

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND BUILDING PERMIT

This is to certify that * 43 ELMWOOD LLC/ALI ABDI

Located At 785 CONGRESS

Job ID: 2011-01-349-ALTCOMM

CBL: 047 - - A - 014 - 001 - - - -

has permission to Build wall to separate existing / space "Hip Hop Culture
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

Amber Powell

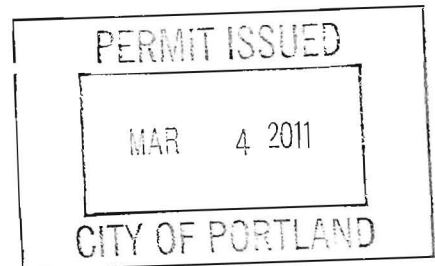
Fire-Prevention Officer

James P. ... 3/3/11

Code Enforcement Officer / Plan Reviewer

THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY.

PENALTY FOR REMOVING THIS CAR





General Building Permit Application

B-26 / hislane

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.

Call will
Call

Location/Address of Construction: <u>785 Congress St.</u>		
Total Square Footage of Proposed Structure/Area	Square Footage of Lot	Number of Stories
Tax Assessor's Chart, Block & Lot Chart# <u>47</u> Block# <u>A</u> Lot# <u>14</u>	Applicant *must be owner, Lessee or Buyer* Name <u>Noorhussen M. Ibrahim</u> Address <u>33 Fredric St Apt. 2</u> City, State & Zip <u>Portland ME 04103</u>	Telephone: <u>207-420-0065</u> <u>207-766-6250</u>
Lessee/DBA (If Applicable) <u>Hip Hop Culture</u>	Owner (if different from Applicant) Name <u>43 Elmwood LLC (Ben Palmer)</u> Address <u>400 Powell Rd.</u> City, State & Zip <u>Fryeburg, ME 04032</u> <u>939-1802</u>	Cost Of Work: \$ <u>11,000</u> C of O Fee: \$ _____ Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>Si Retail</u> Number of Residential Units _____ If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? <u>No</u> If yes, please name _____ Project description: <u>Building a room inside existing store.</u>		
Contractor's name: <u>Ali Abdi</u> Address: <u>8 May St.</u> City, State & Zip <u>Portland ME 04102</u> Telephone: _____ Who should we contact when the permit is ready: <u>207-420-0068</u> Telephone: _____ Mailing address: <u>P.O. Box 8011 Portland ME</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: [Signature] Date: _____

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

RECEIVED
JUN 26 2011
Dept. of Building Inspections
City of Portland, Maine



PORTLAND MAINE

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

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-01-349-ALTCOMM

Located At: 785 CONGRESS

CBL: 047 - - A - 014 - 001 - - - - -

Conditions of Approval:

Zoning

1. Separate permits shall be required for any new signage.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This property shall remain as retail on the first floor and five (5) dwelling units on second through fourth floors. Any change of use shall require a separate permit application for review and approval.

Fire

1. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
2. In field installation shall be installed per code as conditions dictate.
3. Records cabinet, FACP, annunciator(s), and pull stations shall be keyed alike.
4. Central Station monitoring for addressable fire alarm systems shall be by point.
5. All fire alarm records required by NFPA 72 should be stored in an approved cabinet located at the FACP labeled "FIRE ALARM RECORDS".
6. Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance.
7. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
8. 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.

Building

1. Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.
2. 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.

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.**

1. Close In Elec/Plmb/Framing
2. Final at completion of work

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.

app linc 1/26/11

Job Summary Report
Job ID: 2011-01-349-ALTCOMM

Report generated on Jan 26, 2011 3:47:16 PM

Job Type:	Adds/Alter Remodel Only Non-Res & NonHskp	Job Description:	785 Congress "Hip Hop Culture"	Job Year:	2011
Building Job Status Code:	In Review	Pin Value:	556	Tenant Name:	
Job Application Date:		Public Building Flag:	N	Tenant Number:	
Estimated Value:	1,000	Square Footage:			
Related Parties:		* 43 ELMWOOD LLC	939-7602 Ben Palmer	Property Owner	

Job Charges

Fee Code Description	Charge Amount	Permit Charge Adjustment	Net Charge Amount	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Net Payment Amount	Outstanding Balance
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Location ID: 7380

Location Details

Alternate Id	Parcel Number	Census Tract	GIS X	GIS Y	GIS Z	GIS Reference	Longitude	Latitude
M42300	047 A 014 001		M				-70.271953	43.654048

Location Type	Subdivision Code	Subdivision Sub Code	Related Persons	Address(es)
1				785 CONGRESS STREET WEST

