

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

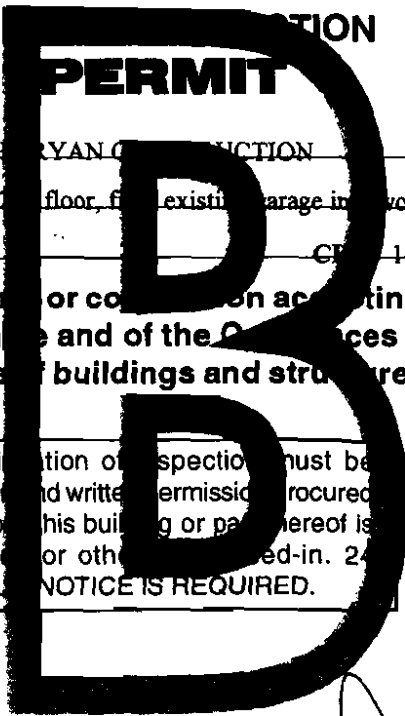
BU **PERMIT** ICTION

Permit Number: 100121

Please Read Application And Notes, if Any, Attached

This is to certify that KATINDA ESG LLC /WRIGH RYAN C CONSTRUCTION
has permission to Make minor layout changes to 1st floor, from existing garage into workspace
AT 19 ARBOR ST CE 146 D006001

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 lath or other work is set-in. 24 HOUR NOTICE IS REQUIRED.

A certificate of occupancy must be procured by owner before this building or part thereof is occupied.

PERMIT ISSUED

OTHER REQUIRED APPROVALS
Fire Dept. CAPT. R. [Signature]
Health Dept. MAH - 4 2010
Appeal Board _____
Other _____
City of Portland
Department Name

[Signature] 2/26/10
Director - Building & Inspection Services

City of Portland, Maine - Building or Use Permit Application

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

Permit No: 10-0121	Issue Date:	CBL: 146 D006001
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Location of Construction: 19 ARBOR ST	Owner Name: KATINDA ESG LLC	Owner Address: 19 ARBOR ST	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone 2077733625
Lessee/Buyer's Name	Phone:	Permit Type: <i>Change of use</i> Alterations Commercial <i>(garage)</i>	Zone: <i>B-2</i>

Past Use: Commercial - Office	Proposed Use: Commercial - Office - Make minor layout changes to 2nd floor, fitup existing garage into workspace	Permit Fee: \$470.00	Cost of Work: \$45,000.00	CEO District: 4
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied <i>*See Conditions</i>	INSPECTION: Use Group: <i>B</i> Type: <i>3B</i> <i>IBC-2003</i>	

Proposed Project Description:
Make minor layout changes to 2nd floor, fitup existing garage into workspace

Signature: *KG* Signature: *JMB 2/26/10*
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)
 Action: Approved Approved w/Conditions Denied
 Signature: _____ Date: _____

Permit Taken By: Idobson	Date Applied For: 02/10/2010	Zoning Approval
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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"/> 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"/> <input type="checkbox"/> Denied Date: <i>2/22/10</i>	Zoning Appeal <input type="checkbox"/> Variance <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Interpretation <input type="checkbox"/> Approved Date: _____	Historic Preservation <input checked="" 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: <i>9</i>
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PERMIT ISSUED

MAR - 4 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)

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.

~~A Pre-construction Meeting will take place upon receipt of your building permit.~~

 X **Framing/Rough Plumbing/Electrical: Prior to Any Insulating or drywalling**

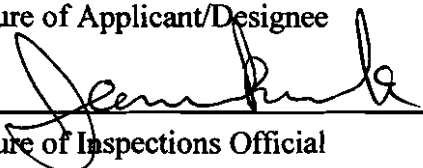
 X **Final/Certificate of Occupancy: Prior to any occupancy of the structure or use.**
NOTE: There is a \$75.00 fee per inspection at this point.

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.

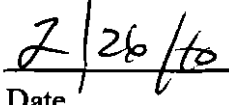
CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED.

