

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that GRACE LLC

Located At 490 CONGRESS ST

Job ID: 2012-05-4027-CH OF USE

CBL: 037-1-002-101

has permission to Change of Use from Retail to Hair Salon

provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**



Certificate of Occupancy



CITY OF PORTLAND, MAINE
Department of Planning and Urban Development

Location 490 Congress St
Issued to Grace, LLC

CBL: 037 I002
Date Issued: July 27, 2012

This is to certify that the building, premises, or part thereof, at the above location, built-altered-changed as to use under Building Permit NO. 2012-05-4027, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

First Floor, Front

APPROVED OCCUPANCY

Type: 2B IBC 2009

Use Group: B Hair Salon

Limiting Conditions: None

Approved:

7-27-12

(Date)

Inspector

Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 (ONLY)

or email: buildinginspections@portlandmaine.gov

With the issuance of this permit, the owner, builder or their designee is required to provide adequate notice to the city of Portland Inspections Services for the following inspections. Appointments must be requested 48 to 72 hours in advance of the required inspection. The inspection date will need to be confirmed by this office.

- **Please read the conditions of approval that is attached to this permit!! Contact this office if you have any questions.**
- **Permits expire in 6 months. If the project is not started or ceases for 6 months.**
- **If the inspection requirements are not followed as stated below additional fees may be incurred due to the issuance of a "Stop Work Order" and subsequent release to continue.**

Required Inspections:

Close In Elec/Plmb/Frame prior to insulate or gyp

Final Inspection

The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OF CIRCUMSTANCES.

IF THE PERMIT REQUIRES A CERTIFICATE OF OCCUPANCY, IT MUST BE PAID FOR AND ISSUED TO THE OWNER OR DESIGNEE BEFORE THE SPACE MAY BE OCCUPIED.



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Acting Director of Planning and Urban Development
Gregory Mitchell

Job ID: 2012-05-4027-CH OF USE

Located At: 490 CONGRESS ST

CBL: 037- I-002-101

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
4. Legal use of building is four (4) commercial condos on the 1st floor and 23 residential condos above.

Fire

All construction shall comply with City Code Chapter 10.

Fire extinguishers are required. Installation per NFPA 10.

The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.

A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.

A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.

Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.

Non-combustible construction of this structure requires all construction to be Non-combustible.

Any cutting and welding done will require a Hot Work Permit from Fire Department.

Building

1. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
2. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2012-05-4027-CH OF USE	Date Applied: 5/18/2012	CBL: 037- I-002-101	
Location of Construction: 490 CONGRESS ST - Unit 1	Owner Name: GRACE, LLC (Burke Fournier)	Owner Address: 210 BLACKSTRAP RD., FALMOUTH ME 04105	Phone: 207-773-3100
Business Name: Burke Salon	Contractor Name: Geoff King	Contractor Address:	Phone: 207-653-6974
Lessee/Buyer's Name:	Phone:	Permit Type: BLDG - Building	Zone: B-3
Past Use: retail	Proposed Use: Hair salon - Tenant fit up to change use from retail to hair salon	Cost of Work: 1000.00	CEO District:
<i>legal use of building - 4 commercial condos - 1st floor - 23 residential condos above.</i>		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B Type: 2 B
		Signature: <i>Capt. Pelane</i>	Signature: <i>JBC 09</i>
Proposed Project Description: CofU from Retail to Hair Salon		Pedestrian Activities District (P.A.D.)	
Permit Taken By:		Zoning Approval	

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"/> Wetlands <input type="checkbox"/> Flood Zone <input type="checkbox"/> Subdivision <input type="checkbox"/> Site Plan <input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM Date: <i>OK w/ conditions 5/23/12 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 type="checkbox"/> Not in Dist 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>Any exterior work requires a separate review: approval thru historic preservation</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

7-19-12 DWM Ken 450-9055 Plumbers only OK

7-27-12 GF Final OK

B-3
historic.