Location Use Code	Variance Code	Use Zone Code	Fire Zone Code	Inside Outside Code	District Code	General Location Code	Inspection Area Code	Jurisdiction Code
MULTI-USE COMMERCIAL		NOT APPLICABLE	B-2b		Historic District		DISTRICT 3	WEST END

Structure Details

Structure: 1st flr retail, floors 2-4 five (5) dwelling units

Occupancy Type Code:					
Structure Type Code	Structure Status Type	Square Footage	Estimated Value	Address	
Stores & Customer Services (Mercantile)	0			785 CONGRESS STREET WEST	

Longitude	Latitude	GIS X	GIS Y	GIS Z	GIS Reference	User Defined Property	Value

Permit #: BLDG-966

Permit Data

Job Summary Report
Job ID: 2011-01-349-ALTCOMM

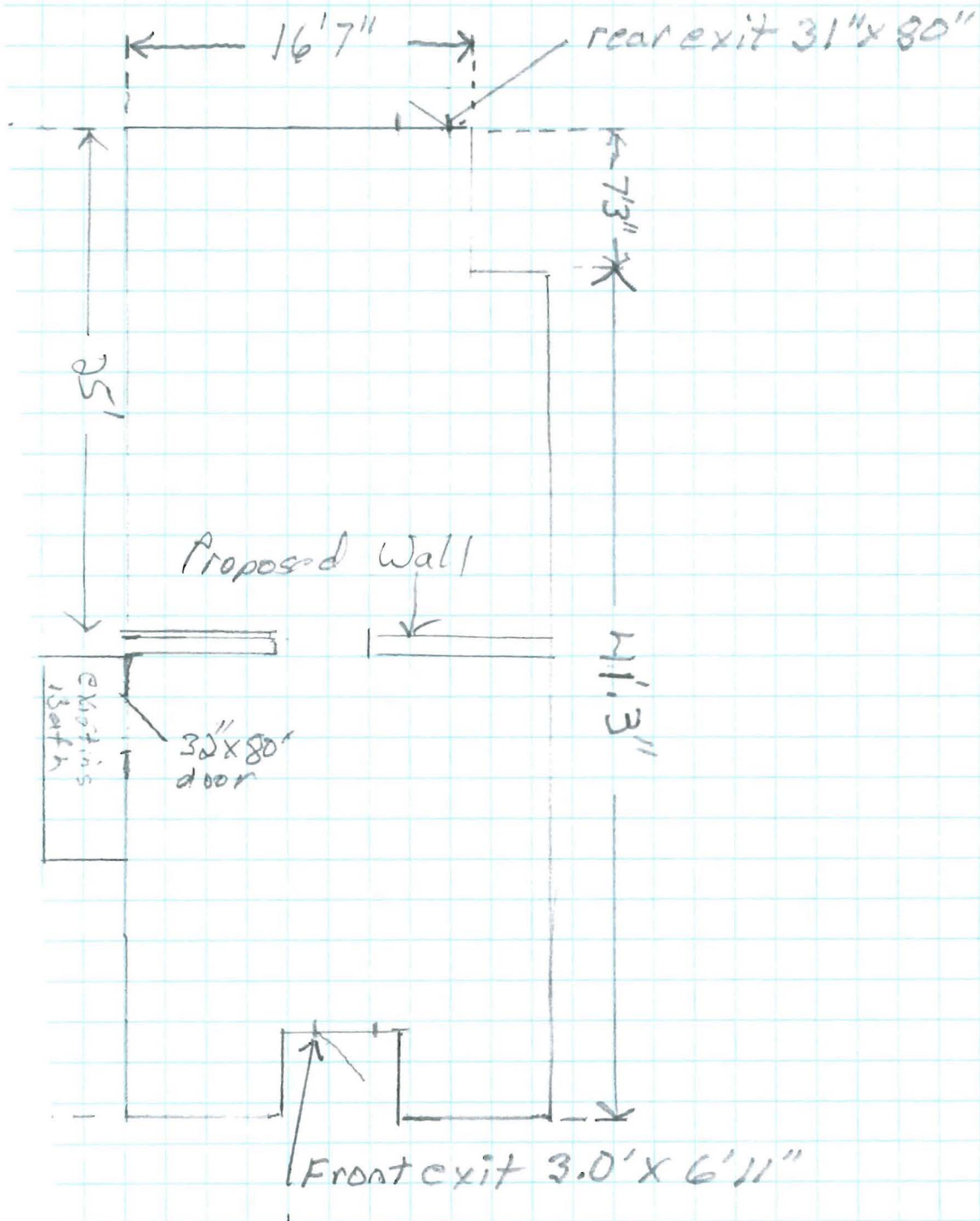
Report generated on Jan 26, 2011 3:47:16 PM

