

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
Application And
Notes, if Any,
Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 031017

This is to certify that Fox Street Realty Llc
has permission to add 2 offices, 1 bathroom
AT 115 Fox St L 023 A008001

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 must be completed before this building or part thereof is leased or occupied. CLOSED-IN. 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. [Signature]
Health Dept. _____
Appeal Board _____
Other _____
Department Name

[Signature] 9/3/03
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: 03-1017	Issue Date:	CBL: 023 A008001
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Location of Construction: 115 Fox St	Owner Name: Fox Street Realty Llc	Owner Address: 34 Diamond St	Phone: 775-5677
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: 126

Past Use: Vehicle service	Proposed Use: Vehicle service w/offices, bathroom	Permit Fee: \$48.00	Cost of Work: \$3,000.00	CEO District: 1
Proposed Project Description: add 2 offices, 1 bathroom		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: B/S1 Type: 2 SPRINKLED 9/15/03	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>
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: kwd	Date Applied For: 08/21/2003	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"/> MMW <input type="checkbox"/> Date: 8/25/03	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 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:
	Separate permits required for any new signage		

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

Permit No: 03-1017	Date Applied For: 08/21/2003	CBL: 023 A008001
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Location of Construction: 115 Fox St	Owner Name: Fox Street Realty Llc	Owner Address: 34 Diamond St	Phone: () 775-5677
Business Name:	Contractor Name:	Contractor Address:	Phone:
Lease/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Vehicle service w/offices, bathroom	Proposed Project Description: add 2 offices, 1 bathroom
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 08/25/2003

Note: **Ok to Issue:**

- 1) Please note that the I-L Industrial Zone has specific performance standards for noise and lighting among others listed. Any business located within the I-L Zone shall comply with all the performance standards as listed.
- 2) Separate permits shall be required for any new signage.

Dept: Building **Status:** Pending **Reviewer:** **Approval Date:**

Note: **Ok to Issue:**

03-1017

All Purpose 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.

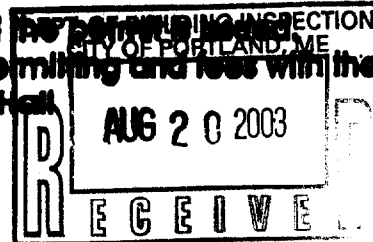
Location/Address of Construction: <u>111 FOX STREET</u>		
Total Square Footage of Proposed Structure	<u>3844</u>	Square Footage of Lot <u>2 ACRES</u>
Tax Assessor's Chart, Block & Lot Chart# <u>023</u> Block# <u>A</u> Lot# <u>008</u>	Owner: <u>Doug Cardente</u> <u>Fox Street Realty, LLC</u>	Telephone: <u>775-5677</u>
Lessee/Buyer's Name (If Applicable) <u>Rhino Linings</u>	Applicant name, address & telephone: <u>Mike Cardente</u> <u>34 Diamond St.</u> <u>Portland, ME 04101</u> <u>775-5677</u>	Cost Of Work: \$ <u>3000.00</u> Fee: \$ <u>450.00</u>
Current use: <u>Vehicle Service</u>		
If the location is currently vacant, what was prior use: _____		
Approximately how long has it been vacant: _____		
Proposed use: <u>Vehicle Service - office</u>		
Project description: <u>Remove 3 non-bearing partitions</u>		
Contractor's name, address & telephone:		
Who should we contact when the permit is ready: <u>Mike Cardente</u> ✓		
Mailing address:		
We will contact you by phone when the permit is ready. You must come in and pick up the permit and review the requirements before starting any work, with a Plan Reviewer. A stop work order will be issued and a \$100.00 fee if any work starts before the permit is picked up. PHONE: <u>775-5677</u> <i>Call</i>		

IF THE REQUIRED INFORMATION IS NOT INCLUDED IN THE SUBMISSIONS THE PERMIT WILL BE AUTOMATICALLY DENIED AT THE DISCRETION OF THE BUILDING/PLANNING DEPARTMENT, WE MAY REQUIRE ADDITIONAL INFORMATION IN ORDER TO APPROVE THIS PERMIT.

