

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK

CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 061347

Please Read Application And Notes, If Any, Attached

This is to certify that KIMBALL BUILDING LLC / WRIGHT RYAN CONSTRUCTION
has permission to Change of Use Vacant bldg to Art Gallery for w/ tenement fit up.
AT 490 CONGRESS ST O.C. 037 I002001

PERMIT ISSUED
SEP 25 2006
CITY OF PORTLAND

provided that the person or persons who accept this permit shall comply with all of the provisions of the Statutes of the State 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 procured before this building or part thereof is occupied or service closed-in. YOUR 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. Craig Cass See Comments
Health Dept. _____
Appeal Board _____
Other _____
Department Name

William Collins 6/9/06
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: 06-1347	Issue Date:	CBL: 037 I002001
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Location of Construction: 490 CONGRESS ST	Owner Name: KIMBALL BUILDING LLC THE	Owner Address: 490 CONGRESS ST	Phone:
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Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone: 2077733625
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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3
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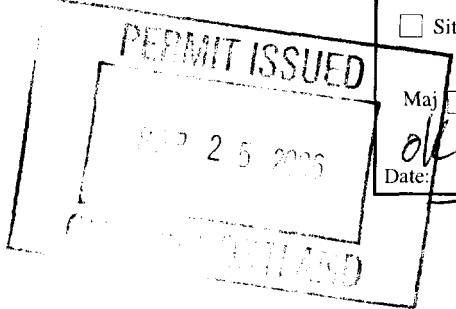
Past Use: Commercial 23 Residential ^{condominium} D.U. and 4 Commercial Condominiums	Proposed Use: Commercial Change of Use Vacant bldg to Art Gallery on first floor w/ tenant fit up.	Permit Fee: \$295.00	Cost of Work: \$20,000.00	CEO District: 1
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FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied See Conditions	INSPECTION: Use Group: B/R2 Type: 3B IBC 2003
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Proposed Project Description: Change of Use Vacant bldg to Art Gallery on first floor w/ tenant fit up.	Signature: <i>Greta Cross</i>	Signature: <i>09/14/06</i>
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Permit Taken By: dmartin	Date Applied For: 09/13/2006	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	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 type="checkbox"/> Not in District or Landmar <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
	Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/> Date: <i>9/14/06</i>	Date: <i>9/14/06</i>	Date: <i>Requires A</i>



Any exterior work requires A Separate Review and Approval

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

City of Portland, Maine - Building or Use Permit

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

Permit No: 06-1347	Date Applied For: 09/13/2006	CBL: 037 I002001
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Location of Construction: 490 CONGRESS ST	Owner Name: KIMBALL BUILDING LLC THE	Owner Address: 490 CONGRESS ST	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCT10	Contractor Address: 10 DANFORTH STREET Portland	Phone (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial Change of Use Vacant bldg to Art Gallery on first floor w/ tenant fit up.	Proposed Project Description: Change of Use Vacant bldg to Art Gallery on first floor w/ tenant fit up.
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- 3) This is NOT an approval for an additional dwelling unit. You SHALL NOT add any additional kitchen equipment including, but not limited to items such as stoves, microwaves, refrigerators, or kitchen sinks, etc. Without special approvals.
- 4) Separate permits shall be required for any new signage.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Michael A. Collins **Approval Date:** 09/21/2006
Note: **Ok to Issue:**

- 1) 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:** Cptn Greg Cass **Approval Date:** 09/19/2006
Note: **Ok to Issue:**

- 1) Doors shall swing in the direction of egress
- 2) Separation from mercantile to residential shall be a 2 hours fire resistive rating.
- 3) Fire Alarm and Sprinkler certifications 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.

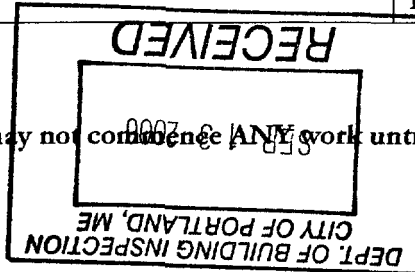
92		MGB	
Total Square Footage of Proposed Structure 2,240 s/f		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#		OWNER: CHARLIE HEWITT	Telephone: 917-403-6854
Lessee/Buyer's Name (If Applicable)		Applicant name, address & telephone: WRIGHT-RYAN CONSTRUCTION PETER HABER 10 DAWFORTH ST. PORTLAND ME 773-3625	cost Of Work: \$ <u>20,000</u> Fee: \$ <u>220</u> C of O Fee: \$ <u>75.00</u>
Current Specific use: <u>VACANT</u>			
If vacant, what was the previous use? <u>3-4 yrs.</u>			
Proposed Specific use: <u>ART GALLERY</u>			
Project description: <u>Chg of USE Vacant to Art Gallery FIT OUT COMMERCIAL SPACE INTO ART GALLERY. INCLUDES RETAIL AREA AND STORAGE.</u>			
Contractor's name, address & telephone: <u>WRIGHT-RYAN CONSTRUCTION, 10 DAWFORTH ST. PORTLAND</u>			
Who should we contact when the permit is ready: <u>PETE HABER & WRIGHT-RYAN</u>			
Mailing address: <u>10 DAWFORTH ST PORTLAND ME</u>		Phone: <u>756-2520 / 773-3625</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.

