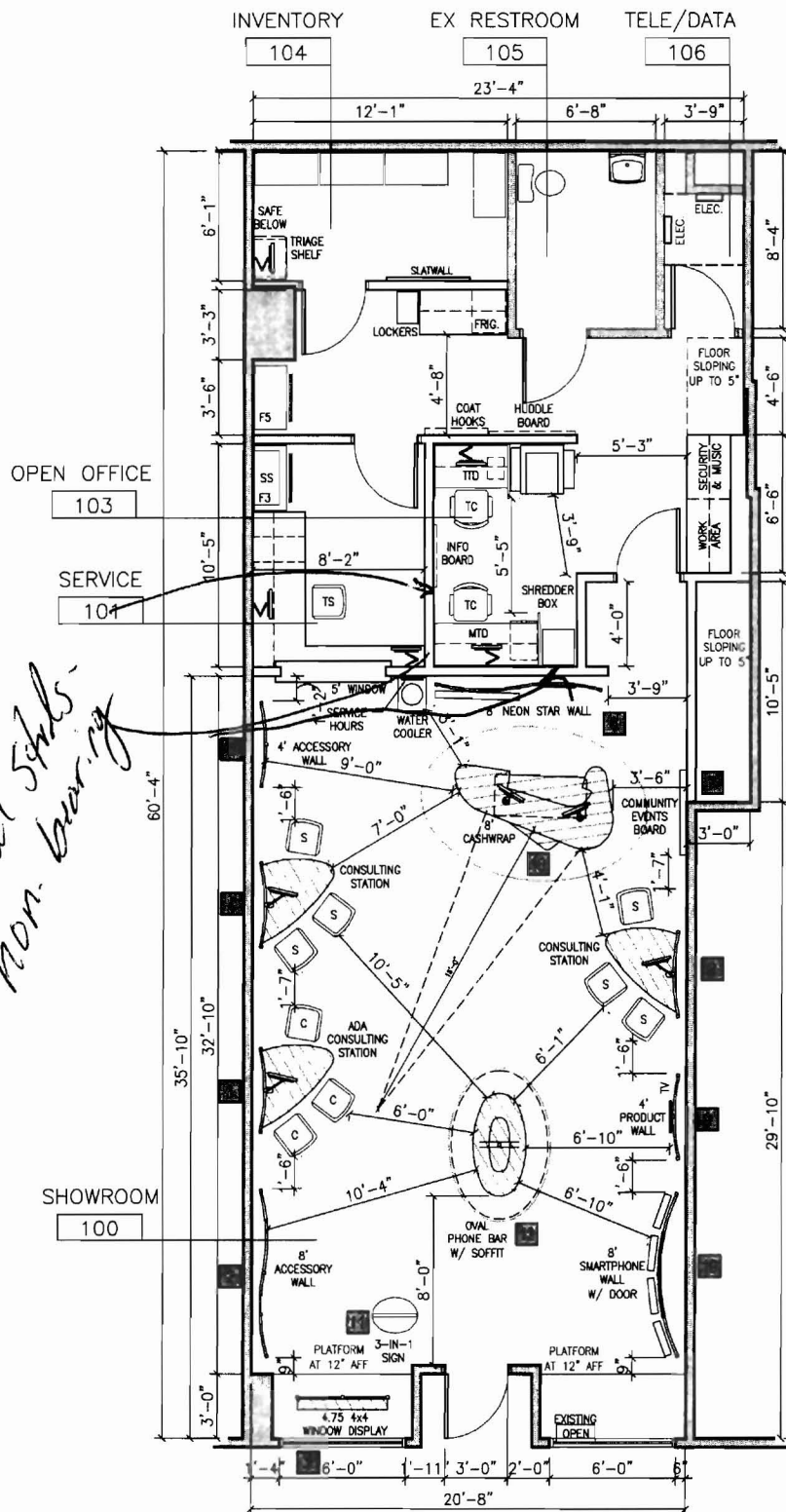
Please submit all of the information outlined on the applicable Checklist. Failure to do so will result in the automatic denial of your permit.