2012-05-14027

Lam, K



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>490 Congress St. Portland, ME</u>			
Total Square Footage of Proposed Structure/Area		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Chart# <u>37</u> Block# <u>I</u> Lot# <u>2 R1</u>		Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Burke Fournier</u> Address <u>490 Congress St.</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>207-773-3100</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name <u>SAME GRAN LLC</u> Address <u>210 Blackstrap Rd</u> City, State & Zip <u>Baldwin ME 04011</u>		Cost Of Work: \$ _____ C of O Fee: \$ _____ Total Fee: \$ <u>1,000⁰⁰</u>
Current legal use (i.e. single family) <u>Retail condos</u> If vacant, what was the previous use? _____ Proposed Specific use: <u>Hair Salon</u> Is property part of a subdivision? <u>yes</u> If yes, please name <u>2 retail condos</u> <u>3 residential condos above.</u> Project description: <u>see attached</u>			
Contractor's name: <u>Geoff King</u>			
Address: _____			
City, State & Zip <u>Portland, ME</u> <u>653-6974</u>		Telephone: _____	
Who should we contact when the permit is ready: <u>Burke Fournier</u>		Telephone: _____	
Mailing address: _____ <u>773-3100</u>			

RECEIVED
MAY 18 2012
Building Inspections
Maine

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: _____ Date: 5/18/12

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

Commercial Interior & Change of Use Application

Applicant: Burke Fournier

Location: 490 Congress Street
Portland, Maine 04101

Description: The location will be used as a hair salon. We will be installing a second door to the existing bathroom in the back right corner of the space. The door will measure 79" x 30". The existing door is handicap accessible with dimensions of 79" x 36". We will also be reducing the depth of an existing rectangular stage from 60" down to 18". The stage is located in the front left corner of the salon. The space is equipped with a fire alarm system and a sprinkler system.

