

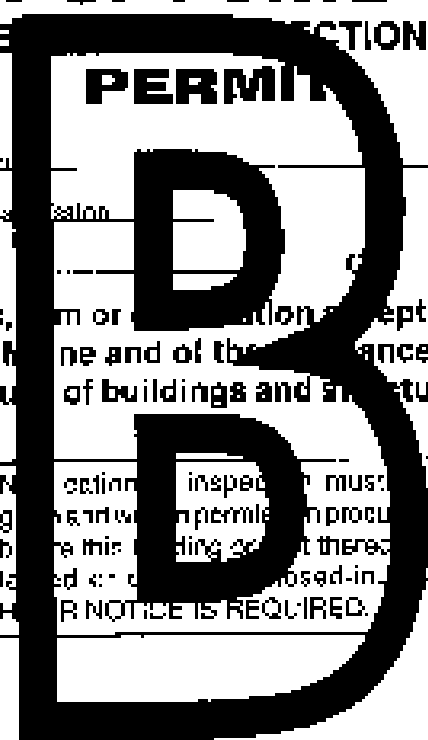
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK  
**CITY OF PORTLAND**

PERMIT TO OCCUPY  
12-14-13  
Permit Number: 141022  
CITY OF PORTLAND

Please Read  
Application And  
Notes. If Any  
Abused

DEPARTMENT OF PERMITS AND INSPECTIONS

**PERMIT**



This is to certify that Alpine Realty Corp. d/b/a Alpine  
has permission to tenant blimp of 5159 sq ft base  
AT 3000 East Ave 195 4002100

provided that the person or persons, firm or corporation accepting 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.

No excavation inspection must be given when permit is produced before this building or part thereof is occupied or closed-in. **HEAVY 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. Ch. Stone  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
By: \_\_\_\_\_

[Signature]  
City of Portland, Oregon

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**  
 349 Congress Street, 04101 Tel: (207) 874 8703, Fax: (207) 874 8716

Permit No: 21-0826	Permit Title: Alterations - Commercial	DATE: 27 AUGUST
Owner Name: Alpine Realty Corp	Owner Address: 130 Exchange St	Phone: 753 3499
Contractor Name: Jim Altair	Contractor Address: Portland	Phone: 800 4410038
Proposed Use: vacant living of heavy salon (5189 sq ft)	Permit Type: Alterations - Commercial	Zone: B2c2
Permit Fee: \$338.00	Cost of Work: \$26,300.00	LEU District: ?
PLUMBING DEPT Approved Sealed	INSPECTION: Inspection Type: Signature: Date:	
MUNICIPAL ADMINISTRATION DISTRICT (P.L. 112)		
Action: <input type="checkbox"/> Approved, <input type="checkbox"/> Approval w/Conditions, <input type="checkbox"/> Denied		
Signature:		Title:

Location of Construction: 338 Main St	Owner Name: Alpine Realty Corp	Owner Address: 130 Exchange St
Trade Name:	Contractor Name: Jim Altair	Contractor Address: Portland
License/Reg No:	Phone:	Permit Type: Alterations - Commercial
Best Use: 4 story commercial, office retail & the rest offices, w/parking area in basement	Proposed Use: vacant living of heavy salon (5189 sq ft)	Permit Fee: \$338.00
Proposed Project Description: convert floor up of 5189 sq ft heavy salon		Cost of Work: \$26,300.00
		LEU District: ?

Permit Taken By: Judice	Date Applied For: 08/17/2014	<b>Zoning Approval</b>		
1. This permit application does not precede the Applicant's compliance with 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 6 (6) months of the date of issuance unless information is provided a building permit and stop-work.	Special Zoning Reviews <input type="checkbox"/> Shortfall <input type="checkbox"/> Waiver <input type="checkbox"/> Fire Code <input type="checkbox"/> Subdivision <input checked="" type="checkbox"/> Section exemption Submitted Date: 7/11/2014	Zoning Approval Variance: <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approval Referred	Biologic Preservation <input checked="" type="checkbox"/> Not a Biologic Resource <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approval <input type="checkbox"/> Approval w/Conditions Issued Date:	

**CERTIFICATION**

I hereby certify that I am the owner or agent of the named property, or that the proposed work is authorized by the owner of said land and that I have been authorized by the owner to make this application as the 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 work will be done by a duly licensed and bonded representative and I will have the authority to enter all lands covered by such permit at any reasonable hour to enforce the provisions of the code(s) applicable to such work.