Signature of Applicant/Designee



Signature of Inspections Official

Date



Date

City of Portland, Maine - Building or Use Permit

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

Permit No: 10-0121	Date Applied For: 02/10/2010	CBL: 146 D006001
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Location of Construction: 19 ARBOR ST	Owner Name: KATINDA ESG LLC	Owner Address: 19 ARBOR ST	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTIO	Contractor Address: 10 DANFORTH STREET Portland	Phone (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Office - Make minor layout changes to 2nd floor, fitup existing garage into workspace	Proposed Project Description: Make minor layout changes to 2nd floor, fitup existing garage into workspace
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schmuckal Approval Date: 02/22/2010

Note: Ok to Issue:

- 1) Separate permits shall be required for any new signage.
- 2) This property shall remain offices. Any change of use shall require a separate permit application for review and approval.
- 3) 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: Approved with Conditions Reviewer: Jeanine Bourke Approval Date: 02/26/2010

Note: Ok to Issue:

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. 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.

Dept: Fire Status: Approved with Conditions Reviewer: Capt Keith Gautreau Approval Date: 02/23/2010

Note: Ok to Issue:

- 1) No means of egress shall be affected by this renovation
- 2) All construction shall comply with NFPA 1 and 101.

Comments:

2/10/2010-mes: there is a change of use of the garage to office spaces - no plot plan submitted showing parking availability. Called Andy Seymour and requested a plot plan showing parking - 3 more parking spaces are required 1060/. 400 = 2.65 or 3 parking required.

2/22/2010-mes: received a plot plan for parking - for the new change of use and the existing offices 17 pkg spcs required - 20 shown -



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>19 ARBOR STREET</u>		
Total Square Footage of Proposed Structure/Area <u>EXISTING.</u>		Square Footage of Lot <u>.191</u>
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>146</u> <u>D006001</u>	Applicant * <u>must be owner, Lessee or Buyer*</u> Name <u>KATINDA ESG, LLC</u> Address <u>19 ARBOR STREET</u> City, State & Zip <u>PORTLAND ME</u>	Telephone: <u>874-2123</u>
Lessee/DBA (If Applicable)	Owner (if different from Applicant) Name Address City, State & Zip	Cost Of Work: \$ <u>45,000</u> C of O Fee: \$ <u>75.00</u> Total Fee: \$ _____
Current legal use (i.e. single family) <u>OFFICE</u> <u>changing use of garage</u>		
If vacant, what was the previous use? _____ <u>to office area</u>		
Proposed Specific use: <u>OFFICE</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>MAKE MINOR LAYOUT CHANGES TO SECOND FLOOR, FIT UP EXISTING GARAGE INTO WORKSPACE</u>		
REPAIR REFERENCE # <u>090858</u>		
Contractor's name: <u>WRIGHT-RYAN CONSTRUCTION</u>		
Address: <u>10 DANFORTH ST</u> <u>MAIL</u>		
City, State & Zip <u>PORTLAND MAINE 04101</u>		Telephone: <u>773-3625</u>
Who should we contact when the permit is ready: <u>ANDY SEYMOUR</u>		Telephone: <u>773-3625</u>
Mailing address: <u>10 DANFORTH ST PORTLAND</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.

RECEIVED

FEB 10 2010

Signature: [Signature] Date: 2/10 Inspections

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

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 146 D010001
Land Use Type GARAGES, SHEDS, AUX, ETC.
Property Location 807 STEVENS AVE
Owner Information KATINDA ESG LLC
 19 ARBOR ST
 PORTLAND ME 04103
Book and Page 27114/108
Legal Description 146-D-10
 STEVENS AVE 807
 7862 SF
Acres 0.18

Same ownership of 19 Arbor St Bldg

Current Assessed Valuation:

TAX ACCT NO.	21558	OWNER OF RECORD AS OF APRIL 2009
		CITY OF PORTLAND
LAND VALUE	\$20,400.00	389 CONGRESS ST
BUILDING VALUE	\$16,000.00	PORTLAND ME 04101
PORTLAND, CITY OF	(\$36,400.00)	
NET TAXABLE - REAL ESTATE	\$0.00	
TAX AMOUNT	\$0.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600, with Internet Explorer



Outbuildings/Yard Improvements:

Card 1

Year Built 2007
Structure GARAGE-WD/CB
Size 20X22
Units 1
Grade C
Condition A

Sales Information:

Assessor's Office | 389 Congress Street | Portland, Maine 04101 | Room 115 | (207) 874-8486

City Home Departments City Council E-Services Calendar Jobs

This page contains a detailed description of the Parcel ID you selected. Press the **New Search** button at the bottom of the screen to submit a new query.

