

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

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT  
**PERMIT**

Permit Number: 070858

This is to certify that DOMINIC REAL REALTY INC  
 has permission to Change of use from Deli to office space - add walk-in create offices

AT 129 NEWBURY ST

C 020 D029001 AUG - 3 2007

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 work on permit on procedure before this building or part thereof is started or 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. Craig Cass

Health Dept. \_\_\_\_\_

Appeal Board \_\_\_\_\_

Other \_\_\_\_\_

Department Name

*David S. ...* 8/3/07  
 Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

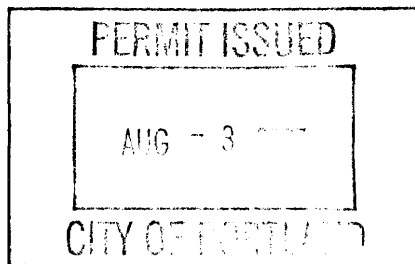
**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 07-0858	Issue Date:	CBL: 020 D029001
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Location of Construction: 129 NEWBURY ST	Owner Name: DOMINIC REALI REALTY LLC	Owner Address: 312 ST JOHN ST	Phone:
Business Name: Reali Realty	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name Jeff Reali	Phone: 207-828-5981	Permit Type: Change of Use - Commercial	Zone: B26
Past Use: Commercial - Deli	Proposed Use: real-estate Office - Change of use from Deli to office space - add interior walls for offices	Permit Fee: \$220.00	Cost of Work: \$20,000.00
Proposed Project Description: Change of use from Deli to office space - add interior walls for offices		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied  See Conditions	CEO District: 1
		INSPECTION: Use Group: B Type: IBC-2003	
		Signature: <i>Carole Cass</i>	Signature: <i>JMB 8/3/07</i>
		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied	
Permit Taken By: ldobson		Date Applied For: 07/16/2007	Zoning Approval

<ol style="list-style-type: none"> <li>This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</li> <li>Building permits do not include plumbing, septic or electrical work.</li> <li>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..</li> </ol>	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 <i>OK Ann</i> Maj Minor MM	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	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 <i>ASB</i>
	Date: <i>7/18/07 Ann</i>	Date:	Date:



**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

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

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

<b>Permit No:</b> 07-0858	<b>Date Applied For:</b> 07/16/2007	<b>CBL:</b> 020 D029001
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<b>Location of Construction:</b> 129 NEWBURY ST	<b>Owner Name:</b> DOMINIC REALI REALTY LLC	<b>Owner Address:</b> 312 ST JOHN ST	<b>Phone:</b>
<b>Business Name:</b> Reali Realty	<b>Contractor Name:</b>	<b>Contractor Address:</b>	<b>Phone:</b>
<b>Lessee/Buyer's Name</b> Jeff Reali	<b>Phone:</b> 207-828-5981	<b>Permit Type:</b> Change of Use - Commercial	

<b>Proposed Use:</b> real-estate Office - Change of use from Deli to office space (Reali Realty) - add walls to create offices	<b>Proposed Project Description:</b> Change of use from Deli to office space - add walls to create offices
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**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Ann Machado      **Approval Date:** 07/18/2007

**Note:** Required 8 parking spaces are located at 71 India Street, 020 B031, owned by Dominic Reali of Dominic Reali Realty.      **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:** Approved with Conditions      **Reviewer:** Jeanine Bourke      **Approval Date:** 08/03/2007

**Note:**      **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, or HVAC systems. Separate plans may need to be submitted for approval as a part of this process.

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Capt Greg Cass      **Approval Date:** 07/18/2007

**Note:**      **Ok to Issue:**

- 1) emergency lights and exit signs are required
- 2) The electrical panels in the basement shall be enclosed with 1 hr. Rated construction. No storage under stairs.
- 3) evacuation plan required.
- 4) fire extinguishers required

**Comments:**

7/17/2007-amachado: Left message for Jeff Reali. Need copy of lease and siteplan that shows exactly where the parking is located and how it is accessed. Permission from owner to use the 8 spaces.

7/18/2007-amachado: Waiting for structural plans for walls that are being installed.