NAME OF APPLICANT	ADDRESS	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK	TITLE	DATE	PHONE

**City of Portland, Maine - Building or Use Permit**

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

Permit No: 04-0808	Date Applied For: 06-17-2004	CBL# 127 A002001
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Landlord or Construction 309 Forest Ave	Owner Name: Alpine Realty Corp	Owner Address: 120 Exchange St	Phone: (1775) 3469
Business Name:	Contractor Name: Jim A Train	Contractor Address: Portland	Phone: (207) 831-9938
License/Buyer's Name:	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: tenant fit-up of beauty salon (5189 sq ft)	Proposed Project Description: tenant fit-up of 5189 sq ft beauty salon
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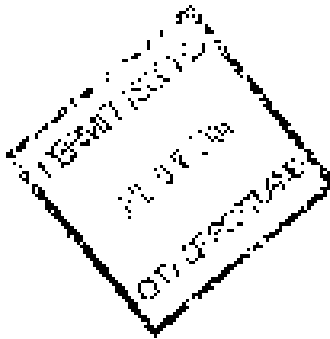
Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schumack      Approval Date: 07/01/2004  
 Note: 7/1/04 received parking information from Julia Wise      Ok to Issue:

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.

Dept: Building      Status: Pending      Reviewer: \_\_\_\_\_      Approval Date: \_\_\_\_\_  
 Note: \_\_\_\_\_      Ok to Issue: \_\_\_\_\_

Dept: Fire      Status: Approved with Conditions      Reviewer: LT MacDougal      Approval Date: 06/22/2004  
 Note: \_\_\_\_\_      Ok to Issue:

1) the fire alarm system shall be maintained to NFPA 72 standards  
 2) the sprinkler system shall be maintained to NFPA 13 standards



From: Marga Schmuckal  
To: matt.web.shield@archetypepa.com  
Date: Thu, Jun 24, 2004 9:58 AM  
Subject: Re: Medina Salon Interior Fit-up, 506 Forest Ave

John,

I think that would be a change of use from what you have told me here. The building code and zoning ordinance are two different things. I would view this as a change of use from offices to a personal service. Personal services are permitted in the B-2c zone. I would need to see the parking. I understand there is a "bunch" of on site parking. But I need to see the number of spaces when I calculate the number of parking spaces required for the personal service use. Dimensions on all plans would be required.

Marge

cc: "John Shields" <shieldj@archetypepa.com> 06/24 9:12 AM >>

Hello Marge - Alpine Realty has filed for a building permit for the interior fit-up of a beauty salon at 506 Forest Ave., a copy of the application is attached.

John Wise at Alpine has asked that I contact you about the existing use and the proposed use. He is concerned that the clerk at Building Inspection who took the application marked it as a change of use.

The previous tenant was Spectrum Marketing. They maintained a typical business office and provided marketing services.

The proposed use is as a beauty salon. Beauty salons are listed in BOCA 1999, Table 104.2 as business occupancies.

If you have any questions please call me at 772 5022 or John Wise at 775 3489.

Thanks - John

CC: John Wise

# BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

IB Pre-construction Meeting: Must be scheduled with your inspection team upon receipt of this permit. ~~Liz Reynolds, Development Review Coordinator at 874-8693~~ must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

NA Pooling/Building Location Inspection: Prior to pouring concrete

NA Re-bar Schedule Inspection: Prior to pouring concrete

NA Foundation Inspection: Prior to placing ANY backfill

✓ Framing/Rough Plumbing/Electrical: Prior to any insulating or drywalling

✓ Final/Certificate of Occupancy: Prior to any occupancy of the structure or use. NOTE: There is a \$75.00 fee per inspector 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.**

✓ **CERTIFICATE OF OCCUPANCY MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]  
Signature of Applicant/Designee

Date 9/1/07

[Signature]  
Signature of Inspections Official

Date 9/1/07

CDL: 127-A-2

Building Permit #: 04-052872

From: "John Wise" <johnwise@wrebrokers.com>  
To: "Marge Schmuckal" <MES@portlandmaine.gov>  
Date: Thu, Jul 1, 2004 9:38 AM  
Subject: RE: RE: Medina Fit-up

Thanks for your help and I will pass that on to the Medina people. John

-----Original Message-----

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]  
Sent: Thursday, July 01, 2004 9:21 AM  
To: johnwise@wrebrokers.com  
Subject: Re: RE: Medina Fit-up