Current Owner Information:

Services

Applications

Doing Business

Maps

Tax Relief

Tax Roll

Q & A

browse city services a-z

browse facts and links a-z

CBL 146 D003001
Land Use Type PARKING LOTS
Property Location 1128 FOREST AVE
Owner Information KATINDA ESG LLC
 19 ARBOR ST
 PORTLAND ME 04103
Book and Page 27114/108
Legal Description 146-D-3
 FOREST AVE 1128-1130
 11497 SF
Acres 0.264

Current Assessed Valuation:

TAX ACCT NO.	21546	OWNER OF RECORD AS OF APRIL 2009
		CITY OF PORTLAND
LAND VALUE	\$29,900.00	389 CONGRESS ST
BUILDING VALUE	\$0.00	PORTLAND ME 04101
PORTLAND, CITY OF	(\$29,900.00)	
NET TAXABLE - REAL ESTATE	\$0.00	
TAX AMOUNT	\$0.00	

Any information concerning tax payments should be directed to the Treasury office at 874-8490 or e-mailed.



Best viewed at 800x600, with Internet Explorer

Sales Information:

Sale Date	Type	Price	Book/Page
7/23/2009	LAND	\$460,000.00	27114/108





WRIGHT-RYAN HOMES

10 Danforth Street
Portland, Maine 04101

Phone (207) 773-3625
Fax (207) 773-5173

LETTER OF TRANSMITTAL

DATE: 2/22/09	JOB NO. 0925
ATTENTION: Marge Schmuckel	
RE: 19 Arbor Street	

TO City of Portland

WE ARE SENDING YOU Attached Under separate cover via the following items:

Shop drawings Prints Plans Samples
 Copy of letter Spec's Change order

COPIES	DATE	NO.	DESCRIPTION
1			24x36 Parking Layout
1			11x17 Parking Layout

PERMIT ISSUED

THESE ARE TRANSMITTED as checked below:

For approval Approved as submitted Resubmit
 For your use Approved as noted Submit
 As requested Returned for corrections Return
 For review and comment
 FOR BIDS DUE 20 PRINTS RETURNED AFTER LOAN TO US

copies for approval **FEB 22 2010**
copies for distribution
corrected prints **City of Portland**

REMARKS: Hello Marge,
Please see the enclosed parking layout drawing for building permit at Arbor Street. Please call if you need anything further.
Thanks,

