

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

BUILDING INSPECTION

PERMIT

Permit Number: 040116

Please Read Application And Notes, If Any, Attached

This is to certify that Boyd Properties Inc /William Peterson
has permission to Change of use from woodshed to office
AT 125 Presumpscot St Portland, ME 04103 425 A002001

provided that the person or persons who apply for or accept 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.

Inspection must be given and when permission proceeds before this building or part thereof is used or otherwise closed-in. 4 HOUR NOTICE 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 _____

Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

PERMIT ISSUED

City of Portland, Maine - Building or Use Permit Application
389 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8716

| | | |
|-----------------------|----------------------------|---------------------|
| Permit No: 04-0116 | Issue Date: MAR 05 2004 | CBL: 425 A002001 |
|-----------------------|----------------------------|---------------------|

| | | | |
|--|---|---|-------------------------------|
| Location of Construction: 125 Presumpscot St | Owner Name: Boyd Properties Inc | Owner Address: 142 High St Ste 614 | Phone: 207-874-7717 |
| Business Name: n/a | Contractor Name: William Peterson | Contractor Address: 69 Underwood Rd. Falmouth | Phone: 2077812495 |
| Lessee/Buyer's Name: n/a | Phone: n/a | Permit Type: Change of Use - Commercial | Zone: IM |

| | | | | |
|---|---|--|--|---------------------------|
| Past Use: Vacant / Prior Use was a woodshop | Proposed Use: Change of Use; from Woodshop to Office / Warehouse. | Permit Fee: \$231.00 | Cost of Work: \$15,000.00 | CEO District: 4 |
| | | FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied | INSPECTION: Use Group: Type: | |

Proposed Project Description:
Change of use from woodshop to office / warehouse.

new use - bldg contractor services (electrical)

Signature: *[Signature]* Signature: _____

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)

Action: Approved Approved w/Conditions Denied

Signature: _____ Date: _____

| | | | |
|-------------------------------|--|------------------------|--|
| Permit Taken By: gg | Date Applied For: 02/10/2004 | Zoning Approval | |
|-------------------------------|--|------------------------|--|

| | | | |
|---|---|---|--|
| <ol style="list-style-type: none"> This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, septic or electrical work. 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"/> MM <input type="checkbox"/> Denied Date: <i>2/25/04</i> | 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: _____ |
|---|---|---|--|

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

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|------------------------------|--|----------------------------|
| Permit No: 04-0116 | Date Applied For: 02/10/2004 | CBL: 425 A002001 |
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| Location of Construction: 125 Presumpscot St | Owner Name: Boyd Properties Inc | Owner Address: 142 High St Ste 614 | Phone: 207-874-7717 |
| Business Name: n/a | Contractor Name: William Peterson | Contractor Address: 69 Underwood Rd. Falmouth | Phone: (207) 781-2495 |
| Lessee/Buyer's Name: n/a | Phone: n/a | Permit Type: Change of Use - Commercial | |

| | |
|---|--|
| Proposed Use: Change of Use; from Woodshop to Office / Warehouse. | Proposed Project Description: Change of use from woodshop to office / warehouse. |
|---|--|

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 02/25/2004

Note: **Ok to Issue:**

- 1) It is understood that the new use is for a building contractor use (electrician) as allowed in the I-M zone
- 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:** Mike Nugent **Approval Date:** 03/04/2004

Note: **Ok to Issue:**

- 1) Walls, Ceiling assembly separating the Office from shop and storage must have a one hour fire separation rating. Doors and frames may be 45 min.

Dept: Fire **Status:** Approved **Reviewer:** Lt. MacDougal **Approval Date:** 02/25/2004

Note: **Ok to Issue:**

Comments:

03/01/2004-mjn: Advised applicant of the need for plans.....