Thank you.  
That helps greatly - I am going to try to sign off on this sometime today. It will then go to the line & building side for their respective reviews. You can call the front desk for its tracking. I won't be able to help you on that after it leaves my desk.  
Marge

>>> "John Wise" <johnwise@wrebrokers.com> 07/01 7:12 AM >>>  
Marge, I am sorry that I forget about Oakhurst. We never see these guys at the building and/or lot. We have 9 spaces rented to Oakhurst.  
Thanks John

-----Original Message-----

From: Marge Schmuckal [mailto:MES@portlandmaine.gov]  
Sent: Wednesday, June 30, 2004 4:05 PM  
To: shields@archetypepa.com  
Cc: johnwise@wrebrokers.com  
Subject: Re: Medina Fit-up

Thank you, John Wise. I do have a question for you. How many parking spaces in the Ashmont Street lot are rented out to Oakhurst Dairy?

Marge

>>> "John Shields" <shields@archetypepa.com> 06/30 2:22 PM >>>  
Marge - attached are three items

A tenant schedule with square footages.  
A plan of the underground and surface parking at 508/517 Forest Avenue.  
A plan of the parking lot on Ashmont Street.

Any questions, please contact myself or John Wise

Thanks John

Message

Marge - attached are three items.

- A tenant schedule with square footage
- A plan of the underground and surface parking at 500/517 Forest Avenue
- A plan of the parking lot on Ashmont Street