COPY TO: file SIGNED: Andy Seymour

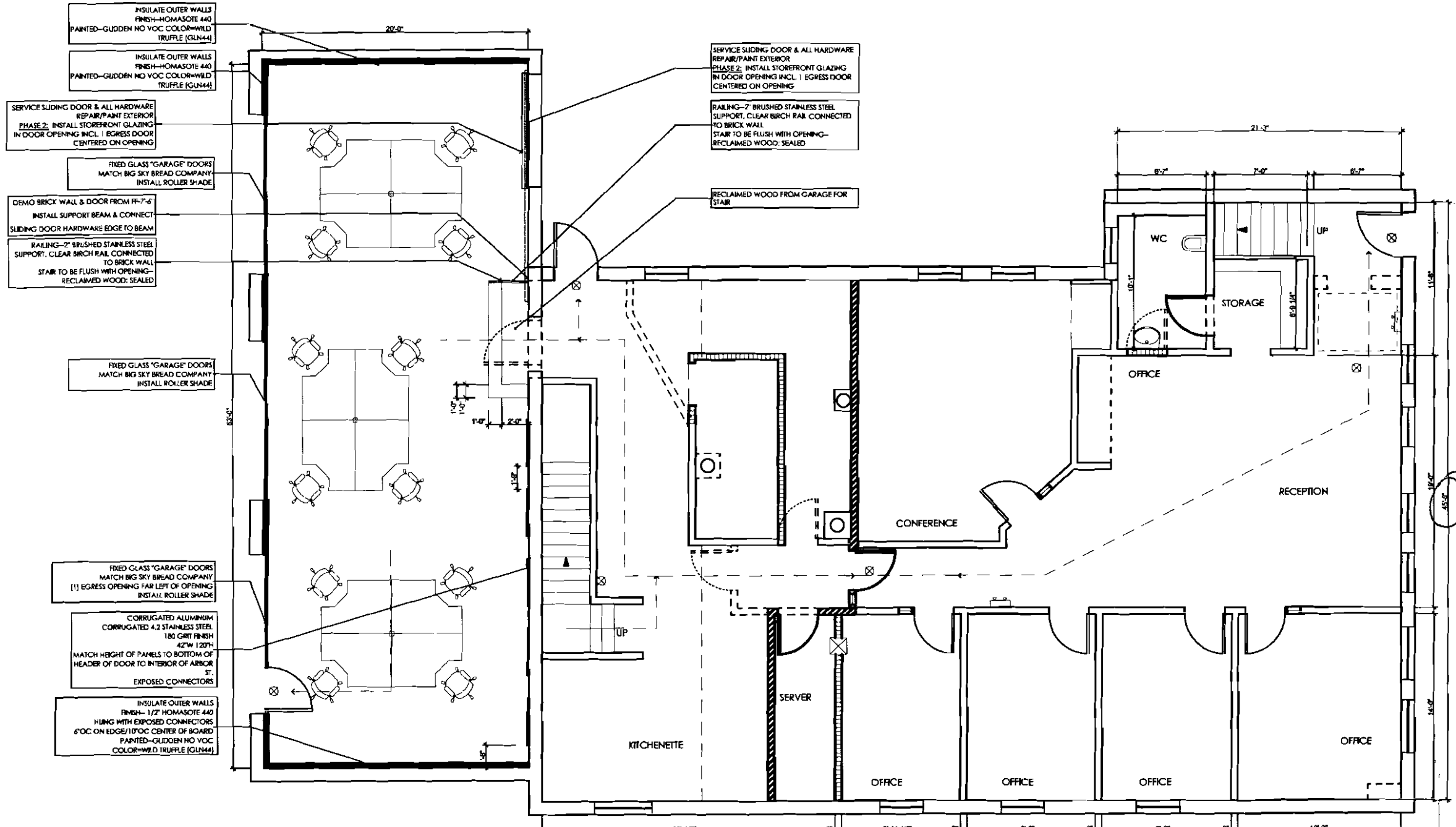
If enclosures are not as noted, kindly notify us at once.

19 ARBOR ST.
PORTLAND, ME
04103

CONCEPTUAL DESIGN BY:
AMBER DORCUS

PRINTED FOR PLAN
REVIEW ONLY

ISSUE DATE
CITY PLAN REVIEW 12.30.2009



- INSULATE OUTER WALLS
FINISH-HOMASOTE 440
PAINTED-GUDDEN NO VOC COLOR=WILD
TRUFFLE (GLN44)
- INSULATE OUTER WALLS
FINISH-HOMASOTE 440
PAINTED-GUDDEN NO VOC COLOR=WILD
TRUFFLE (GLN44)
- SERVICE SLIDING DOOR & ALL HARDWARE
REPAIR/PAINT EXTERIOR
PHASE 2: INSTALL STOREFRONT GLAZING
IN DOOR OPENING INCL. 1 EGRESS DOOR
CENTERED ON OPENING
- FIXED GLASS "GARAGE" DOORS
MATCH BK SKY BREAD COMPANY
INSTALL ROLLER SHADE
- DEMO BRICK WALL & DOOR FROM H-7-4'
INSTALL SUPPORT BEAM & CONNECT
SLIDING DOOR HARDWARE EDGE TO BEAM
- RAILING-7" BRUSHED STAINLESS STEEL
SUPPORT: CLEAR BIRCH RAIL CONNECTED
TO BRICK WALL
STAIR TO BE FLUSH WITH OPENING-
RECLAIMED WOOD: SEALED
- FIXED GLASS "GARAGE" DOORS
MATCH BK SKY BREAD COMPANY
INSTALL ROLLER SHADE
- FIXED GLASS "GARAGE" DOORS
MATCH BK SKY BREAD COMPANY
1) EGRESS OPENING FAR LEFT OF OPENING
INSTALL ROLLER SHADE
- CORRUGATED ALUMINUM
CORRUGATED 4.2 STAINLESS STEEL
180 GRIT FINISH
42"W 120"H
MATCH HEIGHT OF PANELS TO BOTTOM OF
HEADER OF DOOR TO INTERIOR OF ARMOR
ST.
EXPOSED CONNECTORS
- INSULATE OUTER WALLS
FINISH- 1/2" HOMASOTE 440
HUNG WITH EXPOSED CONNECTORS
6"OC ON EDGE/10"OC CENTER OF BOARD
PAINTED-GUDDEN NO VOC
COLOR=WILD TRUFFLE (GLN44)

