

Form # P 04

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

Please Read  
Application And  
Notes, If Any,  
Attached

BUILDING DEPARTMENT

**PERMIT**

Permit Number: 100569

This is to certify that COW PLAZA I LLC / Fitzpatrick Associates  
has permission to interior renovations, Build check out counter, new shelving, move wall  
AT 401 Fore St CE 032 1041001

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 lathed or otherwise used-in. 2. HOW 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. CAR. R. Lathen  
Health Dept. \_\_\_\_\_  
Appeal Board \_\_\_\_\_  
Other \_\_\_\_\_  
Department Name \_\_\_\_\_

JUN 28

City of Portland  
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: 10-0569	Issue Date:	CBL: 032 1041001
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Location of Construction: 401 Fore St (called #425)	Owner Name: COW PLAZA 1 LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Fitzpatrick Associates Inc	Contractor Address: 1 Wallace Ave South Portland	Phone: 2077622104
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Retail (num 46)	Proposed Use: Commercial - Retail - interior renovations, Build checkout counter, new shelving, move (1) wall KAS clothes	Permit Fee: \$320.00	Cost of Work: \$30,000.00	CEO District: 1
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: M Type: 2B	

Proposed Project Description: interior renovations, Build checkout counter, new shelving, move (1) wall	Signature: (K6)	Signature: JMB 6/28/10
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: Idobson	Date Applied For: 05/25/2010	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	Zoning Appeal	Historic Preservation
<input type="checkbox"/> Shoreland	<input type="checkbox"/> Variance	<input type="checkbox"/> Not in District or Landmark
<input type="checkbox"/> Wetland	<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
Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/>	<input type="checkbox"/> Denied	<input type="checkbox"/> Denied
Date: 5/26/10	Date:	Date:

PERMIT ISSUED

JUN 28

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
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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**City of Portland, Maine - Building or Use Permit**

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

Permit No:	Date Applied For:	CBL:
10-0569	05/25/2010	032 1041001

Location of Construction: 401 Fore St (called #425)	Owner Name: COW PLAZA 1 LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Fitzpatrick Associates Inc	Contractor Address: 1 Wallace Ave South Portland	Phone (207) 762-2104
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial - Retail -Kids clothes - interior renovations, Build checkout counter, new shelving, move (1) wall	Proposed Project Description: interior renovations, Build checkout counter, new shelving, move (1) wall
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Dept: Zoning      Status: Approved with Conditions      Reviewer: Marge Schmuckal      Approval Date: 05/26/2010

**Note:**Ok to Issue: ☒

- 1) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
- 2) Separate permits shall be required for any new signage.
- 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: 06/28/2010

**Note:**Ok to Issue: ☒

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm HVAC systems, heating appliances, commercial hood exhaust systems and fuel tanks. 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: 06/03/2010

**Note:**Ok to Issue: ☒

- 1) Door to exit enclosure in rear must be minimum 60 min. fire rated door.
- 2) No means of egress shall be affected by this renovation
- 3) Fire extinguishers required. Installation per NFPA 10
- 4) All construction shall comply with NFPA 1 and 101.

**Comments:**

6/17/2010-jmb: Left vmmsg with Todd to confirm if wood framing is consistent with type of construction. Todd called back and confirmed steel studs should be used in all wall construction, wood is ok in trim and cabinetry.

6/21/2010-jmb: Left vmmsg for Joel F. To call about the wall framing. Joel returned the call to confirm it will be steel studs.

**PERMIT ISSUED**

JUN 28 2010

City of Portland

## **BUILDING PERMIT INSPECTION PROCEDURES**

**Please call 874-8703 or 874-8693 (ONLY )**

**or email: [buildinginspections@portlandmaine.gov](mailto: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 Inspection 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 with construction.**

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

  **X**   **Final inspection required at completion of work.**

**The project cannot move to the next phase prior to the required inspection and approval to continue, REGARDLESS OF THE NOTICE OR 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.**