Page 2

Location Id	Structure Description	Permit Status	Permit Description	Issue Date	Reissue Date	Expiration Date
7380	1st flr retail, floors 2-4 five (5) dwelling units	Initialized	Build wall to seperate ex / space "Hip Hop Culture			

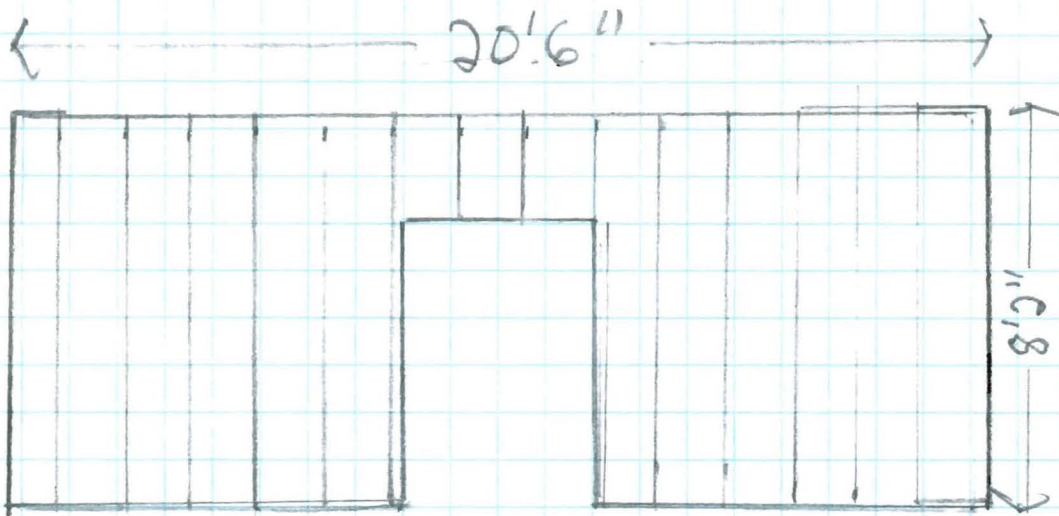
Inspection Details						
Inspection Id	Inspection Type	Inspection Result Status	Inspection Status Date	Scheduled Start Timestamp	Result Status Date	Final Inspection Flag

Fees Details								
Fee Code Description	Charge Amount	Permit Charge Adjustment	Permit Charge Adj Remark	Payment Date	Receipt Number	Payment Amount	Payment Adjustment Amount	Payment Adj Comment
Job Valuation Fees	\$30.00							

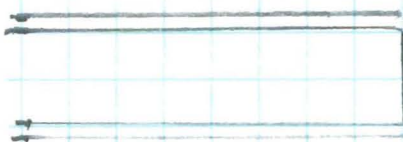


Existing floor space
 $\frac{1}{8} = 1.0'$

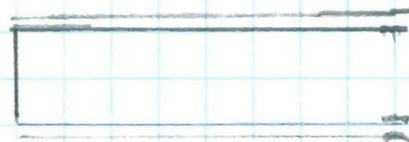
Wall will have no electrical boxes if all
 11 sheets of $5/8" \times 4' \times 8'$ Drywall
 Walls to be framed 16" O.C.



4' opening
 Wrapped with corner bead
 Drywall + mud
 Painted to match the store
 walls