Any questions, please contact myself or John Wise

Thanks - John

30  
11/11/04

June 30, 2004

To: Marge Schmuckal

From: John Shields

Re: Medina Salon Interior Fit up, 509/517 Forest Ave

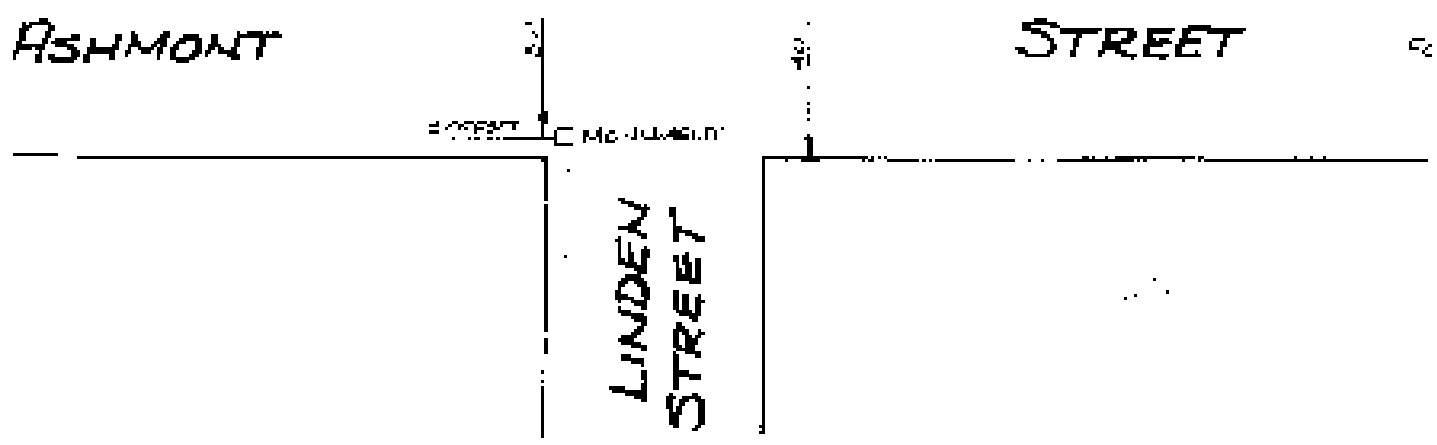
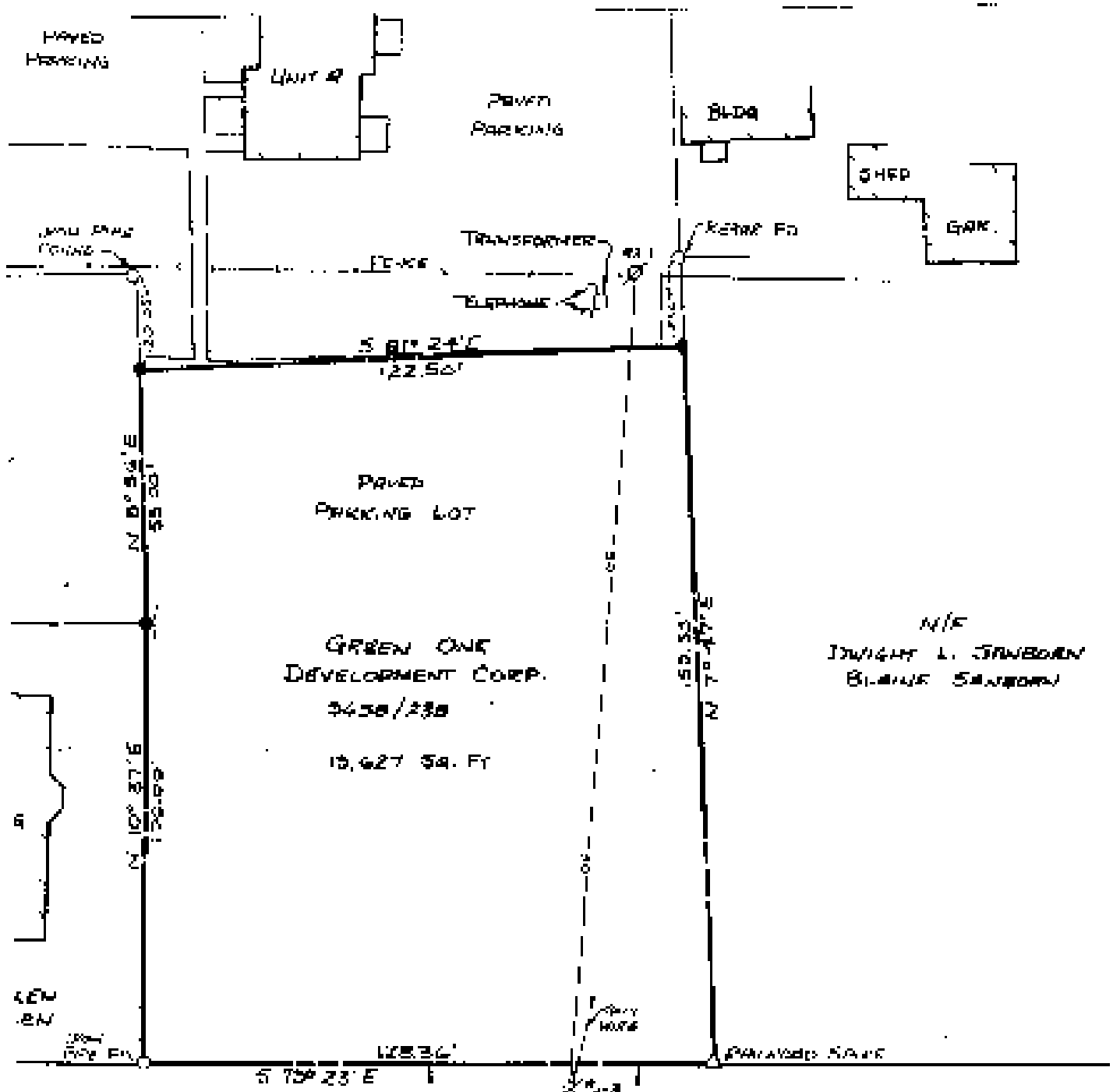
**509/517 FOREST AVENUE - TENANT SCHEDULE**

<u>TENANT</u>	<u>USE</u>	<u>SQ. FT.</u>	<u>RATIO</u>	<u>SPACES</u>
509 1 <sup>st</sup> flr Medina	Pera. Service	5,138 sq. ft.	1:334	16
509 1 <sup>st</sup> flr Parco	Office	2,344 sq. ft.	1:334	7
509 1 <sup>st</sup> flr Puren Firm.	Mercantile	3,870 sq. ft.		9
509 1 <sup>st</sup> flr Puren Firm.	Storage	2,065 sq. ft.	—	0
509 2nd flr USM	Office	12,625 sq. ft.	1:334	38
509 2nd flr Sandy River	Office	1,484 sq. ft.	1:334	4
509 3 <sup>rd</sup> flr Sandy River	Office	10,837 sq. ft.	1:334	32
517 1 <sup>st</sup> flr Parkland Helmet	Office	5,842 sq. ft.	1:334	17
517 1 <sup>st</sup> flr Casco Bay Movers	Office	5,640 sq. ft.	1:334	17
				<u>140</u>