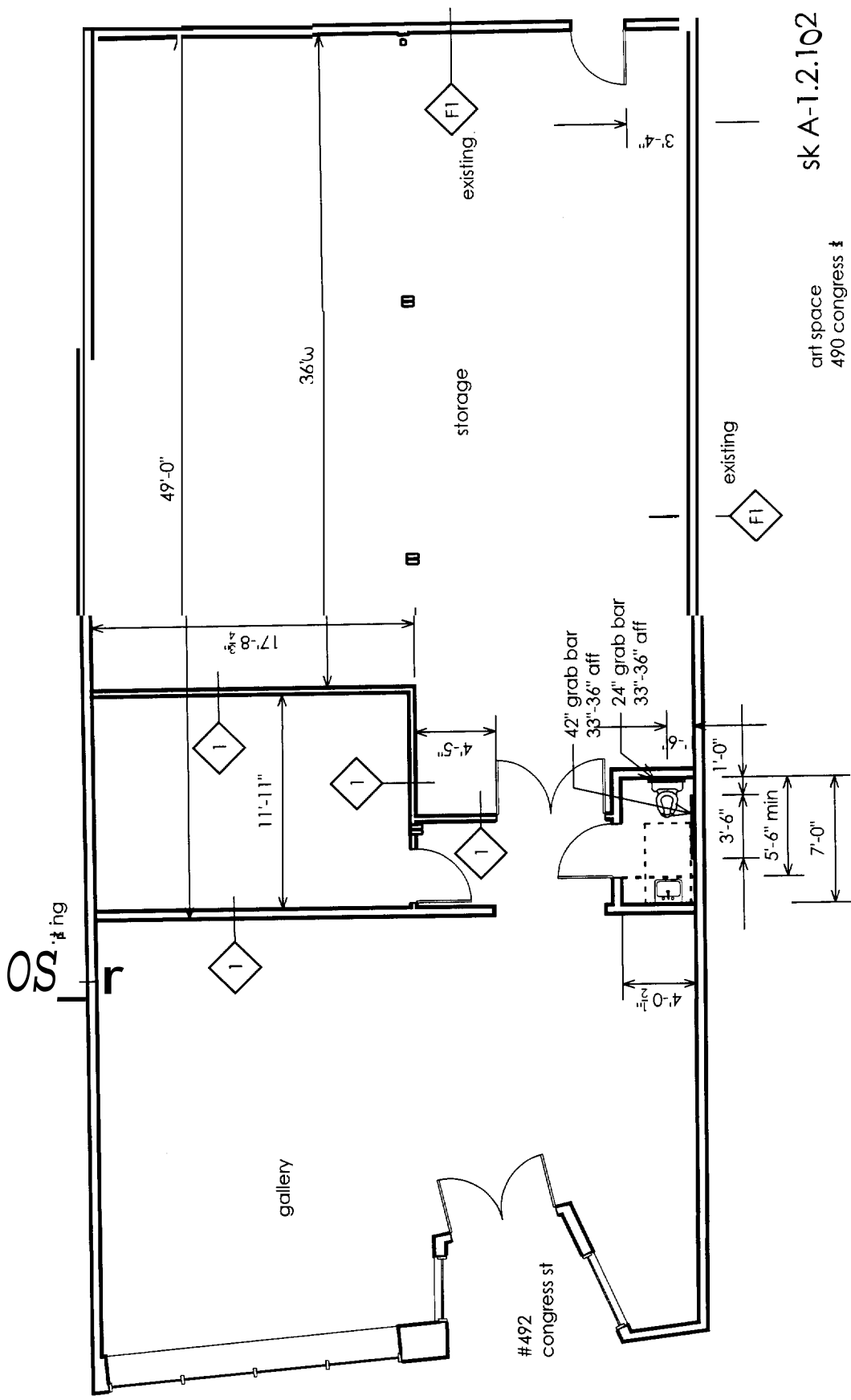
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information visit us on-line at www.portlandmaine.gov, stop by the Building Inspections office, room 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: <u>[Signature]</u>	Date: <u>9-11-06</u>
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This is not a permit; you may not commence ANY work until the permit is issued.



sk A-1.2.102

art space
490 congress st
11 sep 06

scale: 1/8" = 1'-0"