

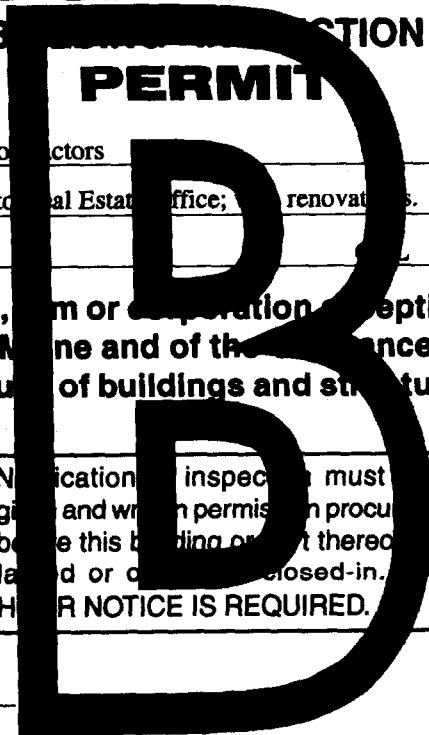
DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING DEPARTMENT

PERMIT

Permit Number: 030980

Please Read
Application And
Notes, If Any,
Attached



This is to certify that 49 Dartmouth Llc/Martin Contractors

has permission to Change of Use from Retail to Real Estate Office; renovations.

AT 45 Dartmouth St Portland, ME 04101 127 A004001

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 when permit is procured before this building or part thereof is laid or closed-in. **HEAR 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: 03-0980	Issue Date:	CBL: 127 A004001
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Location of Construction: 45 Dartmouth St	Owner Name: 49 Dartmouth Llc	Owner Address: 715 Boylston St	Phone: 617-266-4040
Business Name: n/a	Contractor Name: Martin Contractors	Contractor Address: PO Box 1194 Saco	Phone: 2072994543
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Commercial	Zone: B2b

Past Use: Vacant / Retail	Proposed Use: Change of Use from Retail to Real Estate Office; with renovations.	Permit Fee: \$321.00	Cost of Work: \$25,000.00	CEO District: 3
		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input checked="" type="checkbox"/> Denied	INSPECTION: Use Group: B Type: 3B 9/3/03	

Proposed Project Description: Change of Use from Retail to Real Estate Office; with renovations.	Signature: <i>ed m</i>	Signature: <i>Ally August</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: gg	Date Applied For: 08/12/2003	Zoning Approval
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<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>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..</p>	<p>Special Zone or Reviews</p> <p><input type="checkbox"/> Shoreland</p> <p><input type="checkbox"/> Wetland</p> <p><input type="checkbox"/> Flood Zone</p> <p><input type="checkbox"/> Subdivision</p> <p><input type="checkbox"/> Site Plan</p> <p>Maj <input type="checkbox"/> Minor <input type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>ok 9/15/03</i></p>	<p>Zoning Appeal</p> <p><input type="checkbox"/> Variance</p> <p><input type="checkbox"/> Miscellaneous</p> <p><input type="checkbox"/> Conditional Use</p> <p><input type="checkbox"/> Interpretation</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Denied</p> <p>Date:</p>	<p>Historic Preservation</p> <p><input checked="" type="checkbox"/> Not in District or Landmark</p> <p><input type="checkbox"/> Does Not Require Review</p> <p><input type="checkbox"/> Requires Review</p> <p><input type="checkbox"/> Approved</p> <p><input type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>S</i></p>
	<p><i>Separate permits are required for any new signage</i></p>		

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 _____

All Purpose Building Permit Application

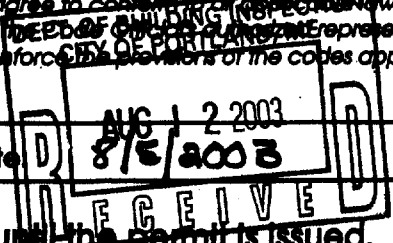
If you or the property owner owes real estate or personal property taxes or user charges on any property within the City, payment arrangements must be made before permits of any kind are accepted.