7/31/2007-jmb: Left message for Allyn G. For info on existing bathrooms and verify construction type

8/2/2007-jmb: Alan G. Called to confirm the 2 bathrooms are existing, ok to issue



# 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>129 Newbury St</u>		
Total Square Footage of Proposed Structure <u>2640</u>		Square Footage of Lot <u>.26</u>
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>20</u> <u>D</u> <u>29</u>	Owner: <u>Dominic Reali</u>	Telephone: <u>828-5981</u>
Lessee/Buyer's Name (If Applicable) <u>Jeff Reali 129 Newbury</u> <u>Reali Realty B/Hed</u> <u>671-4001</u>	Applicant name, address & telephone: <u>Same</u>	Cost Of Work: <u>\$9000</u> <u>+ 75</u> Fee: \$ _____ C of O Fee: \$ <u>295.00</u>
Current legal use (i.e. single family) <u>Deli</u> If vacant, what was the previous use? _____ Proposed Specific use: _____ Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Change of us from Deli to office space</u> <u>build interior walls for offices.</u>		
Contractor's name, address & telephone: Who should we contact when the permit is ready: <u>207 Builders LLC / Allyn Gee</u> Mailing address: _____ Phone: <u>807-8758</u>		

Please submit all of the information outlined in the Commercial Application 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](http://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 of applicant: [Signature]

Date: 7/10/07

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



*Corporate Offices*

312 St. John Street • Portland, ME 04102  
Second Floor  
Tel. 207-828-5981 • Fax 207-761-0977

July 17, 2007

PORTLAND  
India Street  
St. John Street  
Washington Avenue

SOUTH PORTLAND  
Broadway

GORHAM  
Main Street

BRUNSWICK  
Pleasant Street

SCARBOROUGH  
Oak Hill

SACO  
Main Street

NORWAY  
Fair Street

NORTH WINDHAM  
Route 302

BIDDEFORD  
Route 111

WESTBROOK  
Main Street

City of Portland  
489 Congress St  
Portland, ME 04101  
ATT: Code Enforcement

To Whom It May Concern:

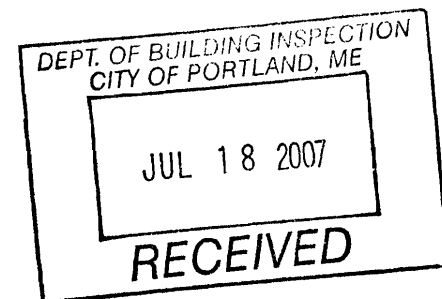
Jeff Reali d.b.a. Reali Realty is leasing property from Dominic Reali Realty at 129 Newbury St, Portland, ME. The property will be used as a Real Estate office.

Jeff has my permission to remodel and fit out the property for office space.

I will designate 8 spaces for parking in my lot behind the Amato's Store at 71 India St.