for change of use &
tenant fit-up

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>125 Presumpscot Street, Portland</u> | | | |
| Total Square Footage of Proposed Structure <u>Freestanding 1800[±] SF leased space</u> | | Square Footage of Lot | |
| Tax Assessor's Chart, Block & Lot Chart# <u>425</u> Block# <u>A</u> Lot# <u>2</u> | Owner: <u>Boyd Properties, Inc.</u> | | Telephone: <u>874-7717</u> |
| Lessee/Buyer's Name (If Applicable) <u>Burleigh Electric, Inc. Cheri Burleigh Lozaraitis</u> | Applicant name, address & telephone: <u>Cheri Lozaraitis 27 Town Landing Road Falmouth ME 781-2495</u> | | Cost Of Work: \$ <u>15,000.00</u> Fee: \$ <u>156.00</u> |
| Current use: <u>Currently gutted + vacant</u> | | | <u>+ 75.00 C&O</u> |
| If the location is currently vacant, what was prior use: <u>Woodshop</u> | | | <u>\$ 231.00</u> |
| Approximately how long has it been vacant: <u>unknown</u> | | | |
| Proposed use: <u>office/warehouse</u> | | | |
| Project description: <u>build out of an office, a work shop + a lavatory electrician business + fixture repair</u> | | | |
| Contractor's name, address & telephone: <u>William "Bill" Peterson, 69 Underwood Rd 781-2815 Falmouth ME</u> | | | |
| Who should we contact when the permit is ready: <u>Cheri Lozaraitis</u> | | | |
| Mailing address: <u>27 Town Landing Road Falmouth ME 04102</u> | | | FFB 1.0 2004 |
| 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>781-2495</u> | | | |

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. FEB 10 2004

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 applicable code to this permit. FEB 10 2004

| | |
|--|----------------------|
| Signature of applicant: <u>[Signature]</u> | Date: <u>2/10/04</u> |
|--|----------------------|

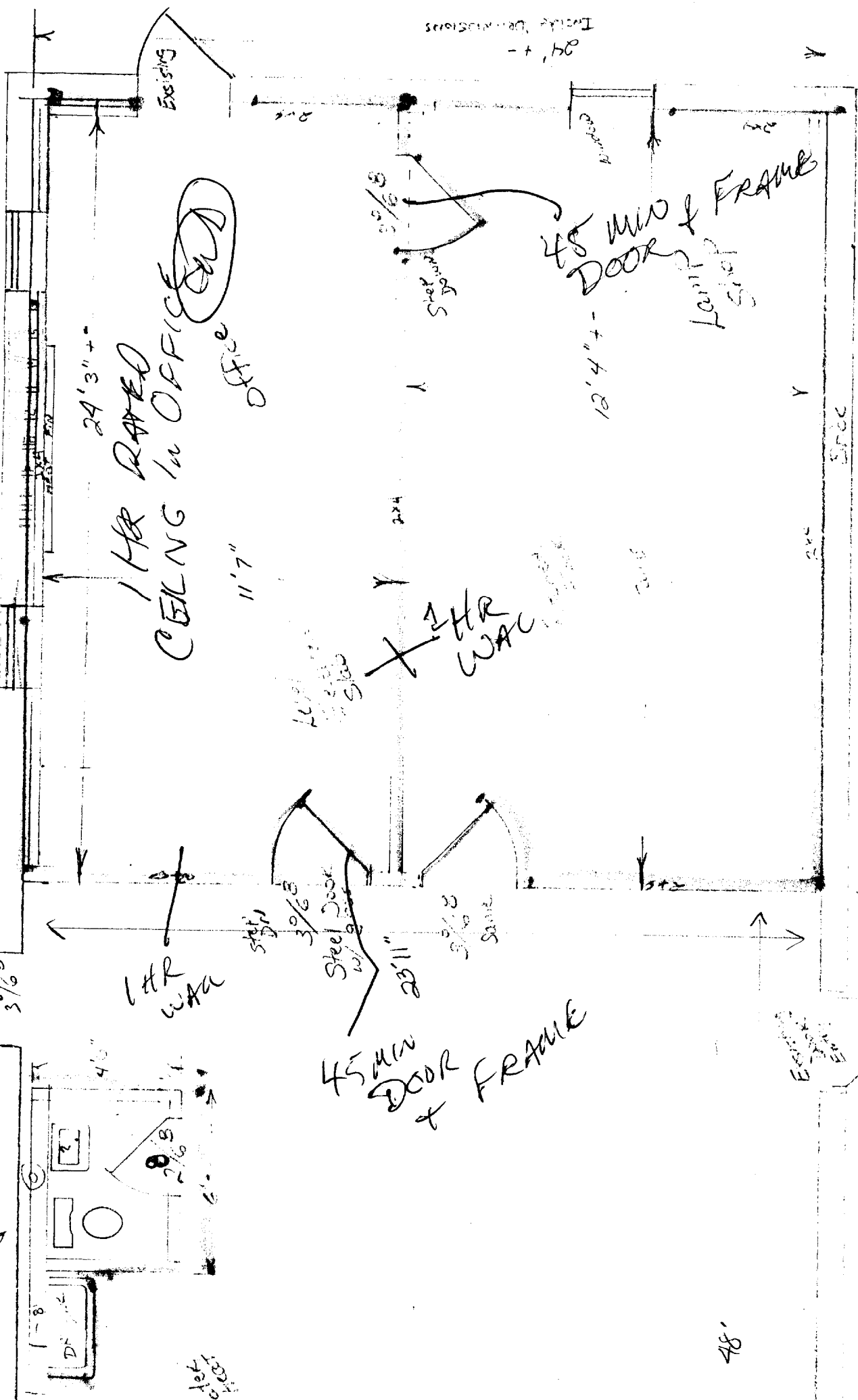
This is NOT a permit, you may not commence ANY work until the permit is issued. If you are in a Historic District you may be subject to additional permitting and fees with the Planning Department on the 4th floor of City Hall