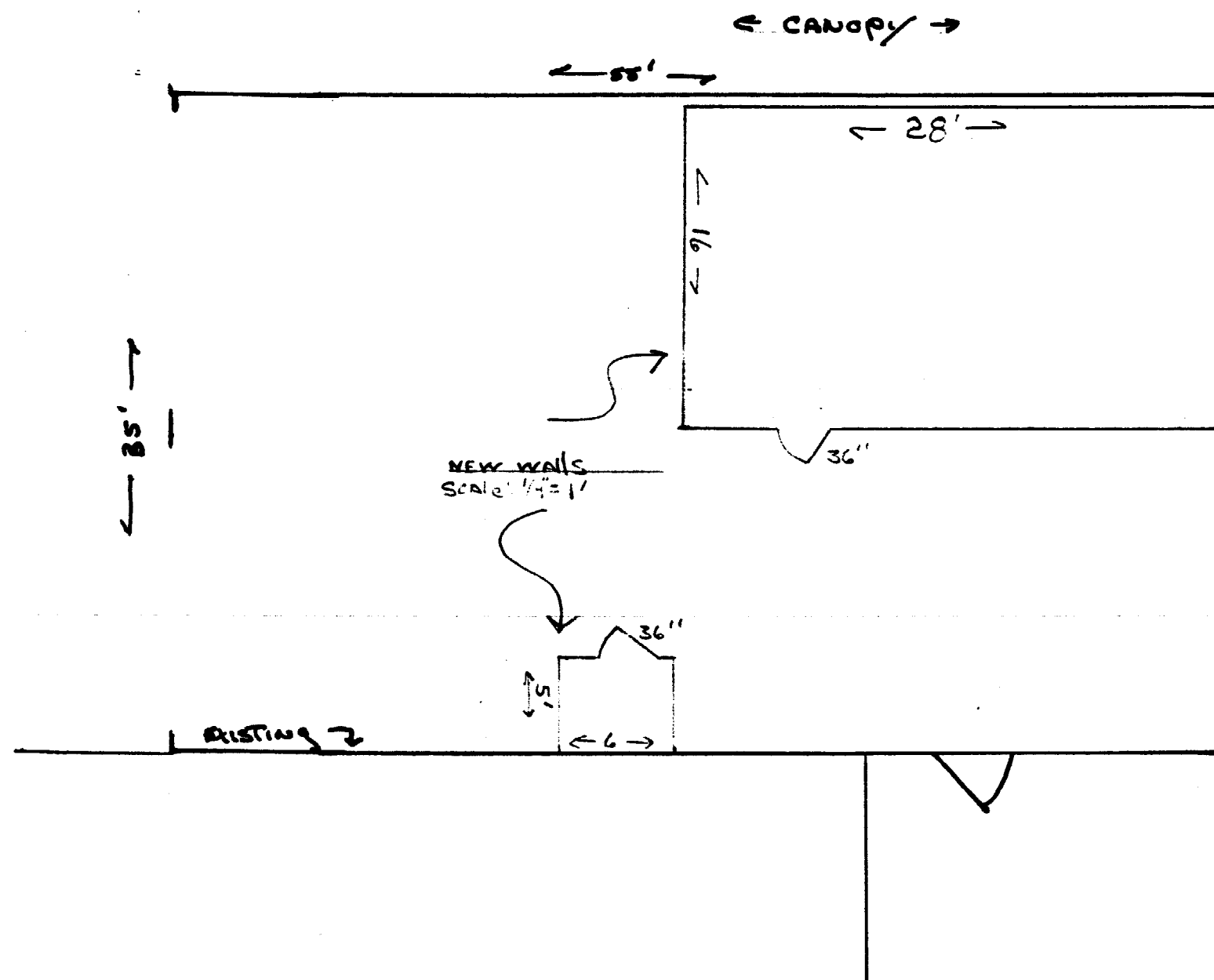
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Signature of applicant: <u><i>Doug Cardente</i></u>	Date: <u>8-20-03</u>
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This is NOT a permit, you may not commence ANY work until you have obtained a permit from the Building Inspection Department. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall.