**PERMIT ISSUED**

**JUN 28 2010**

**City of Portland**



# 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>425 Fore Street First Floor</u>			
Total Square Footage of Proposed Structure/Area <u>1655 (Existing)</u>		Square Footage of Lot	Number of Stories <u>1</u>
Tax Assessor's Chart, Block & Lot Chart# <u>32</u> Block# <u>I</u> Lot# <u>41</u>		Applicant *must be owner, Lessee or Buyer* Name <u>Courtney Tait</u> Address <u>193. Fowler Rd</u> City, State & Zip <u>Cape Elizabeth ME 04107</u>	
Lessee/DBA (If Applicable) <u>Furo C Gurt</u> <u>Courtney LLC</u>		Owner (if different from Applicant) Name <u>Cow Plaza Garage LLC</u> Address <u>100 Commercial St</u> City, State & Zip <u>Portland ME 04101</u>	Cost Of Work: \$ <u>30,000</u> C of O Fee: \$ <u>320</u> Total Fee: \$ <u>320</u>
Current legal use (i.e. single family) <u>Retail</u> Number of Residential Units _____ If vacant, what was the previous use? <u>Retail - MING + CO</u> Proposed Specific use: <u>Retail - Kids Clothing</u> Is property part of a subdivision? _____ If yes, please name _____ Project description: <u>Build checkout Counter, new shelving, move one wall (interior) 1/2 wall</u>			
Contractor's name: <u>FitzPatrick Associates INC</u> Address: <u>1 Wallace Ave</u> City, State & Zip <u>South Portland 04106</u> Telephone: <u>207 767 2104</u> Who should we contact when the permit is ready: <u>Joel FitzPatrick</u> Telephone: <u>207 776 8062</u> Mailing address: <u>Same</u> <u>(Cell)</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.

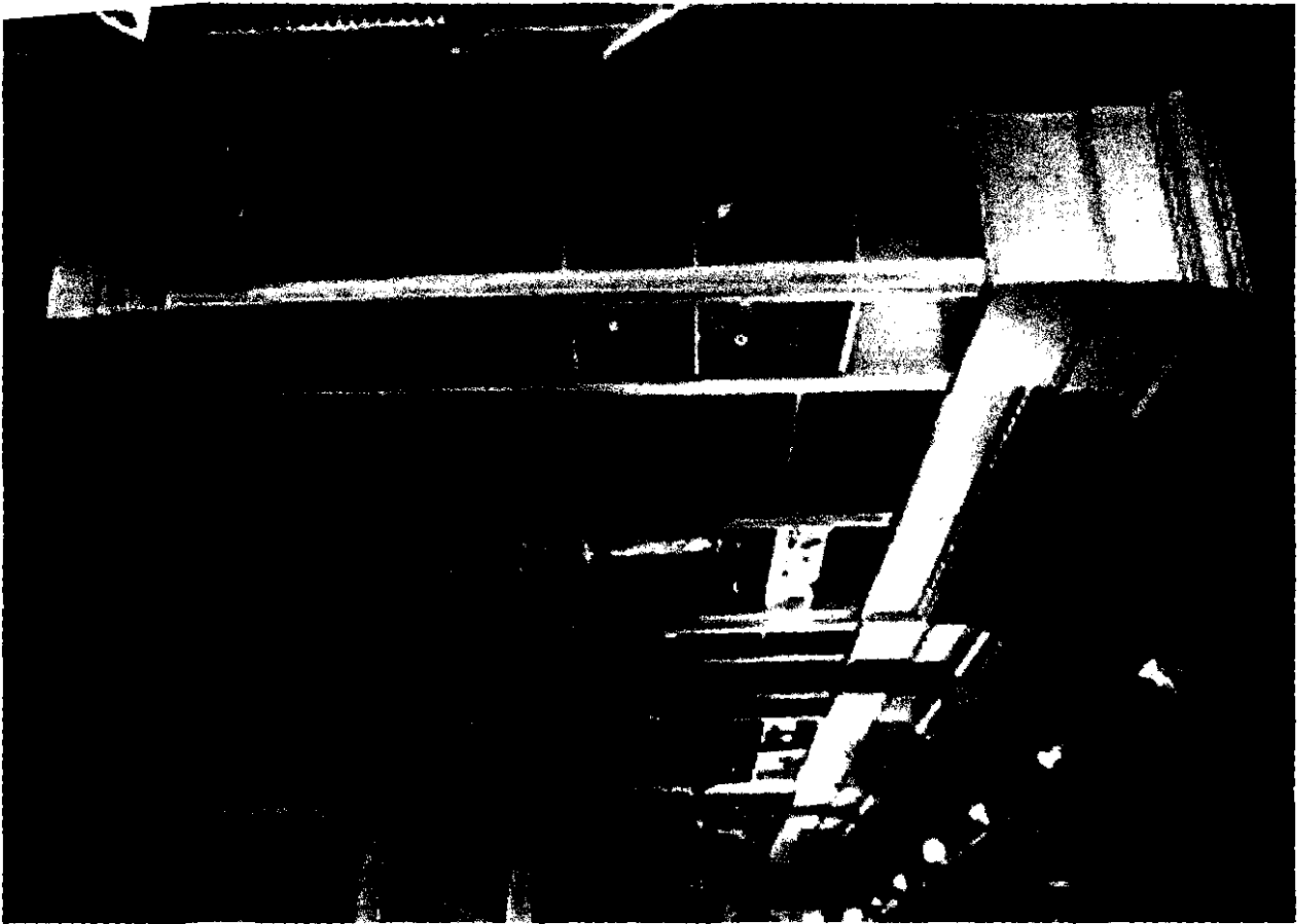
In order to be sure the City fully understands the full scope of the project, the Planning and Development Department may request additional information prior to the issuance of a permit. For further information or to download copies of this form and other applications visit the Inspections Division on-line at [www.portlandmaine.gov](http://www.portlandmaine.gov), or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