**AVAILABLE PARKING SPACES**

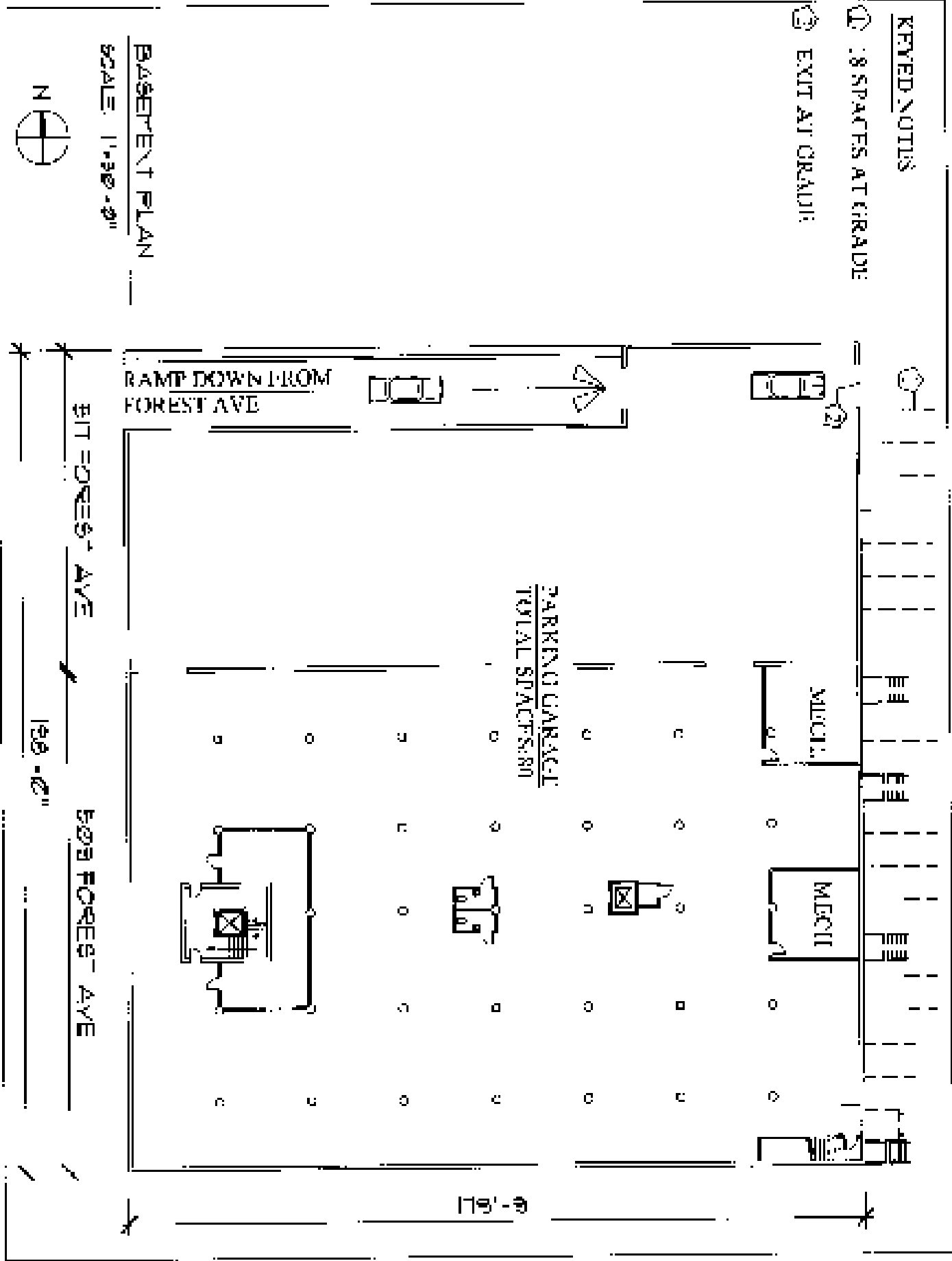
509/517 Underground Garage	30
Behind 509/517 at Grade	18
Adjacent Street Lot	<u>68</u>
	<u>158</u>





KEYED NOTES

- ① .8 SPACES AT GRADE
- ② EXIT AT GRADE



RAMP DOWN FROM FOREST AVE

PARKING GARAGE  
TOTAL SPACES: 80

MECH

MECH

EXIT FOREST AVE

EXIT FOREST AVE



BASEMENT PLAN  
SCALE: 1/4" = 10'-0"

61'-0"

128'-0"

**From:** Marge Schmuckel  
**To:** port-wash shields@[archetypepa.com]  
**Date:** Wed, Jun 30, 2014 4:08 PM  
**Subject:** Re: Medina Fit-up

Thank you, John Wise, I do have a question for you. How many parking spaces in the Ashmont Street lot are rented out to Oakhurst Dairy?