Location/Address of Construction: <u>49 Dartmouth Street, Portland</u>		
Total Square Footage of Proposed Structure 3228	Square Footage of Lot: 13,500	
Tax Assessor's Chart, Block & Lot Chart# 127 Block# A Lot# 4	Owner: <u>49 Dartmouth, LLC</u> <u>James Gould</u>	Telephone: 617-266-4040
Lessee/Buyer's Name (if Applicable) <u>E To P LLC</u> <u>dba Keller Williams Realty</u>	Applicant name, address & telephone: <u>DOROTHY BOWE</u> <u>Keller Williams Realty</u> <u>49 DARTMOUTH STREET</u> <u>PORTLAND, ME 04101</u>	Cost of Work: \$ <u>25,000</u> Fee: \$
Current use: <u>Vacant</u> <u>Pierre's Cosmetology</u>		
If the location is currently vacant, what was prior use: <u>Retail - Clay By The Bay</u>		
Approximately how long has it been vacant: <u>6 months</u>		<u>Bldg Fee 246.00</u>
Proposed use: <u>Real Estate Office</u> <u>Change of Use</u>		<u>Cost of Occup. 15.00</u>
Project description: <u>Office Renovation</u>		<u>TOTAL \$321.00</u>
Contractor's name, address & telephone: <u>MARTIN CONTRACTORS</u> <u>PO Box 1194, SACO, MAINE 04072</u> <u>207-299-4543</u>		
Who should we contact when the permit is ready: <u>NORMA JEAN FORBES</u>		
Mailing address: <u>Keller Williams Realty, 49 Dartmouth Street</u> <u>PORTLAND, ME 04101</u>		
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: 879-9800		

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.

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 I, as the permit 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: D 8/5/2003



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

City of Portland, Maine - Building or Use Permit

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

Permit No: 03-0980	Date Applied For: 08/12/2003	CBL: 127 A004001
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Business Name: n/a	Contractor Name: Martin Contractors	Contractor Address: PO Box 1194 Saco	Phone: (207) 299-4543
Lessee/Buyer's Name n/a	Phone: n/a	Permit Type: Change of Use - Commercial	

Proposed Use: Change of Use from Retail to Real Estate Office; with renovations.	Proposed Project Description: Change of Use from Retail to Real Estate Office; with renovations.
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Dept: Zoning	Status: Approved	Reviewer: Marge Schmuckal	Approval Date: 08/15/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Building	Status: Approved	Reviewer: Mike Nugent	Approval Date: 09/03/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
Dept: Fire	Status: Approved with Conditions	Reviewer: Lt. MacDougal	Approval Date: 08/25/2003
Note:			Ok to Issue: <input checked="" type="checkbox"/>
1) fire extinguishers shall be provided in accordance with NFPA 10 standards			

BUILDING PERMIT INSPECTION PROCEDURES

Please call 874-8703 or 874-8693 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.

_____ **Pre-construction Meeting:** Must be scheduled with your inspection team upon receipt of this permit. Jay Reynolds, Development Review Coordinator at 874-8632 must also be contacted at this time, before any site work begins on any project other than single family additions or alterations.

_____ **Footing/Building Location Inspection:** Prior to pouring concrete

_____ **Re-Bar Schedule Inspection:** Prior to pouring concrete

_____ **Foundation Inspection:** Prior to placing ANY backfill

BAF _____ **Framing/Rough Plumbing/Electrical:** Prior to any insulating or drywalling