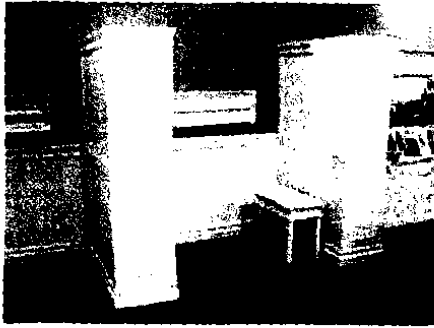
I hereby certify that I am the Owner of record of the named property, or that the owner of record authorizes the proposed work and that I have been authorized by the owner to make this application as his/her authorized agent. I agree to conform to all applicable laws of this jurisdiction. In addition, 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: [Signature]

Date: 5/24/10

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





Dressing Room

All this info / pictures can be found  
@ [www.vintagegardens.net](http://www.vintagegardens.net).



check out counter

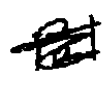




# 425 FORE STREET

## PROPERTY SUMMARY

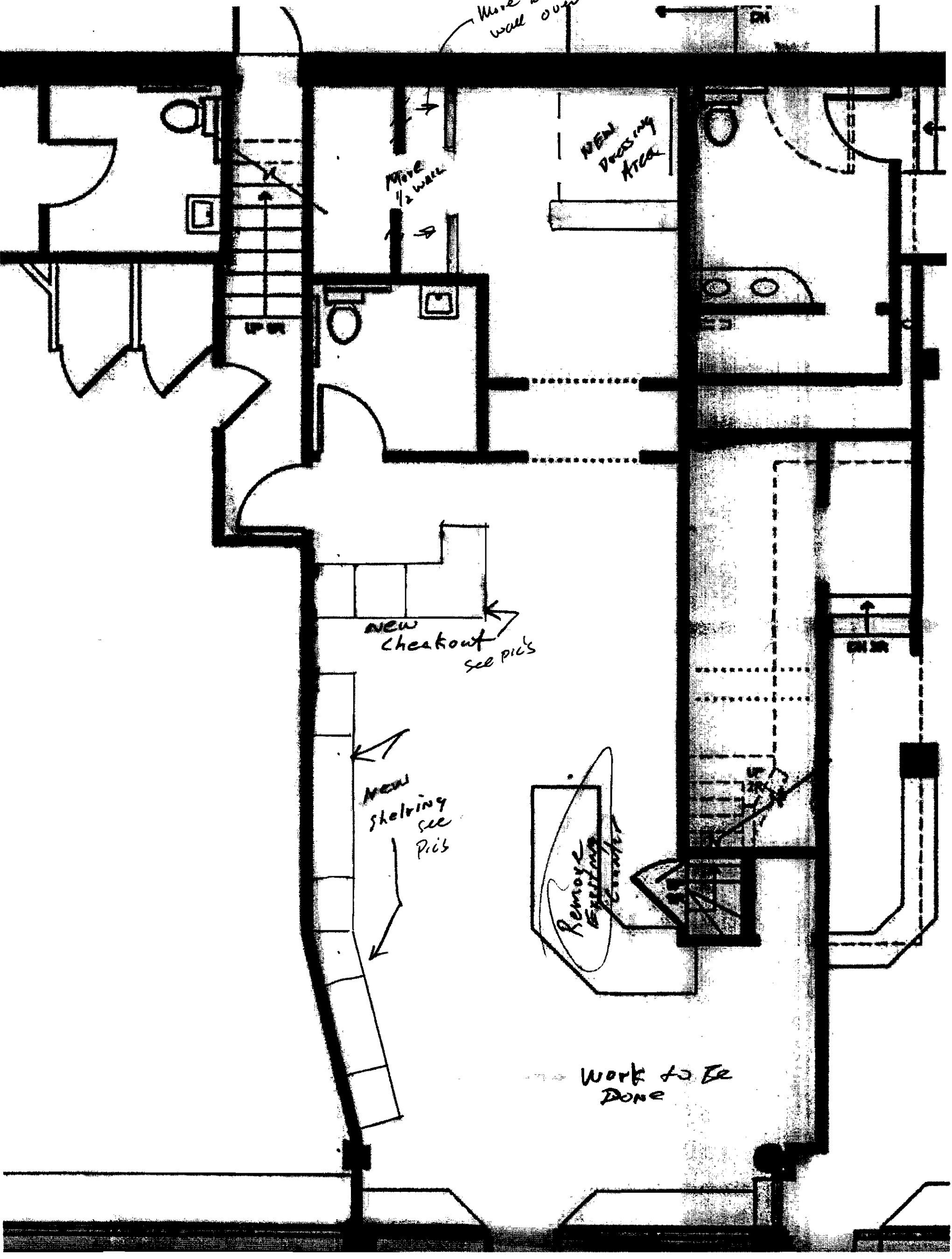
**ADDRESS:** 425 Fore Street, Portland, ME 04101  
**SPACE:** 1,655± SF - First Floor  
**AVAILABLE:** Now  
**LANDLORD:** Cow Plaza Garage LLC  
**PROPERTY MANAGER:** East Brown Cow Management  
**ZONE:** B-3 Downtown Business with Downtown Entertainment Overlay  
**USE:** Retail or Restaurant  
**STORIES:** 4  
**FRONTAGE:** 66±' [Fore Street retail shops and garage entrance]  
**CONSTRUCTION:** Concrete