FREE STREET

SHARED BACK DOOR

SHARED HALLWAY

EXISTING BACK DOOR

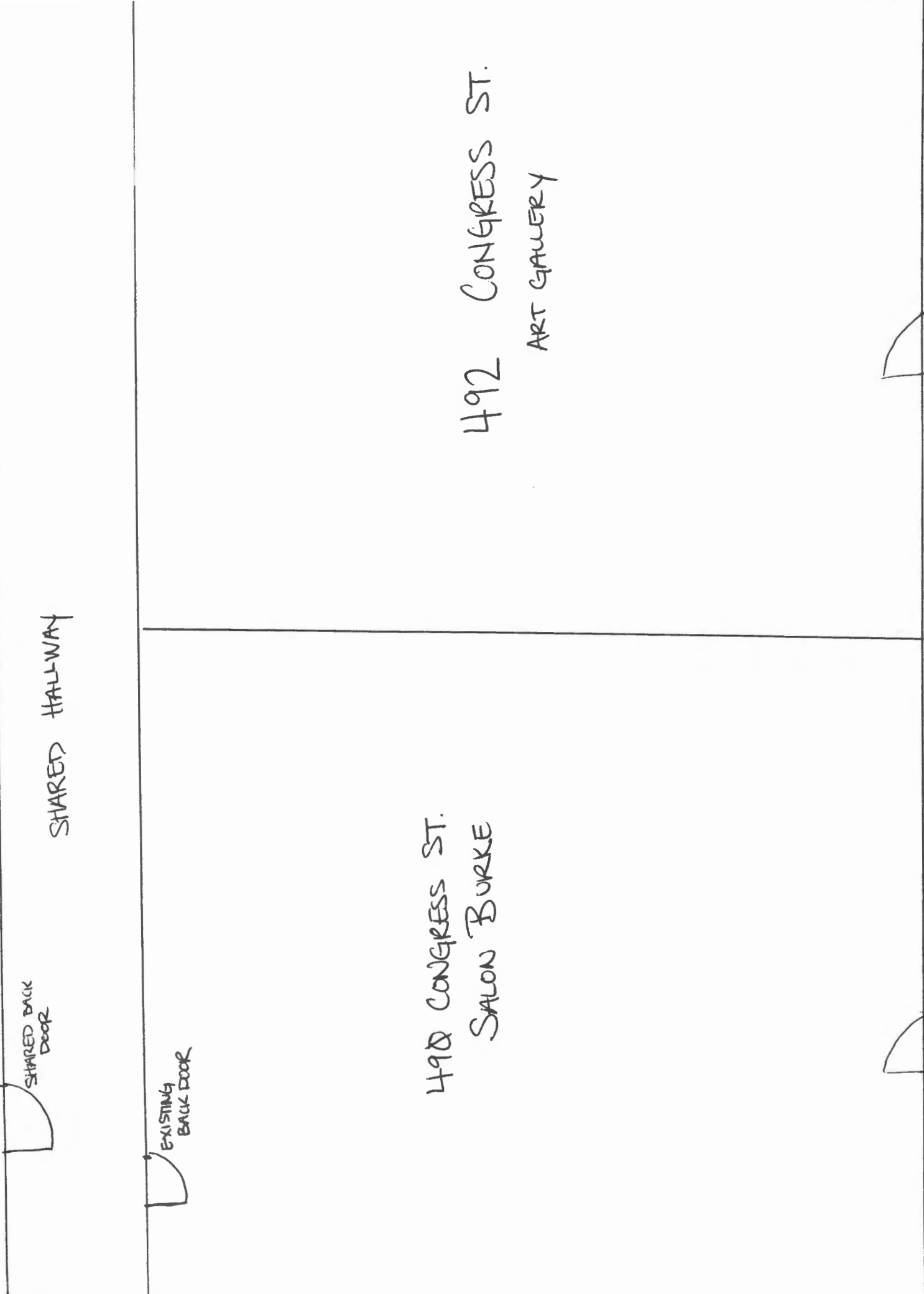
490 CONGRESS ST.
SALON BURKE

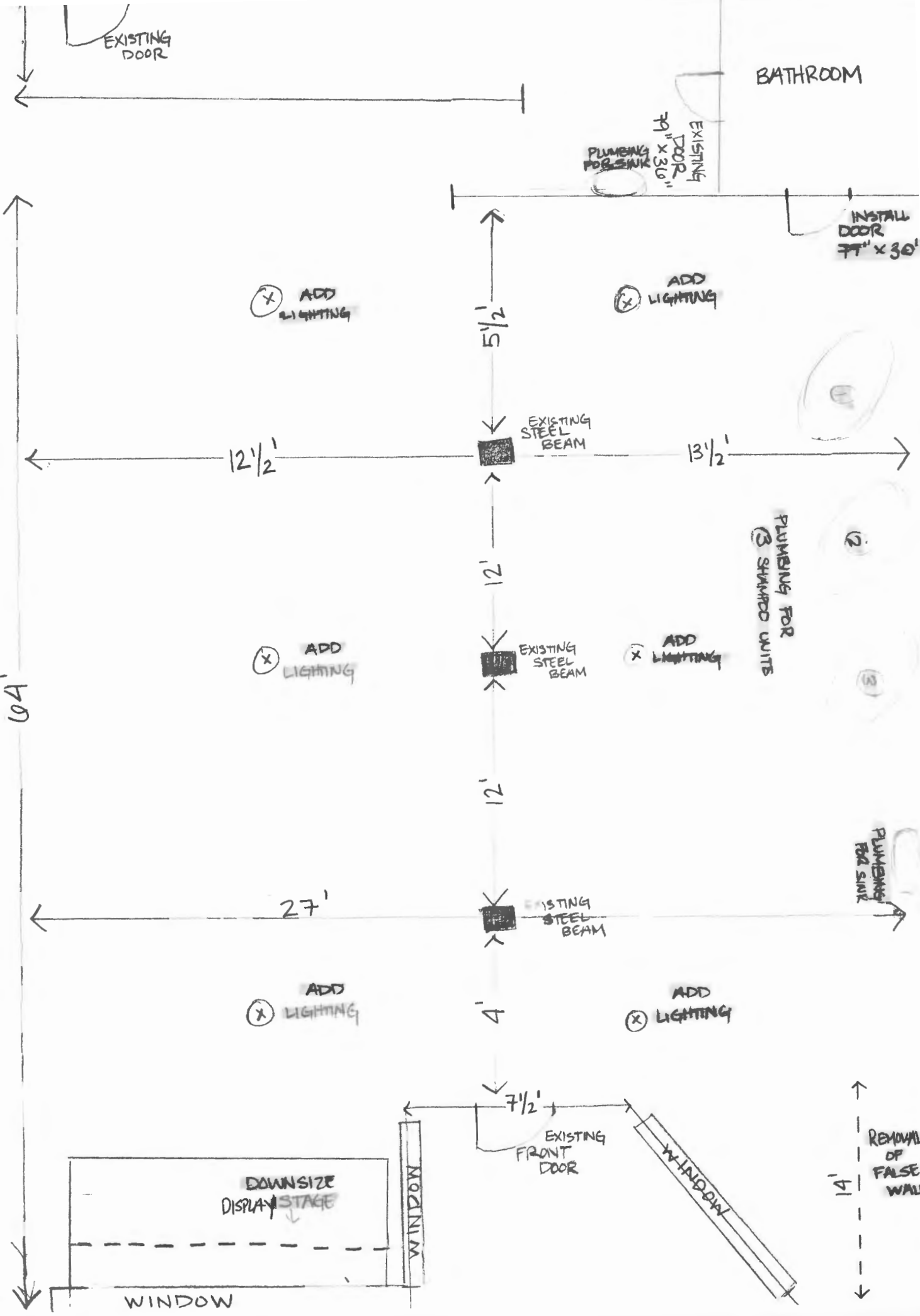
492 CONGRESS ST.
ART GALLERY

490 FRONT DOOR

492 FRONT DOOR

CONGRESS STREET





EXISTING DOOR

BATHROOM

EXISTING DOOR 79" x 36"
PLUMBING FOR SINK

INSTALL DOOR 77" x 30"

(X) ADD LIGHTING

(X) ADD LIGHTING

12 1/2'

5 1/2'

EXISTING STEEL BEAM

13 1/2'

12'

PLUMBING FOR 3 SHARED UNITS

(X) ADD LIGHTING

EXISTING STEEL BEAM

(X) ADD LIGHTING

64'

12'

27'

EXISTING STEEL BEAM

PLUMBING FOR SINK

(X) ADD LIGHTING

4'

(X) ADD LIGHTING

7 1/2'

EXISTING FRONT DOOR

WINDOW

DOWNSIZE DISPLAY STAGE

REMOVAL OF FALSE WALL
14'