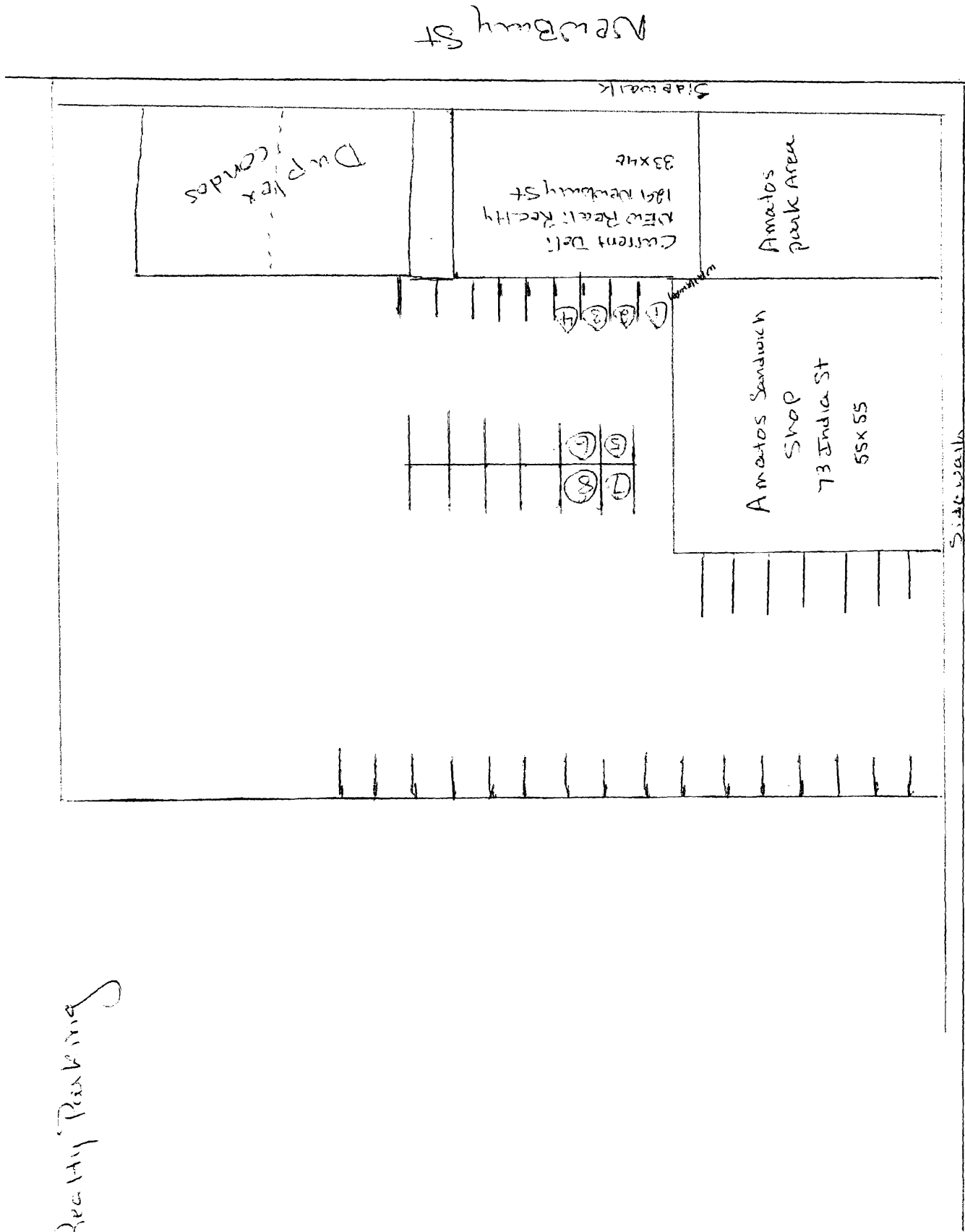
Thank you.