FEB 10 2004

Existing Locking Device

Existing Floor Joist

Existing Windows



1 HR RATED CEILING in OFFICE (circled) 24'3" +- 11'7" 1 HR WAC

45 MIN DOOR + FRAME 12'4" +- 45 MIN DOOR + FRAME

45 MIN DOOR + FRAME 25'11" 3/8" 3/8" same

prior empty space

48'

24' +- Include Dimensions

Existing Locking Device

Existing Locking Device

BURLEIGH ELECTRIC

27 Town Landing Road
Falmouth Foreside, Maine 04105
Telephone: (207) 781-2495
Fax Line: 781-4011

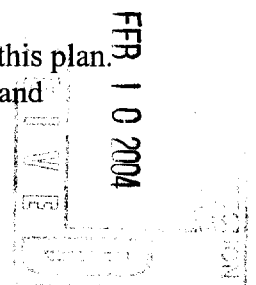
February 4, 2004

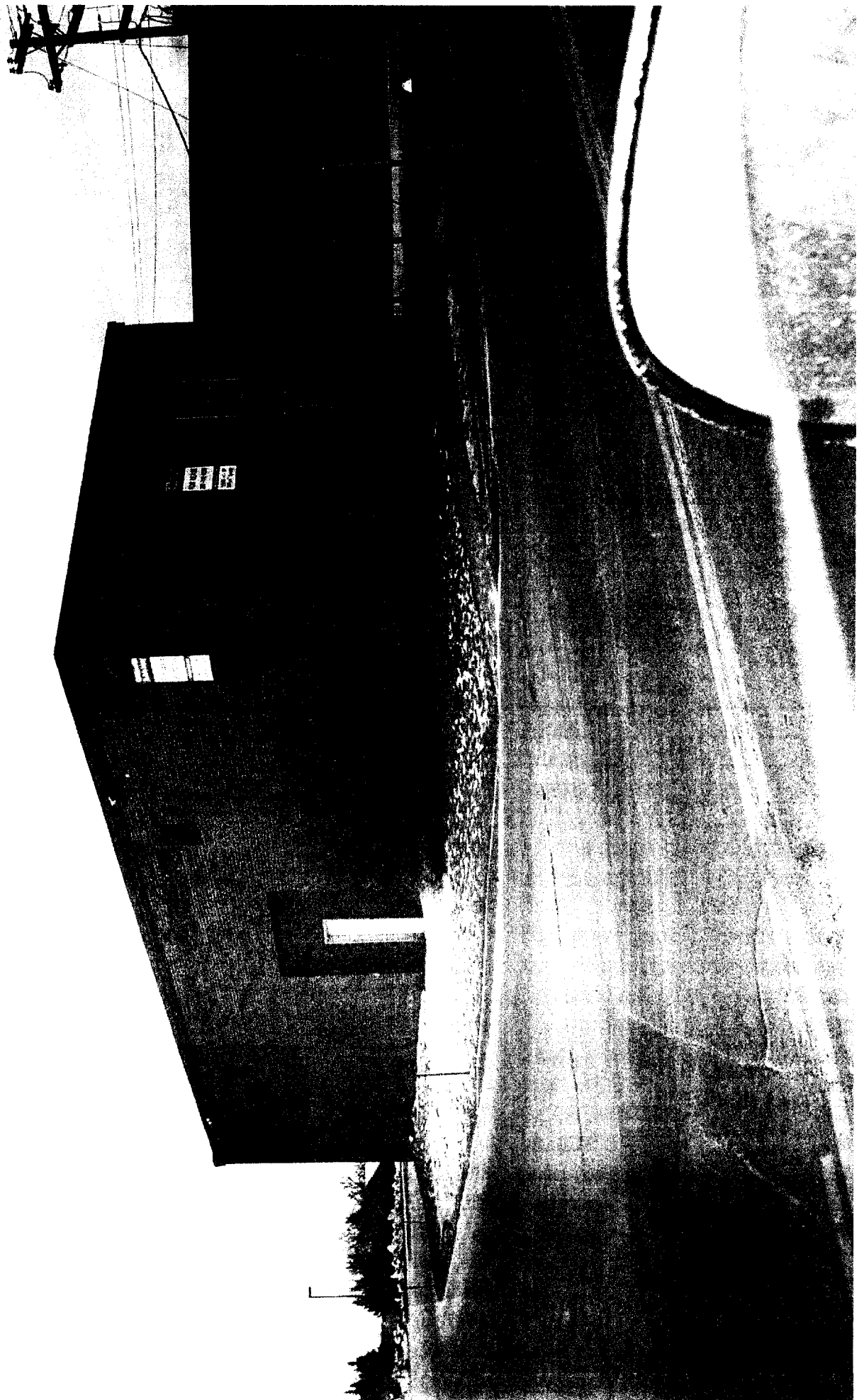
INTERIOR BUILDOUT PLANS FOR 125 PRESUMPCOT STREET CHART #425 BLOCK #A LOT #2

It is my intention to contract to have the following work performed within the above listed property:

- 1) Build out of an enclosed area (open floor measurement being 11'7"x24'3") to be used as office space in which to conduct my business.
 - a. Making use of existing suspended sprinklers.
 - b. Installation of acoustic ceiling, plans made to allow use of existing suspended sprinkler system with upward facing sprinkler head. Note: There is a 7' floor for the sprinklers and the plan is to hang the acoustic ceiling at 7'8".
 - c. Making use of one existing door to the exterior and addition of two exiting doors, one to workshop and one to warehouse.
 - d. Making use of existing window(s).
- 2) Build out of an enclosed area (open floor measurement being 12' 4"x24'3") to be used as a workshop for lamp and light fixture repair in the future.
 - a. Installing a door in addition to the one exiting to the office that will exit to the warehouse.
 - b. Making use of existing window(s).