- SERVICE SLIDING DOOR & ALL HARDWARE
REPAIR/PAINT EXTERIOR
PHASE 2: INSTALL STOREFRONT GLAZING
IN DOOR OPENING INCL. 1 EGRESS DOOR
CENTERED ON OPENING
- RAILING-7" BRUSHED STAINLESS STEEL
SUPPORT: CLEAR BIRCH RAIL CONNECTED
TO BRICK WALL
STAIR TO BE FLUSH WITH OPENING-
RECLAIMED WOOD: SEALED
- RECLAIMED WOOD FROM GARAGE FOR
STAIR

$20 \times 53 = 1060' \div 400 = 2.65$ or 3 max parking spaces ← 64' →

45 x

KEY

- DEMO: - - - - -
- EXISTING (EXTG): [Solid Line]
- MODIFIED/NEW: [Dashed Line]
- FIRE WALL (EXTG): [Hatched Line]
- LIFE SAFETY INFORMATION:**
- EXIT SIGN: [Circle with X]
- EMERGENCY LIGHTING: [Square with X]
- PATH OF EGRESS: [Arrow]

$45 \times 64 =$
 $2880' \times 2 \text{ floors}$
 $= 5760 \div 400$
 $= 14.4$ or
14 spaces
+ 3 spaces for change
17 spaces req

SHEET TITLE:
PERMIT DOC.-1ST LEVEL
PHASE 2-"GARAGE"

1/4"=1'-0"

20 SPCS
Shown

PERMIT ISSUED

FEB 22 2010

City of Portland

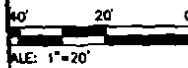


LEGEND

- ▲ SURVEY CONTROL
- ◻ MONUMENT FOUND
- STEEL PIPE/PIN FOUND
- ◇ UTILITY POLE
- CATCH BASIN
- ◆ ELECTRIC OUTLET
- ⊗ DECIDUOUS TREE
- CHAIN LINK FENCE
- PROPERTY LINE

REFERENCE

BOUNDARY AND TOPOGRAPHIC SURVEY
D. MAINE MADE FOR CITY OF PORTLAND
BY OWEN HASKELL, INC. DATED 2/11/1998.