Anchored to concrete
 floor w $1/2"$ concrete fasteners

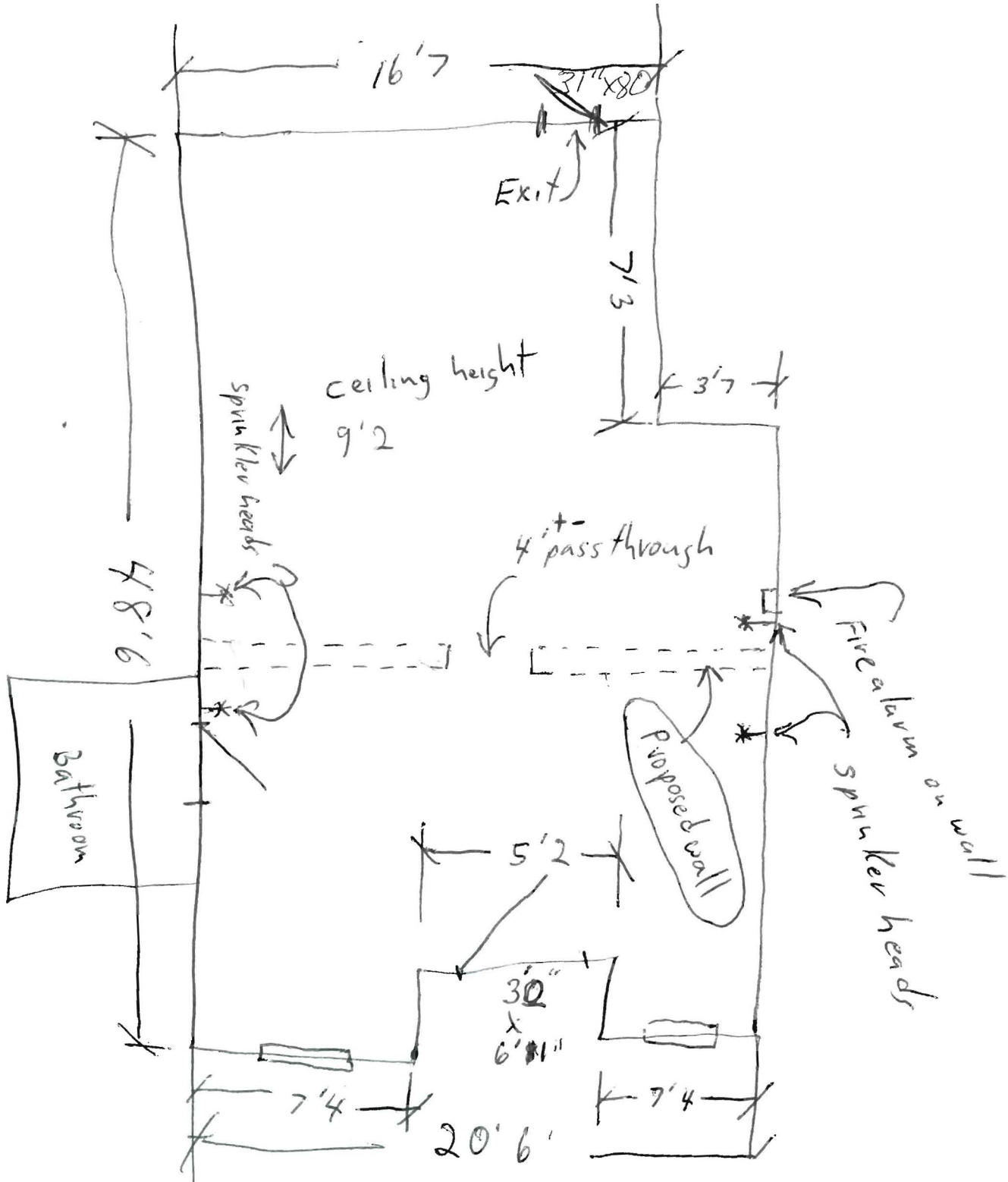


walls to be $3/8"$ metal
 track + studs 16" on ctr
 $5/8"$ drywall each
 side self tapping
 screws to anchor
 studs to Top & Bot track

* Mr. Ibrahim desires to divide his retail Business in half so that he can carry two product lines.

(207 766-6250)

Floor Plan (not to scale)



Palmer Development Group, LLC
83 South Freeport Rd.
Freeport, Maine 04032
Phone: 207-939-1802
Email: benp@palmerdevelopmentgroup.com

Ann Machado
City of Portland
389 Congress St.
Portland, Maine 04101

Dear Ann,

Hip Hop Culture, the tenant occupying the retail space at 783-785 Congress St., has my permission to build a partition wall to divide the space that they occupy. Any and all work needs to comply with all code requirements and all expenses incurred will be paid by the tenant (Hip Hop Culture).

Please feel free to contact me with any questions or concerns.

Sincerely,

 2/1/11
Ben Palmer
Palmer Development Group, LLC

RECEIVED

FEB - 1 2011

Dept. of Building Inspections
City of Portland Maine



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

1.26 20 11

Received from Northview

Location of Work 785 Congress St

Cost of Construction \$ _____ Building Fee: _____

Permit Fee \$ _____ Site Fee: _____

Certificate of Occupancy Fee: _____

Total: 30

Building (IL) _____ Plumbing (I5) _____ Electrical (I2) _____ Site Plan (U2) _____

Other _____

CBL: 47.111

Check #: ca- Total Collected \$ 30

**No work is to be started until permit issued.
Please keep original receipt for your records.**

Taken by: [Signature]

WHITE - Applicant's Copy
YELLOW - Office Copy
PINK - Permit Copy

* Mr. Ibrahim desires to divide his retail Business in half so that he can carry two product lines.

(207 766-6250)

Floor Plan (not to scale)