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: Richard Foglesong Date: 1-6-2010

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



New walls - Metal Studs - non-bearing

STORE TYPE 'I'
 GEN 4.75:
 OVERALL AREA: 1307 SF
 RETAIL AREA: 790 SF
 B-O-H AREA: 513 SF

STOREFRONT NOTE TO CARLSON:
 THE HEIGHT OF THE WINDOW SILL AND WINDOW NEEDS TO BE VERIFIED

STAFF HEADCOUNT:
 UNKNOWN

NOTE:
 - PROVIDE LOCKING PEG HOOKS AND NEW PHONE BAR SECURITY
 - ALL FIXTURES WILL COME FROM MARKET INVENTORY
 - ALL SHOWROOM CHAIRS AND STOLLS WILL BE NEW

NORTH SYMBOL MAY NOT ACCURATELY REPRESENT THE TRUE NORTH DIRECTION

EPSTEIN
 Architecture
 Interiors
 Engineering
 Construction

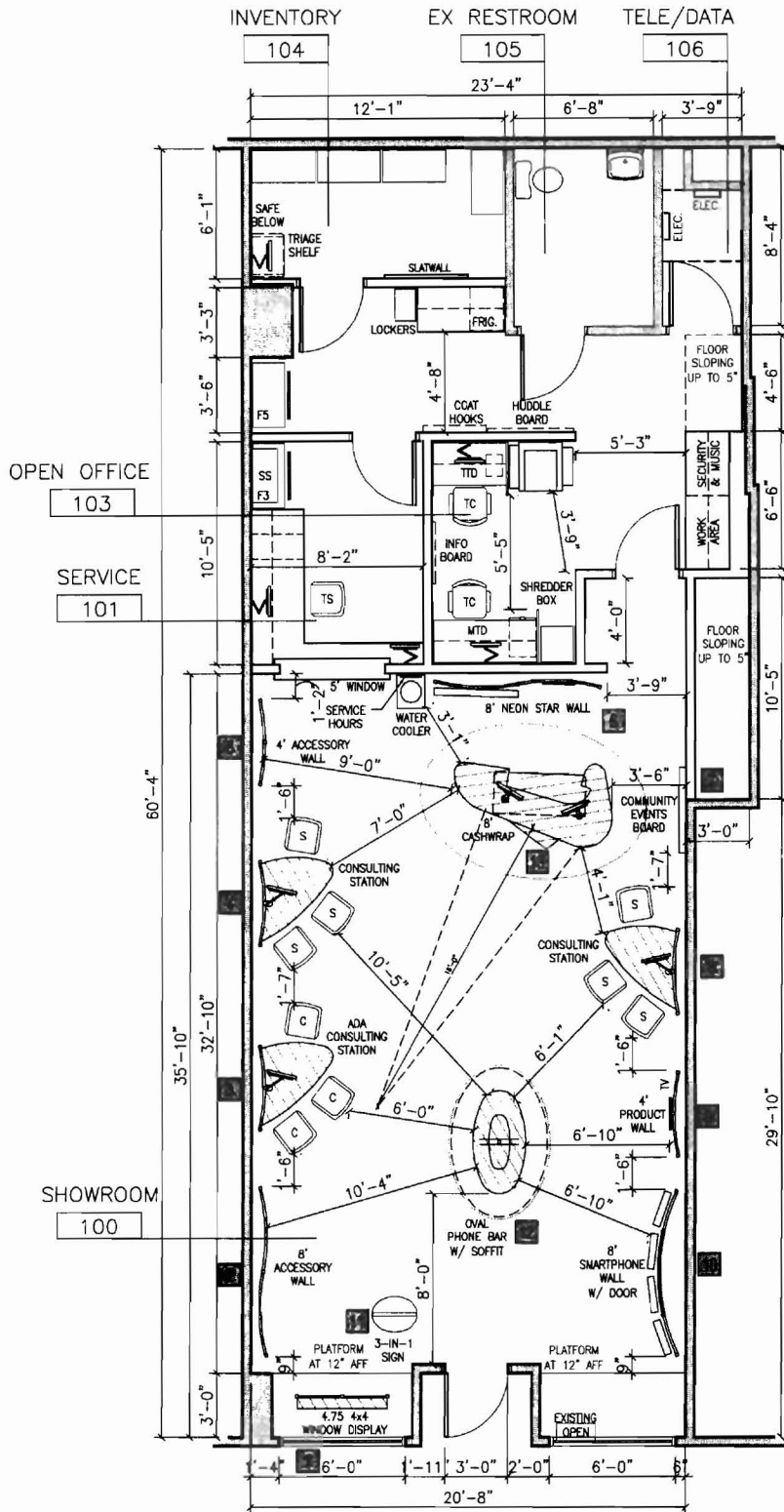
Chicago
 Los Angeles
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 Bucharest
 Warsaw