SHEET 1 of 1

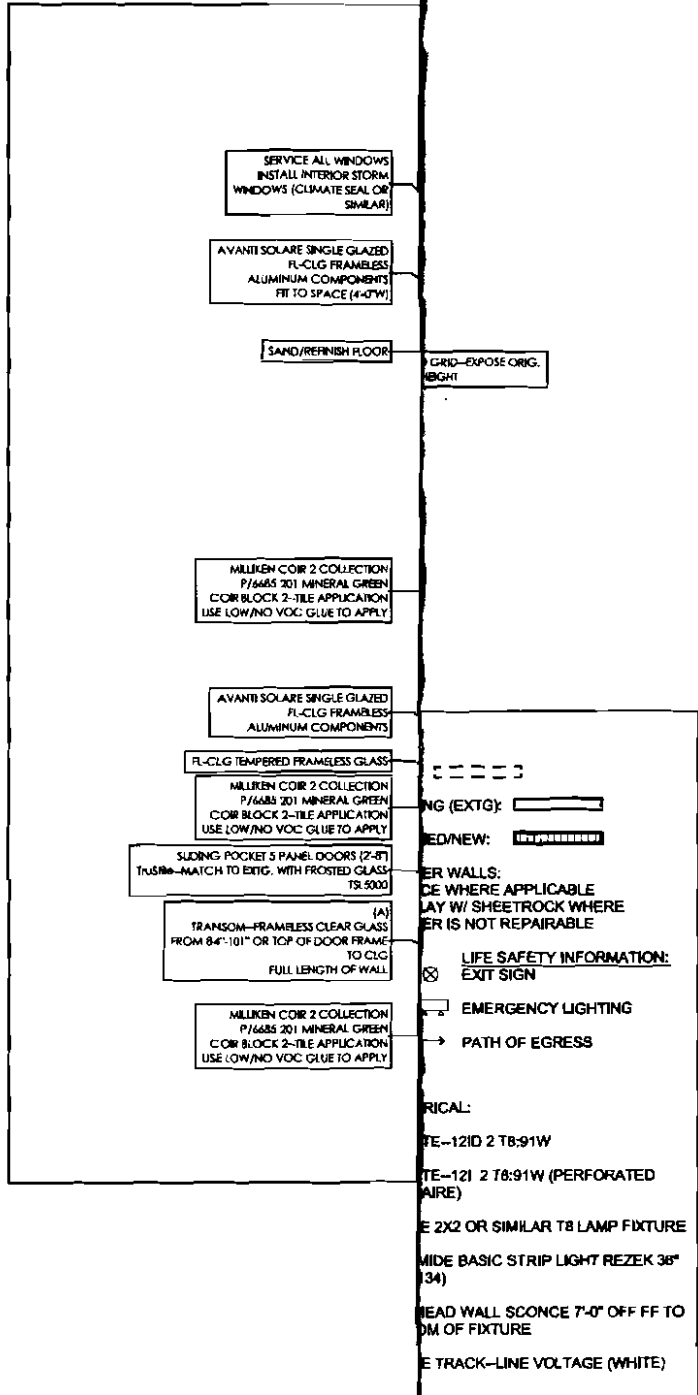
DATE	REVISION	BY	DATE	DESCRIPTION	DATE	SCALE
8/2010	2/19/2010	ARBOR	ALLEGRO CE	2010-10		
ETIC 2010	N/A	NOTED	N/A	1"=20'		

19 ARBOR ST.
 PORTLAND, ME
 04103

CONCEPTUAL DESIGN BY:
 AMBER DORCUS

PRINTED FOR PLAN
 REVIEW ONLY

ISSUE	DATE
CITY PLAN REVIEW	01.01.2010
PHASE 2	



SHEET TITLE:
 PERMIT DOC.--2ND LEVEL
 PHASE 2

1/4"=1'-0"

LIFE SAFETY INFORMATION-Interior Renovation

BUILDING CODES REFERENCED:
International Building Code, 2003 ED
NFPA 101 Life Safety Code, 2003 ED

OCCUPANCY:
Business Office, B (IBC 304.1)

CONSTRUCTION TYPE:
Type II, B Exterior walls are of noncombustible material and interior building elements are of any permitted material (IBC).
Table 501 (IBC), required fire-resistance ratings for building elements:
Structural Frame 0 hours
Ext. Beaming Walls 2 hours
Int. Beaming Walls 0 hours
Non-Bearing Partitions 0 hours
Floor Construction 0 hours
Roof Construction 0 hours