WINDOW

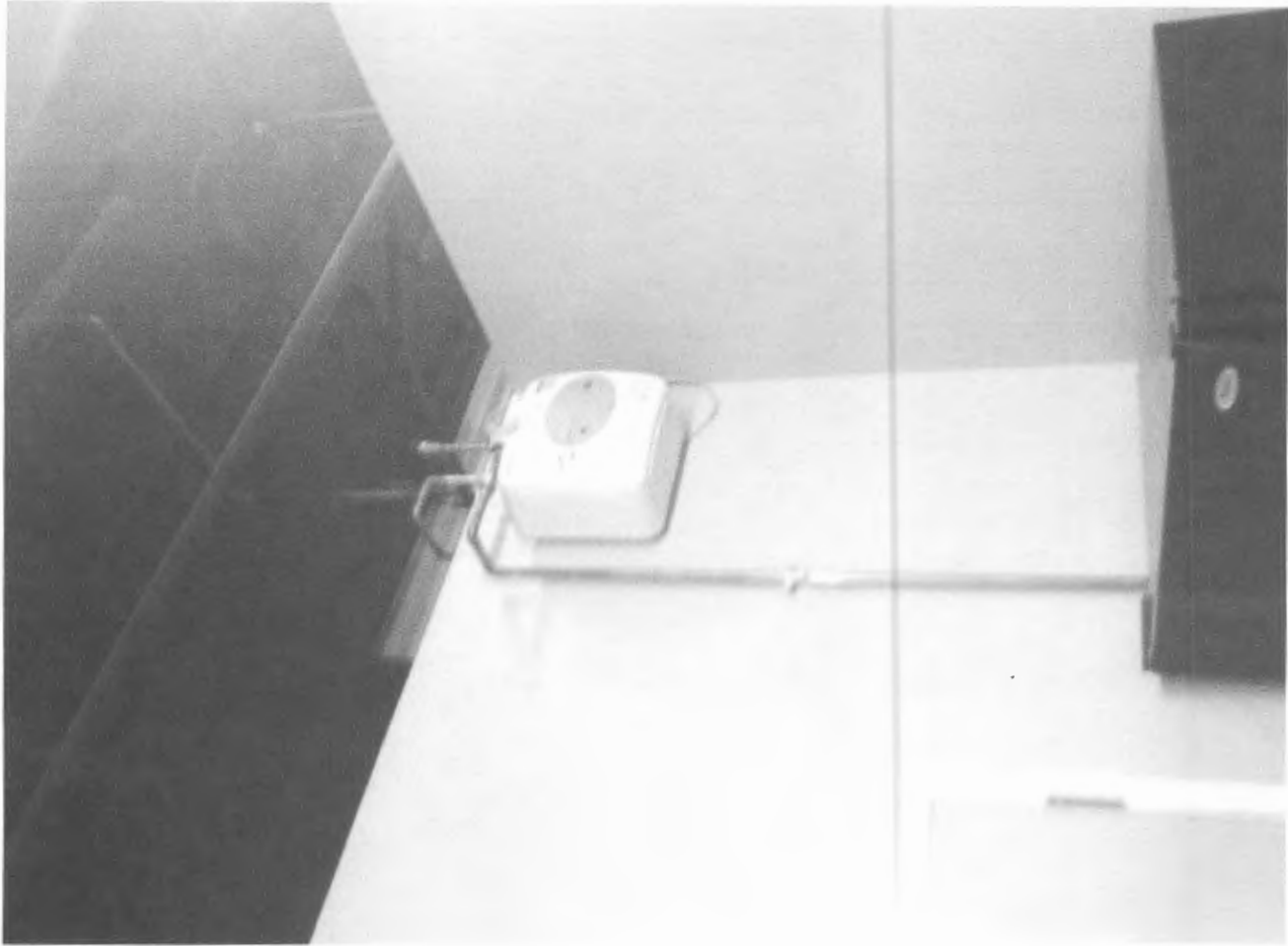
WINDOW

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

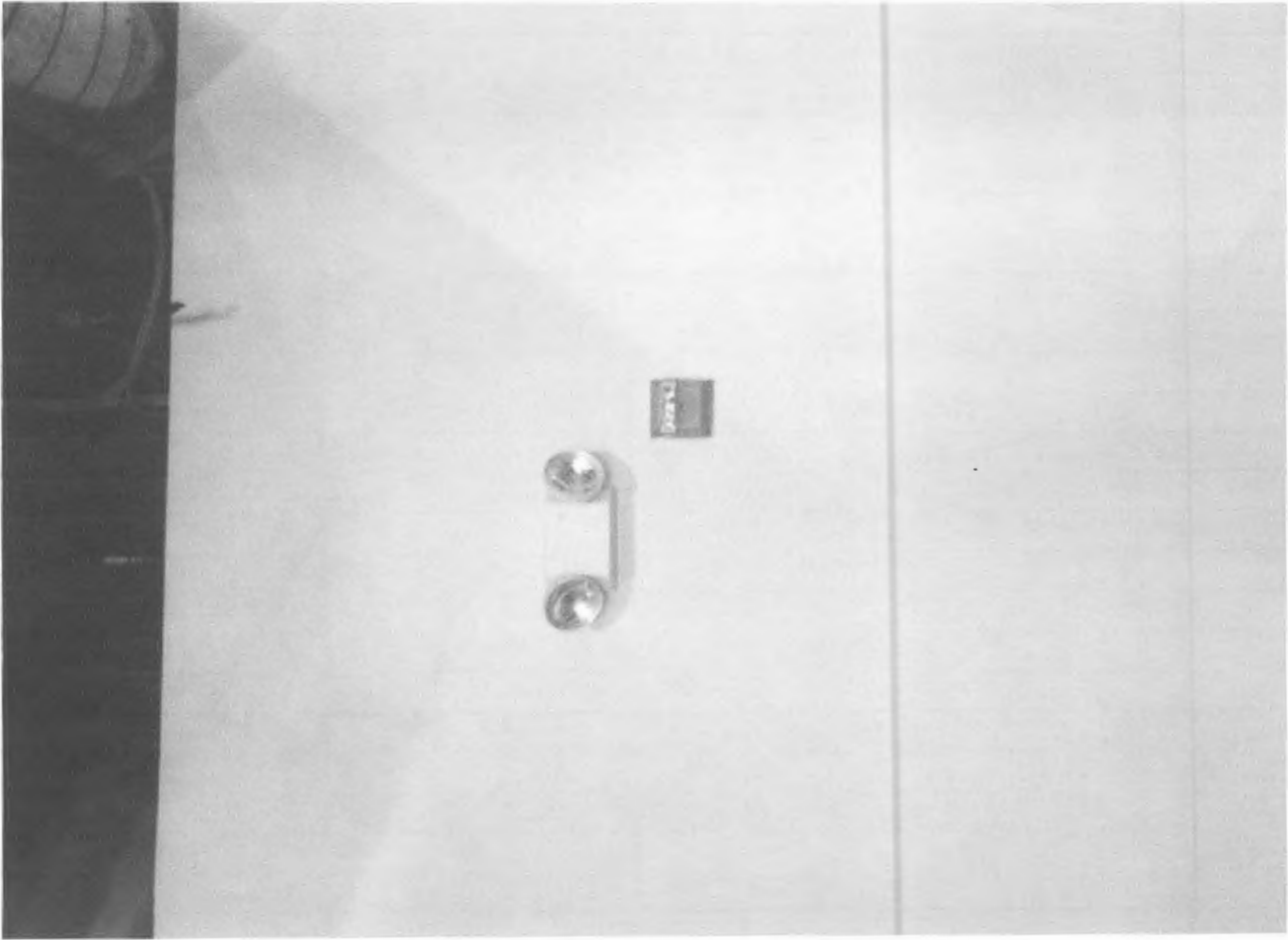


NOWNESS Art Gallery - www.nowness.com/Art - NOWNESS Provides Daily Exclusives about Art Galleries For You









**QUITCLAIM DEED
WITH COVENANT
(Maine Statutory Short Form)**

490 CONGRESS ST. LLC, a Maine limited liability company with a place of business in Portland, County of Cumberland and State of Maine, for valuable consideration, grants to GRACE, LLC, a Maine limited liability company with a place of business at 210 Blackstrap Road, Falmouth, Maine 04105, with Quitclaim Covenants, the following described real property:

Unit C-101 and its respective appurtenant common percentage interest, in **Kimball Court Condominiums** located in **Portland, Cumberland County, Maine**, as described in the Declaration of Condominium declared August 23, 2006, and recorded in the Cumberland County Registry of Deeds in Book 24299, Page 151, and First Amendment to Declaration, dated January 29, 2007 and recorded in said Registry of Deeds in Book 24823, Page 235, and as described in all recorded plats and plans recorded in said Registry of Deeds in Plan Book 206, Pages 532 through 539 and Plan Book 207, Page 63, together with all privileges and appurtenances belonging to said unit pursuant to the aforesaid condominium documents, including use and ownership in common of all common elements and appurtenant limited common elements.