BAF _____ **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**

BAForbes
Signature of applicant/designee

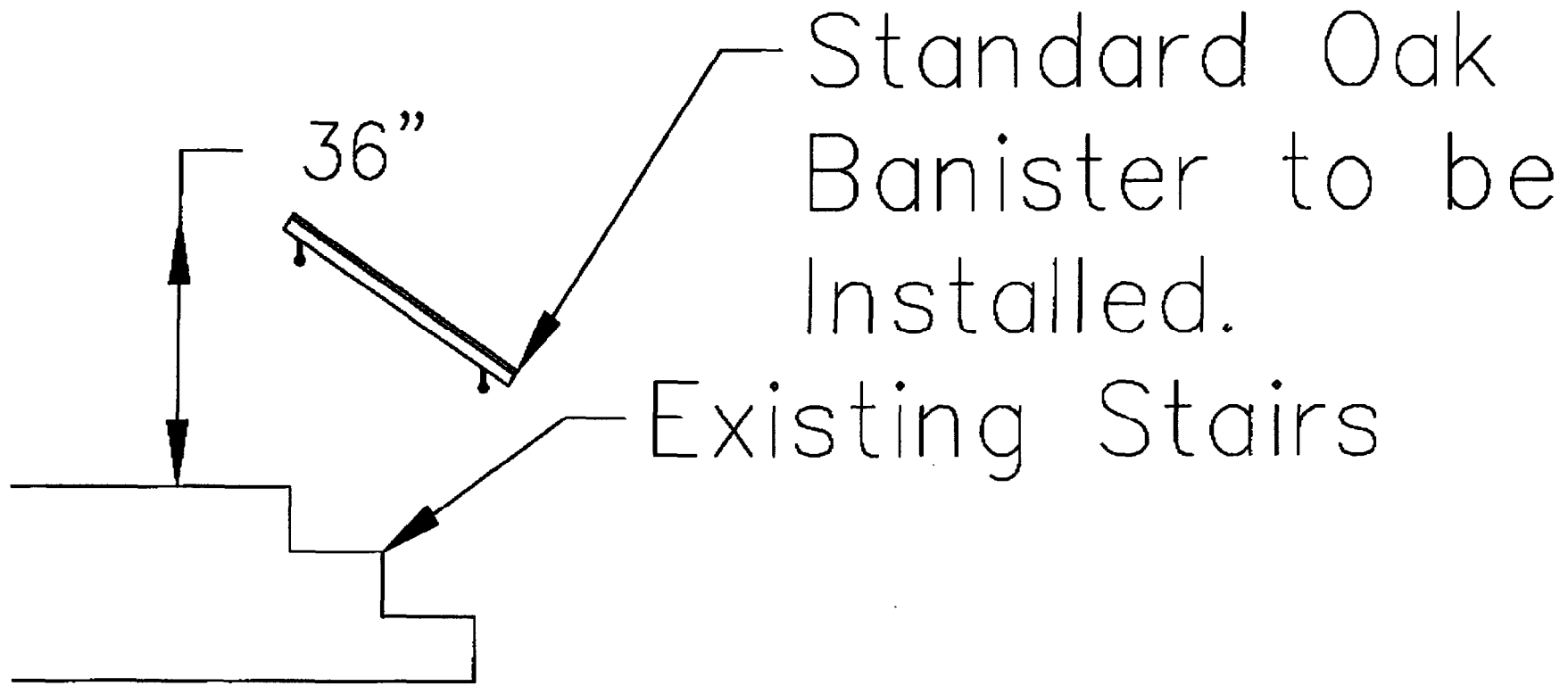
9/9/03
Date

Signature of Inspections Official

Date

CBL: 127A004 Building Permit #: 030980

Handrail Detail



Re: Property @ 49 Daumouth St.
 Portland, ME

E To P, LLC dba Keller Williams Realty

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED

79'

existing

53'

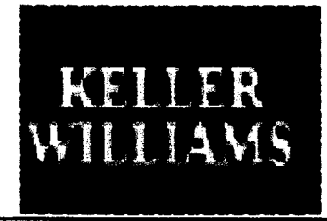
53x79 = 4187 sq

Existing Door to be Relocated
(3'-0" W x 7'-2" H)

Existing Door to be Relocated
(3'-0" W x 7'-2" H)