Marge

>>> 'John Shields' <shields@[archetypepa.com]> 06/30 2:22 PM >>>  
Marge - attached are three items.

A tenant schedule with square footages.  
A plan of the underground and surface parking at 509/517 Forest Avenue.  
A plan of the parking lot on Ashmont Street.

Any questions, please contact myself or John Wise.

Thanks - John

CC: John Wise



# Commercial Building Permit Application

If you or the property owner owns 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: 900 Forest Avenue

Total Square Footage of Proposed Structure: 5,184 sq. ft. business occupancy interior fit up      Square Footage of Lot:            sq.

Tax Assessor's Chart, Block & Lot Chart: 127 Block: A Lot: 2

Owner: Alpine Realty  
120 Exchange Street  
Portland, ME

Telephone: (207) 734-4499  
Jay Wise

Proposed Applicant's Name (if applicable):  
Medina Salam  
U.S. Name:             
Portland, ME

Applicant name, address & telephone:  
Jay Wise  
Alpine Realty  
120 Exchange Street  
Portland, ME  
735 5400

Class ID: 26, 300  
State \$ 26,300  
Fed \$ 339,100 **CAD \$40,000**

Current Specific use: Business DHS

Proposed Specific use: Business Salon

Project Description: The proposed fit-up is 5,184 square foot beauty salon. The existing building is a 1.5 story structure with a full basement. The basement serves as a parking garage. The building's existing business occupancy will not expire until 2009. Work hours on the street level is intermittent occupancy. The building is fully sprinkled and has a fire alarm. The proposed fit up will be sprinkled and have a fire alarm system.

Contractor name, address & telephone: Tim Abbott - 831-9338

Who should we contact when the permit is ready: Jay Wise

Mailing address: Alpine Realty  
120 Exchange Street  
Portland, ME

Phone: (207) 734-4499

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

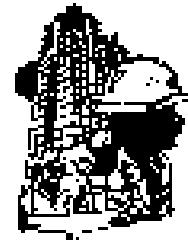
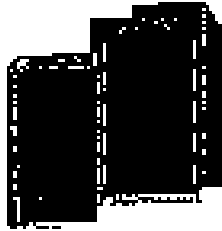
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information expy the Building Inspectors office, room 315 City Hall or call 874-8703.

The City of Portland is not responsible for the accuracy of the information provided on this application. It is the responsibility of the applicant to provide accurate information. The City of Portland is not responsible for the accuracy of the information provided on this application. It is the responsibility of the applicant to provide accurate information. The City of Portland is not responsible for the accuracy of the information provided on this application. It is the responsibility of the applicant to provide accurate information.

Signature of applicant: [Signature]      Date: 6-16-04

Permit Fee: \$50.00 for the first \$100,000 Construction Cost, \$7.00 per additional \$1000.00 cost

**This is not a Permit; you may not commence any work until the Permit is issued.**



**CITY OF PORTLAND  
BUILDING CODE CERTIFICATE**  
389 Congress St., Rm 315  
Portland, ME 04101

**TO:** Inspector of Buildings City of Portland, Maine  
Department of Planning & Urban Development  
Division of Housing & Community Service

**FROM:** Archetype, P.A.

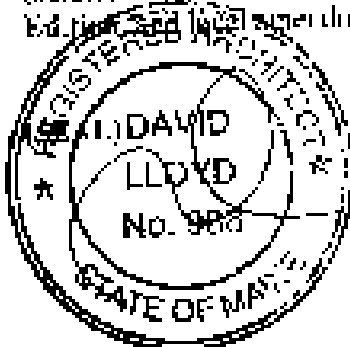
**RE:** Certificate of Design

**DATE:** 6/11/04

These plans and/or specifications covering construction work on:

5,159 square foot beauty salon fit-up at 509 Forest Avenue.

Have been designed and drawn up by the undersigned, a Maine registered architect/engineer according to the BOCA National Building Code/1999 Fourteenth Edition and local amendments.