SUBJECT HOWEVER, to all easements and other matters described in the recorded Declaration; to any utility easements of record; rights, restrictions, reservations and obligations as noted on any recorded plans and surveys; and to all rules and regulations established by the Kimball Court Condominiums Owners Association.

Meaning and intending to convey and hereby conveying the same premises conveyed to 490 Congress St. LLC by Quitclaim Deed With Covenant from The Kimball Building, LLC, dated April 25, 2007 and recorded in said Registry of Deeds in Book 25045, Page 230.

IN WITNESS WHEREOF, 490 CONGRESS ST. LLC has caused this instrument to be signed and sealed this 14 day of May, 2012.

490 CONGRESS ST. LLC

Patricia H. [Signature]
Witness

14 - 1 - 12
Charles Hewitt

RECEIVED

MAY 22 2012

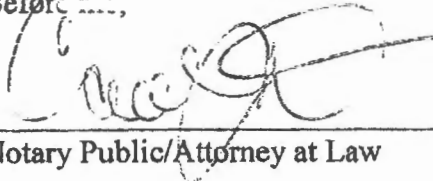
Dept. of Building Inspections
City of Portland Maine

STATE OF MAINE
CUMBERLAND, CO.

May 9, 2012

Personally appeared the above-named, Charles Hewitt, in his said capacity, and
.....
deed of said limited liability company.

Before me,



Notary Public/Attorney at Law

Printed Name

CAROLYN R. WHITE
NOTARY PUBLIC
MAINE
COMMISSION EXPIRES JUNE 26, 2016

S:\Foub02\Deed.DOC