111 FOX STREET



**SCOPE OF WORK
101-115 FOX STREET**

Create office:

- 2 non bearing partitions, 28' x 10'
- 1 non bearing partition, 16' x 10'
- No electrical or plumbing in walls
- Acoustical ceiling

Create restroom:

- 2 non bearing partitions 5' x 8'
- 1 non bearing partition 6' x 8'
- No electrical or plumbing in walls
- Acoustical ceiling

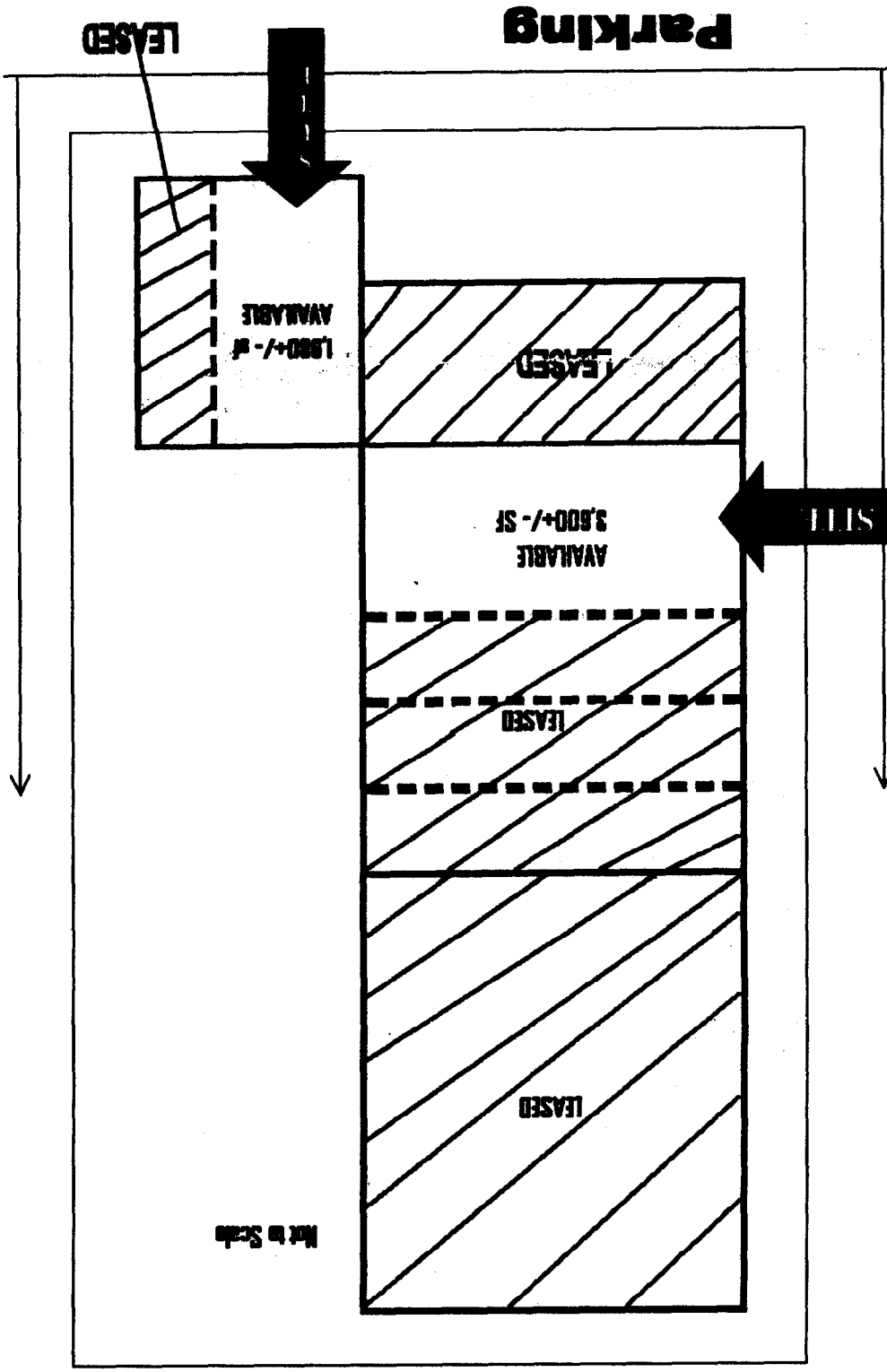
- Walls 2"x 4" x 10' wood studs, 16" on center, 1/2" sheet rock, 1/2" wafer board
- Existing electrical permit: Newcomb Electric
- Existing plumbing permit: Miles plumbing

115 Fox Street

CB Richard Ellis
The Boulos Company

Portland, Maine

Diamond Street



Fox Street

Boyd Street

Parking

LEASED

AVAILABLE
1,800 +/- SF

LEASED

AVAILABLE
3,800 +/- SF

Parking

LEASED

LEASED

Not to Scale

Parking