with steel columns & beams  
**BUILT:** 1981  
**EXTERIOR:** Split face block with brick  
**INTERIOR:** Painted walls with bead board wainscot; wood paneled archway with recessed lighting, some ceramic tile  
**CEILINGS & LIGHTING:** Suspended ceiling; Recessed, track, & hanging light fixtures  
**FLOORING:** Wood; vinyl in restroom  
**SPRINKLER:** Wet system  
**ELECTRICITY:** Tenant is responsible  
**HVAC:** Gas-fired boiler FHW, roof-top cooling only units  
**RESTROOM:** 1  
**UTILITIES:** Public water & sewer  
**SIGNAGE:** Per city code and regulations  
**LEASE RATE:** \$2,750/month Modified Gross (MG)  
**BROKER:** Peter Harrington  
(207) 772-2422  
peter@malonecb.com

 Todd @ East Brown Cow  
775.2252

Malone Commercial Brokers, Inc., is representing the Seller in the marketing, negotiation, and sale and/or lease of this property. While information furnished is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals. [2010:1]



2x4 @ 16" OC NON bearing  
More Existing non bearing  
wall over 2 1/2' (this wall only goes 2/3 up)



NEW Checkout  
see pic's

NEW Shelving  
see Pic's

Remove Existing Counter

Work to be Done