LEGEND

— EXISTING WALLS



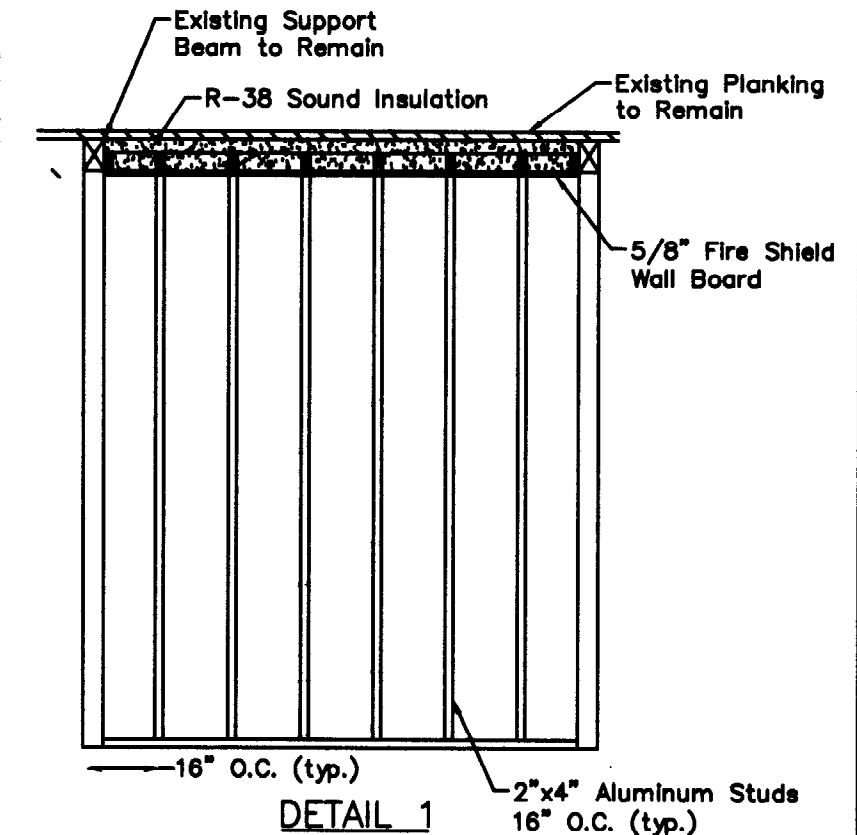
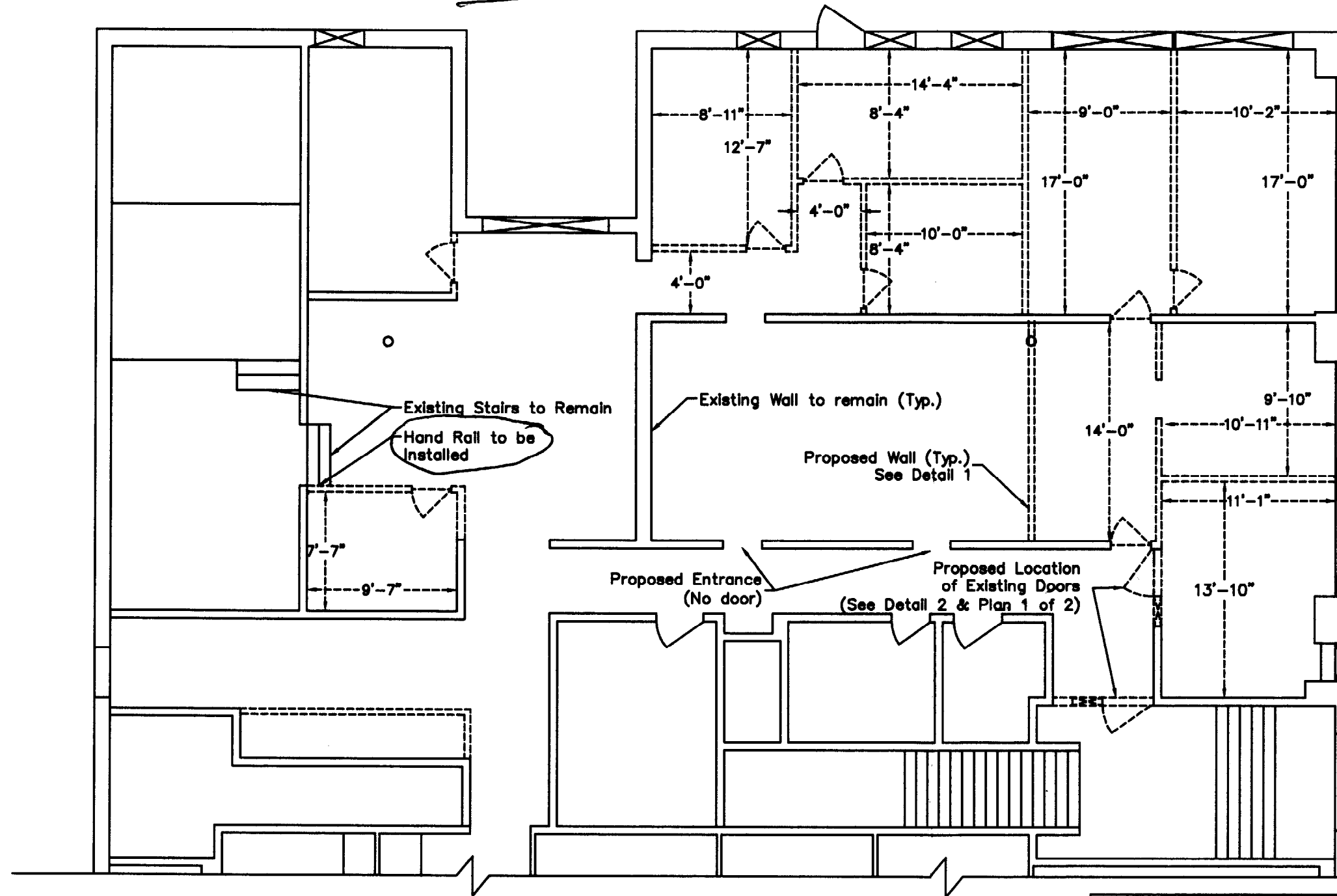
KELLER WILLIAMS REALTY