600 W. Fulton Street
 Chicago, IL 60661-1259
 T 312.454.9100
 www.epsteinglobal.com

PROJECT #: 29002-1150
 DATE: 01-06-2010
 REF PRJ #: 22199
 REF DATE: 08-09-2006
 STORE GEN: 4.75
 DRAWN BY: EJR
 SCALE: NOT TO SCALE

FLOOR PLAN
 SK-2

U.S. Cellular
 496 CONGRESS ST
 SUITE 101
 PORTLAND, ME 04101




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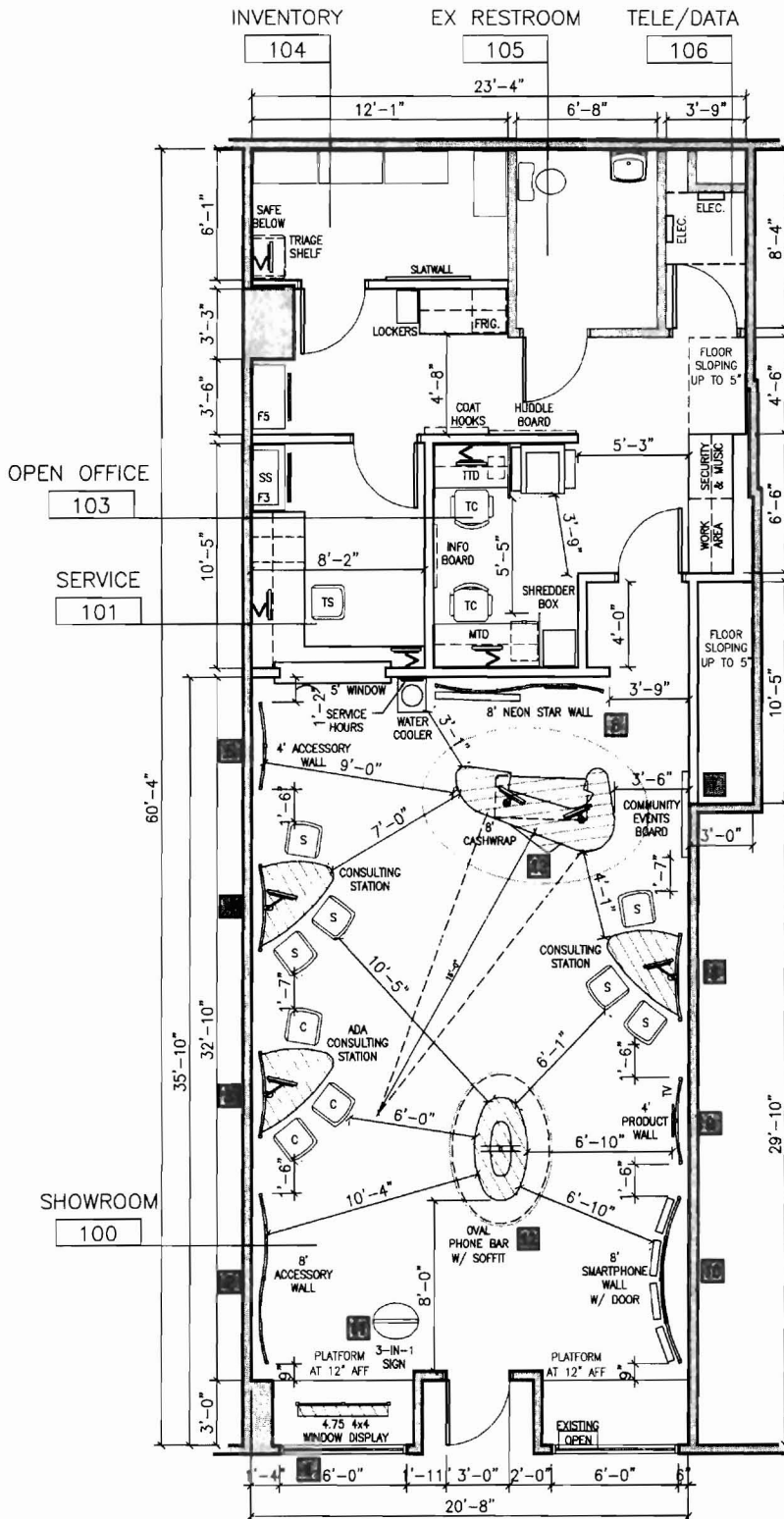
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SCALE:	NOT TO SCALE