Dominic Reali, Pres  
Dominic Reali Realty



*"There's nothing like a real Italian"*

11. Realty Parking



Newbury St

INDIA ST

2440 sq ft total



656

8x10

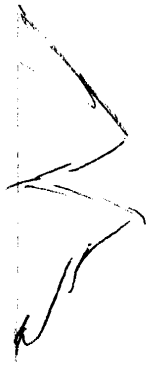
10x10

~~10x10~~  
10x12

~~12x12~~

8x6

exit



14x22

14x22

1000

7960

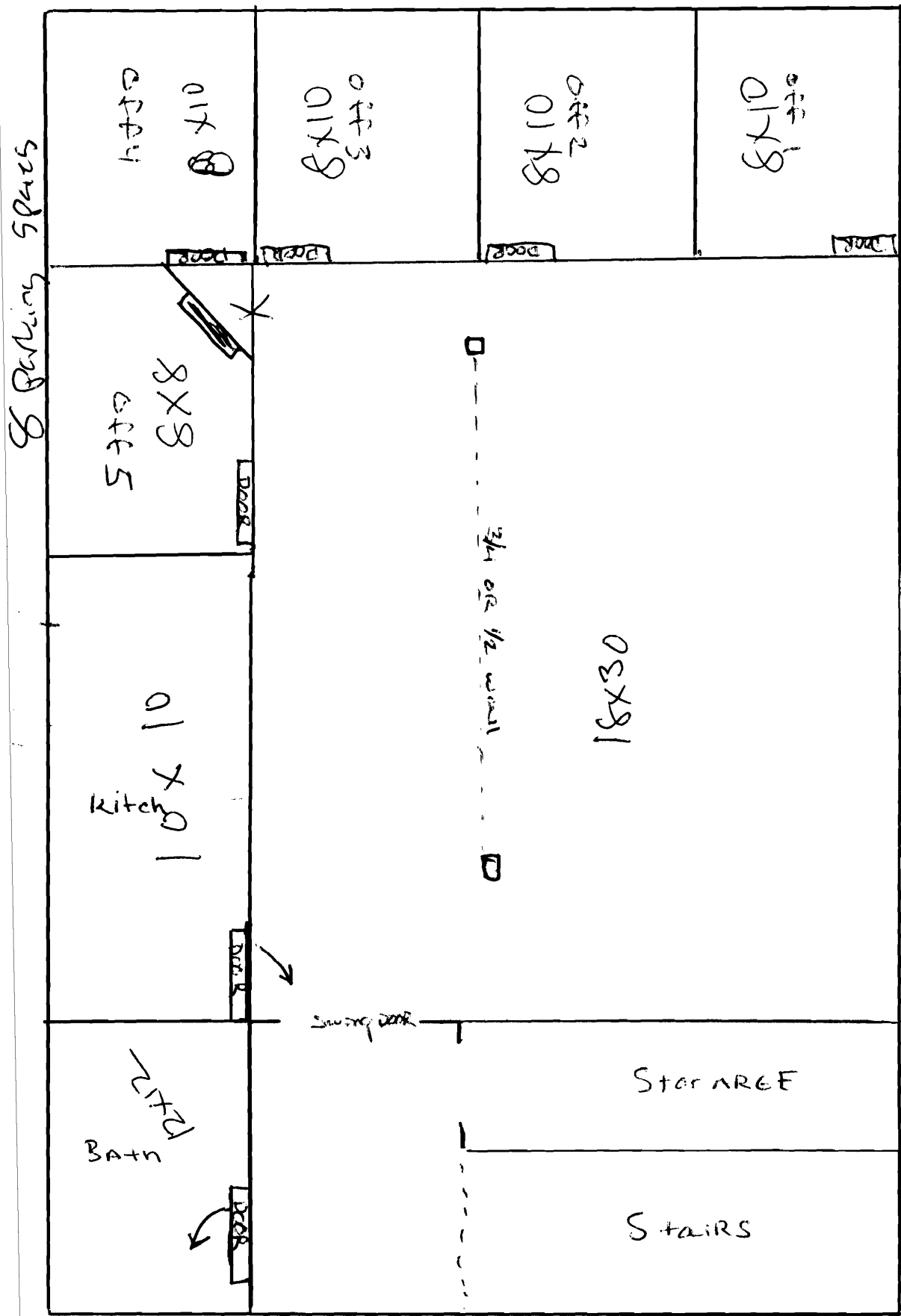
9900

198

1,000

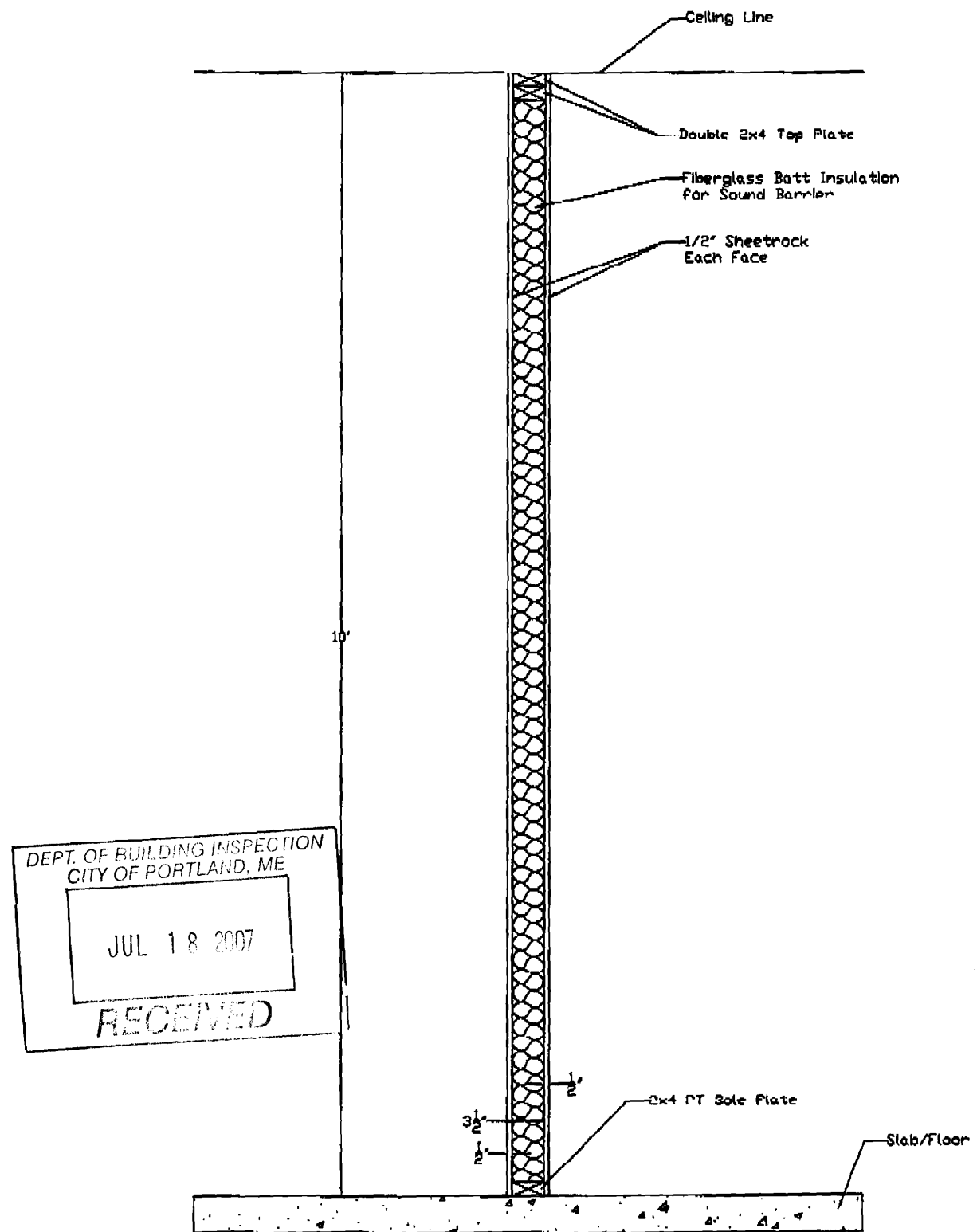


250





Attn: Lannie Dobson



2x4 Interior  
Wall Section

Customer: 207 Builders  
Job: 129 Newbury St.

Scale 3/4" = 1'

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

<b>Card Number</b>	1 of 1
<b>Parcel ID</b>	020 D029001
<b>Location</b>	129 NEWBURY ST
<b>Land Use</b>	RETAIL & PERSONAL SERVICE
<b>Owner Address</b>	DOMINIC REALI REALTY LLC 312 ST JOHN ST PORTLAND ME 04102
<b>Book/Page</b>	15585/304
<b>Legal</b>	20-D-29 NEWBURY ST 129 1167 SF

### Current Assessed Valuation

<b>Land</b>	<b>Building</b>	<b>Total</b>
\$69,400	\$106,500	\$175,900

### Building Information

Bldg #	Year Built	# Units	Bldg Sq. Ft.	Identical Units
1	1977	1	2640	1

Total Acres	Total Buildings	Sq. Ft.	Structure Type	Building Name
0.027	2640		CONVENIENCE STORE	AMATOS DELI

### Exterior/Interior Information

Section	Levels	Size	Use
1	B1/B1	1320	SUPPORT AREA
1	01/01	1320	CONVENIENCE STORE

Height	Walls	Heating	A/C
7		NONE	NONE
12	BRICK/STONE	HOT AIR	CENTRAL
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE
		NONE	NONE