SPRINKLER:
The building is not sprinklered

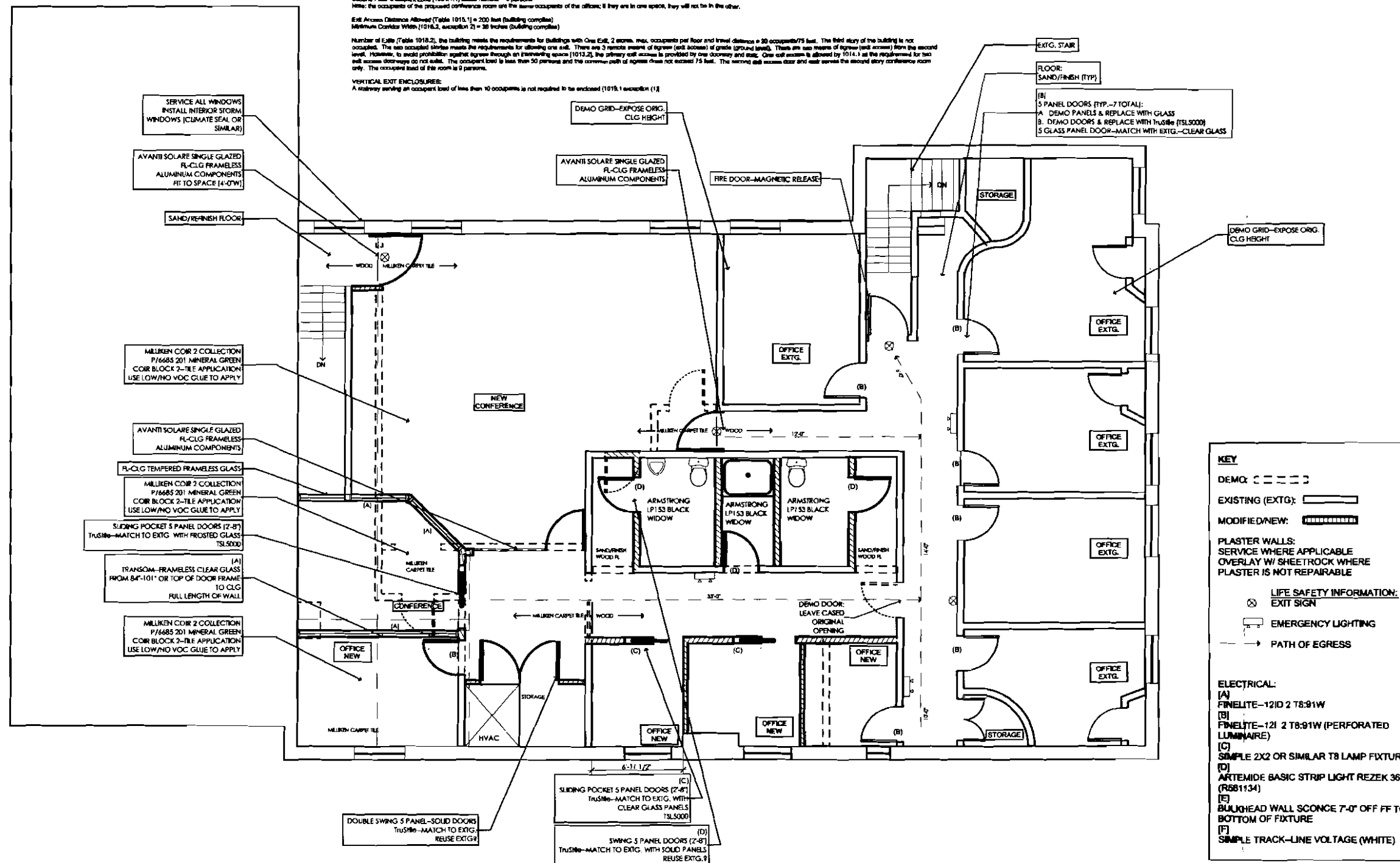
MEANS OF EGRESS:
First Floor Occupant Load (1004.1.1)
Actual number, including proposed open office renovation = 18 persons

Second Floor Occupant Load (1004.1.1) actual number = 8 persons
Note: the occupants of the proposed conference room and the same occupants of the office; if they are in one space, they will not be in the other.

Exit Access Distance Allowed (Table 1015.1) = 200 feet (building complex)
Minimum Corridor Width (1016.3, exception 2) = 30 inches (building complex)

Number of Exits (Table 1016.2), the building meets the requirements for buildings with One Exit, 2 stories, max. occupants per floor and travel distance = 30 occupants/75 feet. The third story of the building is not occupied. The two occupied stories meets the requirements for allowing one exit. There are 3 remote means of egress (exit access) of grade (ground level). There are also means of egress (exit access) from the second level. However, to avoid prohibition against egress through an intervening space (1013.2), the primary exit access is provided by one doorway and stair. One exit access is allowed by 1014.1 as the requirement for two well-served driveways do not apply. The occupant load is less than 50 persons and the common path of egress does not exceed 75 feet. The second exit access door and stair serves the second story conference room only. The occupant load of the room is 8 persons.

VERTICAL EXIT ENCLOSURES:
A stairway serving an occupant load of less than 10 occupants is not required to be enclosed (1019.1 exception (1))



19 ARBOR ST.
PORTLAND, ME
04103

CONCEPTUAL DESIGN BY:
AMBER DORCUS

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ISSUE	DATE
CITY PLAN REVIEW	01.01.2010
PHASE 2	

SHEET TITLE:
PERMIT DOC.--2ND LEVEL
PHASE 2

1/4"=1'-0"