FLOOR PLAN

SK-2



496 CONGRESS ST
 SUITE 101
 PORTLAND, ME 04101




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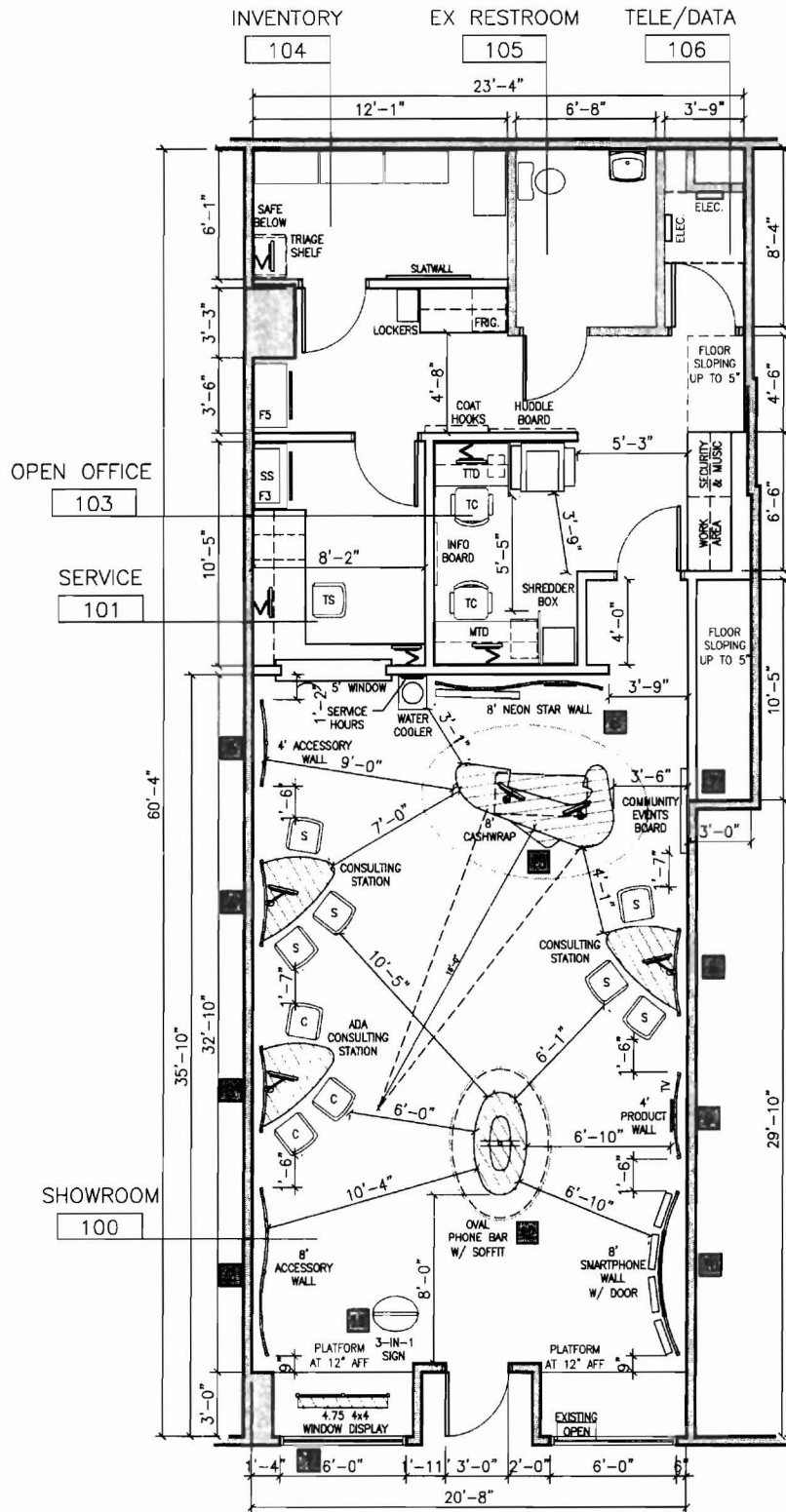
PROJECT #:	29002-1150
DATE:	01-06-2010
REF PRJ #:	22199
REF DATE:	08-09-2006
STORE GEN:	4.75
DRAWN BY:	EJR
SCALE:	NOT TO SCALE

FLOOR PLAN

SK-2



496 CONGRESS ST
 SUITE 101
 PORTLAND, ME 04101



STORE TYPE '1'
 GEN 4.75:
 OVERALL AREA: 1307 SF
 RETAIL AREA: 790 SF
 B-O-H AREA: 513 SF

STOREFRONT NOTE TO CARLSON:
 THE HEIGHT OF THE WINDOW SILL AND WINDOW NEEDS TO BE VERIFIED

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 UNKNOWN

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