### Building Other Features

Line	Structure Type	Identical Units
2	COOLER CHILLER	1

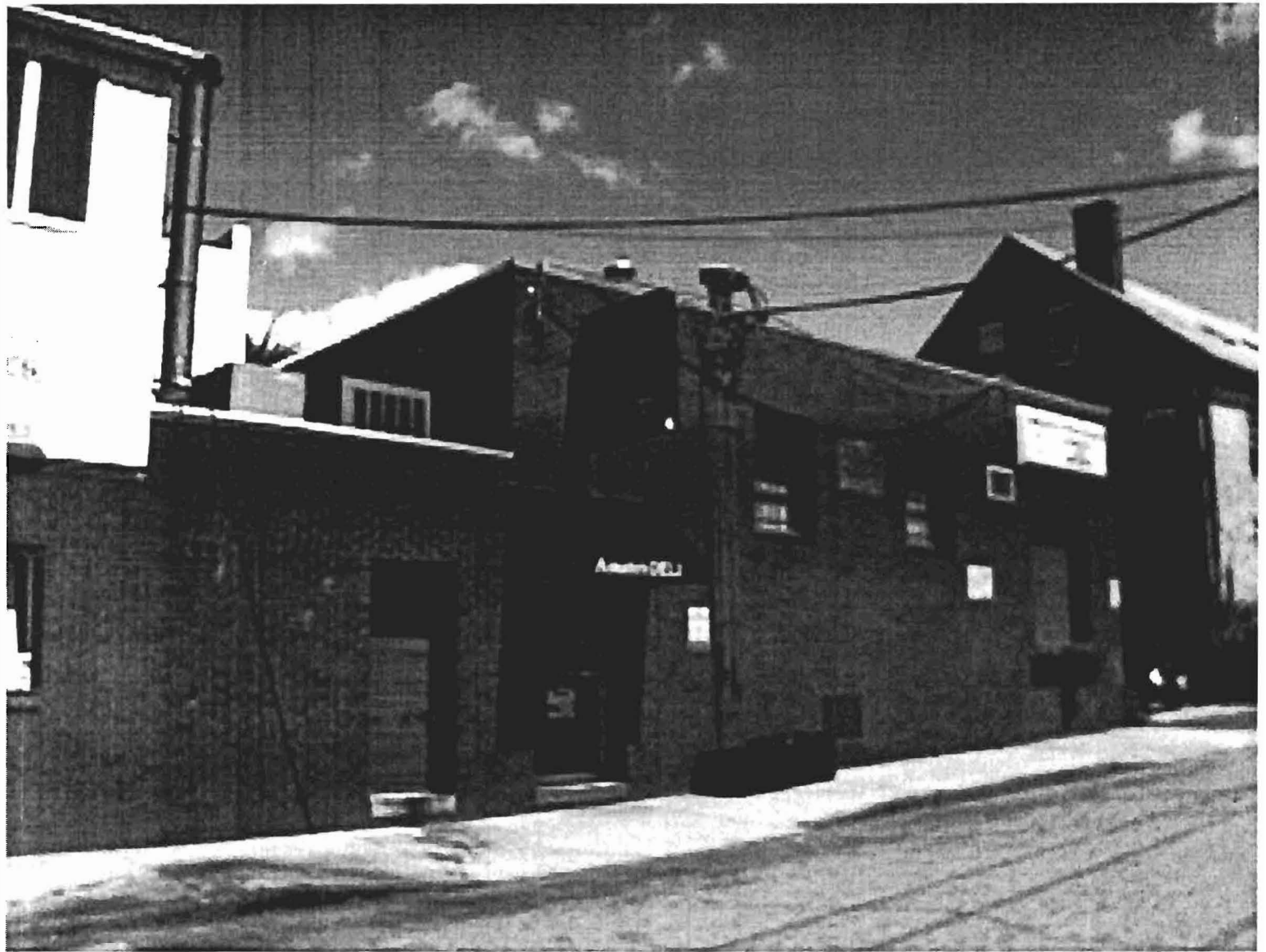
### Yard Improvements

Year Built	Structure Type	Length or Sq. Ft.	# Units
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33

1SCB/B

1320



Amatos

Park

L1 1320

B1 1320

Deli  
Reali Realty

32x  
33'

129 Newbury

$$2640 \div 334 = 7.9 = \text{Espaus}$$

Newbury