Signature \_\_\_\_\_

Title Architect

Firm Archetype, P.A.

Address 48 Union Wharf, Portland, ME 04101

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, addition, or modification for Building or Structures shall be prepared by a registered design Professional.



CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE

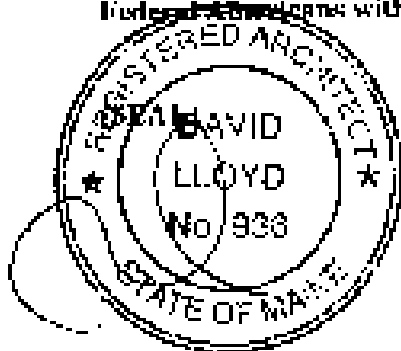
Designers: David Lloyd, Archetype

Address of Project: 500 Forest Avenue

Nature of Project: 5,189 square foot interior fit-up of a beauty salon.

Date: 5/11/04

The technical submissions covering the proposed construction work with the exception of the metal exterior stair as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act. The metal exterior stair was designed by others.



Signature \_\_\_\_\_

Title Architect

Firm Archetypa, P.A.

Address 48 Union Wharf

Portland, ME 04101

Telephone (207) 772-6022



# CITY OF PORTLAND MAINE

389 Congress St., Rm 315

Portland, ME 04101

Tel. - 207-874-8700

Fax - 207-874-8716

TO: Inspector of Buildings City of Portland, Maine  
Planning & Urban Development  
Division of Housing & Community Services

FROM DESIGNER: Archetype, P.A.  
48 Union Wharf  
Portland, ME 04101

DATE: 6/11/04

Project Name: 5,189 sq. ft. beauty salon interior fit-up  
Address of the structure: 509 Forest Avenue

### THE BOCA NATIONAL BUILDING CODE 1999 Fourteenth Edition Construction project was designed according to the building code of the jurisdiction below.

Building Code Year: 1999 Use Group: Blow (see code) B

Type of Construction: note below H.C. Details: note below Ridge Sp. Factors: note below

Seismic Zone: note below General Class: note below

Basic Snow Load (psf): note below Dead Load (psf): note below

Basic Wind Speed (mph): note below Effective Velocity Pressure (psf): note below

Height Exceeds Permitted: note below

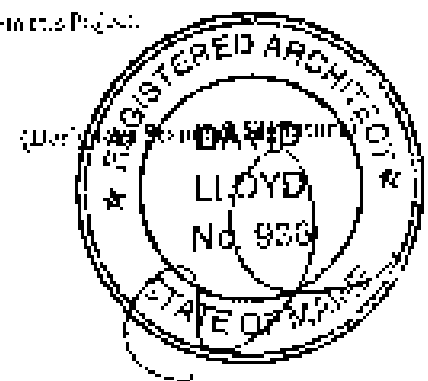
Structure has fire sprinkler system? Yes  No  Alarm System? Yes  No   
Sprinkler & Alarm systems comply with local code or with NFPA and NFA standards with approval from the Building Department.

Is structure being used for an intended or actual dwelling? Yes  No

If intended for use as a dwelling, all existing code sections 0103.2

Has the applicant agreed to such code measures deemed applicable to this Project?  
Note: No structural changes to building are proposed.

INS 600-29



**From:** Marge Schmuckel  
**To:** paul-welt@shields@archetypepa.com  
**Date:** Thu, Jun 24, 2004 10:47 AM  
**Subject:** Re: Medina Salon Interior Fill-up, 509 Forest Ave

I took a quick look at the plans and no parking plans were shown. The permit will be held up until I can verify that they have met the parking requirements.  
Marge

>>> "John Shields" <shields@archetypepa.com> 06/24 9:12 AM >>>

Hi Marge - Alpine Realty has filed for a building permit for the interior fill up of a beauty salon at 509 Forest Ave., a copy of the application is attached

John Wise at Alpine has asked that I contact you about the existing use and the proposed use. He is concerned that the clerk at Building Inspection who took the application marked it as a change of use

The previous tenant was Spectrum Marketing. They maintained a typical business office and provided marketing services.

The proposed use is as a beauty salon. Beauty salons are listed in BOCA 1991, Table 804.2 as business occupancies.

If you have any questions please call me at 772 5022 or John Wise at 775 3409.

Thanks - John

CC: John Wise

yes it is  
a change of use  
That's  
I checked  
man