

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, If Any,
Attached

**BUILDING INSPECTION
 PERMIT**

Permit Number: 101259

This is to certify that Bayside Maine Llc /TBD

has permission to Interior tenant space fit-up

AT 645 Congress St

CBL 046 D022001

NOV - 3 2010

PERMIT ISSUED

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 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. CAPT. R. [Signature]

Health Dept. _____

Appeal Board _____

Other _____

Department Name

[Signature] 11/3/10
 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: 10-1259	Issue Date:	CBL: 046 D022001
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Location of Construction: 645 Congress St / 647A	Owner Name: Bayside Maine LLC	Owner Address: 477 Congress St Ste 1012	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial	Proposed Use: Commercial / Interior tenant space fit-up 647A Right side	Permit Fee: \$145.00	Cost of Work: \$4,100.00	CEO District: 2
Proposed Project Description: Interior tenant space fit-up		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied *See Conditions	INSPECTION: Use Group: N/A Type: 3B IBC-2003	

Signature: (KG)	Signature: JMB 11/3/10
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Signature:	Date:

Permit Taken By: gg	Date Applied For: 10/06/2010	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"/>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	Historic Preservation <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 type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied
Date: 10/14/10	Date:	Date: any extension work requires a separate review & approval

PERMIT ISSUED

NOV - 3 2010

City of Portland

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)
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 Inspection 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 with construction.

 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.

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

PERMIT ISSUED

NOV - 3 2010

City of Portland

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-1259	Date Applied For: 10/06/2010	CBL: 046 D022001
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Location of Construction: 645 Congress St	Owner Name: Bayside Maine Llc	Owner Address: 477 Congress St Ste 1012	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial /647 A - Interior tenant space fit-up	Proposed Project Description: Interior tenant space fit-up
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 10/14/2010

Note: Ok to Issue:

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 4) This use shall be mercantile/retail, separate permits required for any change of use.

Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 11/03/2010

Note: Ok to Issue:

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.
- 2) A separate permit is required if the new tenant proposes any additional fit up of the space.
- 3) 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 with Conditions Reviewer: Capt Keith Gautreau Approval Date: 10/26/2010

Note: Ok to Issue:

- 1) A single source supplier should be used for all through penetrations.
- 2) Any cutting or welding and hot work taking place in a commercial building requires a separate "Hot Work Permit" from the Fire Department.
- 3) Fire Alarm system shall be maintained.
If system is to be off line over 4 hours a fire watch shall be in place.
Dispatch notification required 874-8576.
- 4) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance.
Compliance letters are required.
- 5) Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit.
- 6) Fire extinguishers required. Installation per NFPA 10
- 7) Walls in structure are to be labeled according to fire resistance rating.
IE: 1 hr. / 2 hr. / smokeproof.
- 8) Emergency lights are required to be tested at the electrical panel on the same circuit as the lighting for the area they serve.

PERMIT ISSUED

NOV - 3 - 2010

City of Portland

Location of Construction: 645 Congress St	Owner Name: Bayside Maine Llc	Owner Address: 477 Congress St Ste 1012	Phone:
Business Name:	Contractor Name: TBD	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

9) 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.

10 All construction shall comply with City Code Chapter 10.

Comments:

10/13/2010-gg: entered pdf in the system. /gg

10/13/2010-mes: gave back to Gayle - she typed in the wrong activity - it is not a new entry porch but a tenant fit-up - got back on 10/14/10

11/1/2010-jmb: Greg S. Came into office, he submitted the scope of work and confirmed it would be retail/mercantile, an art gallery. Clarified with Marge that she wants record of this, left vmsg with Greg S.

11/3/2010-jmb: Received email from Greg S. describing the new tenant, verified this is acceptable per Marge, ok to issue.

10/29/2010-jmb: Left vmsg with Greg S. For scope of work. if this is for mercantile/retail occupancy and what is the pass through on the right rear wall.

Bayside Maine, LLC
477 Congress Street, 10th Floor
Portland, Maine 04101-3427

207 772-7070 Office

207 772-7080 Fax

207 653 7510 Cell

gls@shinbergconsulting.com

To: City of Portland Inspections Department
From: Greg Shinberg, Manager of Bayside Maine, I.L.C.
Re: Clarification for Tenant Use at 647 A Congress Street
Date: November 2, 2010



The following is a memo to clarify the use of the space listed as 647 A Congress Street.

The Tenant is a company called WE ARE X. They plan to sell local art and sculpture that is made in Maine. In addition they plan to use part of the space for studio / office space to consult with local people about bringing their aesthetic work to design their own individual work or living space.

It is **important** to clarify that the space listed as 647 B was rented to Princess Nail and Hair and has received its own Building Permit and CO for that space.

647 A and B will share the 2 unisex bathrooms located at the rear entry to both spaces.



10 1759

General Building Permit Application

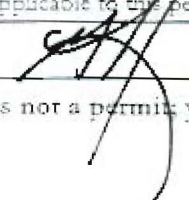
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: 647 A CONGRESS ST.			Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# Block# Lot#	Applicant must be owner, Lessee or Buyer Name: BAYSIDE MAINE LLC Address: 477 CONGRESS ST SUITE 102 City, State & Zip: PORTLAND ME 04101			Telephone: 207 653 7510 772 7070	
46 D 22	Lessee/DBA (If Applicable) RECEIVED Owner (if different from Applicant) Name: _____ Address: _____ City, State & Zip: _____			Cost Of Work: \$ 4,100 C of O Fee: \$ 75.00 Total Fee: \$ 70.00	
Current legal use (i.e. single family) _____ Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: COMPLETE INTERIOR TENANT SPACE FIT UP (NO FINISH SEE ATTACHED PLAN - FOR MORGANVILLE FLOORING)			Total 145.00 <i>Received PDF</i>		
Contractor's name: ABD			Address: _____		
City, State & Zip: _____			Telephone: _____		
Who should we contact when the permit is ready: GREG SHANBERG			Telephone: 653 7510		
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 874-8705.

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: **10/6/2010**

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

647A SPACE

- ADD 5/8 DW OVER EXISTING BRICK WALLS @ NORTH & EAST WALLS
- ADD AC
- ADD BASIC ELEC / HVAC

RECEIVED

NOV - 1 2010

Dept. of Building Inspections
City of Portland Maine

City of Portland, Maine - Building or Use Permit

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Dept: Building Status: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 11/03/2010

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