

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that * » 123 LLC

Located At 121 MIDDLE

Job ID: 2011-08-1865-ALTCOMM

CBL: 028 - - M - 005 - 001 - - - -

has permission to Tenant fit up - cosmetic only

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

Fire Prevention Officer

[Signature] 8/9/11

Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

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. Final inspection required prior to occupancy.

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.



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: 2011-08-1865-ALTCOMM

Located At: 121 MIDDLE

CBL: 028 - - M - 005 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This property is located within a Pedestrian Activities District (PAD) which limits first floor uses to retail-like. The owner of the property has further detailed the new use of the property and I have determined that it can meet the requirements of the PAD district. It is further required that the window treatments shall not block out pedestrian interest. Further window displays are encouraged.
4. Because this specific use has been approved, it does not allow any future uses that cannot meet the PAD standards. Any future tenant shall be approved PRIOR to occupancy.

Fire

This permit is for change of use only; any construction shall require additional permits. The occupancy shall comply with City Code Chapter 10 upon inspection.

Building

This permit does not authorize any construction work. It only authorizes cosmetic work.

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-08-1865-ALTCOMM	Date Applied: 8/3/2011	CBL: 028 - - M - 005 - 001 - - - - -	
Location of Construction: 119 MIDDLE ST	Owner Name: * 123 LLC	Owner Address: 100 COMMERCIAL ST PORTLAND, ME - MAINE 04104	Phone:
Business Name: Phoenix Title	Contractor Name: owner - Denine Leman	Contractor Address: 100 Commercial St - #306	Phone: 775-2252
Lessee/Buyer's Name:	Phone:	Permit Type: Tenant fit-up in PAD	Zone: B-3
Past Use: Ram Harnden Real Estate	Proposed Use: Phoenix Title -	Cost of Work: 1000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A	Inspection: Use Group: B2 Type: B2
Proposed Project Description: Change of Tenant to Phonix Title		Signature: <i>[Signature]</i> (SB)	Signature: <i>[Signature]</i>
Proposed Project Description: Change of Tenant to Phonix Title		Pedestrian Activities District (P.A.D.) Within - Approved with conditions	
Permit Taken By: Lannie		Zoning Approval	

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 informatin may invalidate a building permit and stop all work.

Special Zone or Reviews	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<i>within</i> <input type="checkbox"/> Not in Dist or Landmark
<input type="checkbox"/> Wetlands	<input type="checkbox"/> Miscellaneous	<input type="checkbox"/> Does not Require Review
<input type="checkbox"/> Flood Zone	<input type="checkbox"/> Conditional Use	<input type="checkbox"/> Requires Review
<input type="checkbox"/> Subdivision	<input type="checkbox"/> Interpretation	<input type="checkbox"/> Approved
<input type="checkbox"/> Site Plan	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved w/Conditions
<input type="checkbox"/> Maj <input type="checkbox"/> Min <input type="checkbox"/> MM	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: <i>OK with conditions</i> <i>S 8/3/11</i>	Date:	Date: <i>any exterior work requires a separate review and approval</i>

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	PHON



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>119 Middle Street</u>		
Total Square Footage of Proposed Structure/Area <u>2,582 RSF</u>		Square Footage of Lot
Tax Assessor's Chart, Block & Lot Chart# Block# Lot# <u>28 M 5</u>	Applicant * must be owner, Lessee or Buyer * Name <u>123 LLC</u> Address <u>c/o East Brownlow Mgmt</u> <u>100 Commercial Street</u> City, State & Zip <u>Portland, ME 04101</u>	Telephone: <u>(207) 775-2252</u>
Lessee/DBA (If Applicable) <u>Phoenix Title Services LLC</u>	Owner (if different from Applicant) Name <u>Same</u> Address City, State & Zip	Cost Of Work: \$ <u>0</u> C of O Fee: \$ <u>0</u> Total Fee: \$ <u>30</u>
Current legal use (i.e. single family) <u>Commercial Office</u> * RAM-Harnden - PAD AP pload		
If vacant, what was the previous use? <u>Commercial Office</u> PAD related		
Proposed Specific use: <u>Commercial Office</u>		
Is property part of a subdivision? <u>NO</u> If yes, please name _____		
Project description: <u>Change of Tenant Phoenix-Phoenix Title-</u>		
Contractor's name: <u>None</u>		
Address: _____		
City, State & Zip _____		Telephone: <u>775-2252</u>
Who should we contact when the permit is ready: <u>Denine Keenan</u>		Telephone: _____
Mailing address: <u>100 Commercial St #306 Portland, ME 04101</u>		

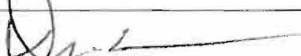
11.3.11
8.3.11

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

7/20/11

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: 	Date: <u>6/24/11</u>
--	----------------------

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



Commercial Interior & Change of Use Permit Application Checklist

Tenant

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

N/A

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bear their seal.

- Cross sections w/framing details
- Detail of any new walls or permanent partitions
- Floor plans and elevations
- Window and door schedules
- Complete electrical and plumbing layout.
- Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IECC 2003
- Proof of ownership is required if it is inconsistent with the assessors records.
- Reduced plans or electronic files in PDF format are required if originals are larger than 11" x 17"
- Per State Fire Marshall, all new bathrooms must be ADA compliant.

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- N/A* The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- N/A* Location and dimensions of parking areas and driveways, street spaces and building frontage.
- Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

No construction. Change in paint/carpet and Tenant in occupancy. Former Ram Harder Commercial Brokers is now Phenix Title Services LLC.



CITY OF PORTLAND, MAINE

Department of Building Inspections

Original Receipt

02 20 11

Received from Jung Han T. Soley

Location of Work 119 Hill West

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: 33-111-

Check #: CC 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