EXISTING OFFICE LAYOUT
49 DARTMOUTH STREET
PORTLAND, MAINE 04101

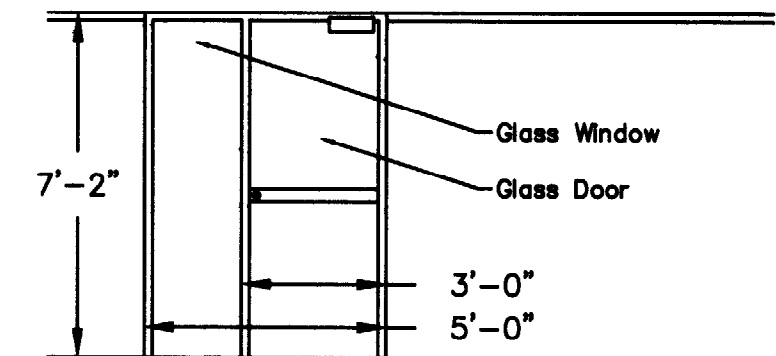
SIZE B	FSCM NO.	DWG NO. C:\JLN\KELLERW2.DWG	REV 0
SCALE : 1/8" = 1'		SHEET : 1 of 2	

PROPOSED

REVISIONS				
ZONE	REV	DESCRIPTION	DATE	APPROVED



DETAIL 1
SCALE: 1/4" = 1'



DETAIL 2
SCALE: 1/4" = 1'

LEGEND

- EXISTING PARTITION WALL (NON-LOAD BEARING)
- - - PROPOSED PARTITION WALL (NON-LOAD BEARING)
- ⌒ PROPOSED DOOR LOCATION
- □ PROPOSED ACCESS LOCATION (NO DOOR)



KELLER WILLIAMS REALTY

PROPOSED OFFICE RENOVATION
49 DARTMOUTH STREET
PORTLAND, MAINE 04101

SIZE B	FSCM NO.	DWG NO. C:\JLN\KELLERW2.DWG	REV 1
SCALE: 1/8" = 1'		SHEET: 2 of 2	