- 3) Build out of areas detailed above to be structured in such a way as to create a stable "mezzanine" or "loft" area above the office and workshop to be used for additional storage space.
- 4) The rear portion of the building will be left "open" from floor to "ceiling" and used as warehouse space. *This area is 23'11" X 48'*
- 5) Build out of a lavatory (approximate measurements to be 6+'x4'6") containing one toilet and one sink.
- 6) Plumbing and installation of above lavatory plus one "dry sink" next to lavatory for workers needs-this to be fitted with shut-off valve to shut off when not in use.
- 7) Installation of lighting, receptacles, phone jacks etc. to be performed by employees of Burleigh Electric and to be overseen by our project manager Peter Liscomb, Master Electrician.

The owner of the above listed property, Boyd Properties, Inc, has accepted this plan. The owner of the property is contracting the installation of HVAC systems and therefore I do not have the details for that.





BURLEIGH ELECTRIC

27 Town Landing Road
Falmouth Foreside, Maine 04105
Telephone: (207) 781-2495
Fax Line: 781-4011

February 12, 2004

City of Portland
Attn: Permits & Inspections

Message:

Following are the documents you requested when I came in to apply for my construction permit for 125 Presumpscot Street. Thank you for helping me figure out what I was missing. If you need anything further please let me know.

Page 2: Sketch from owner of the parking lot area

Page 3: Letter of "ok" from owner to do construction

Note #1: I asked if there were building numbers to differentiate one from another, they aren't currently numbered.

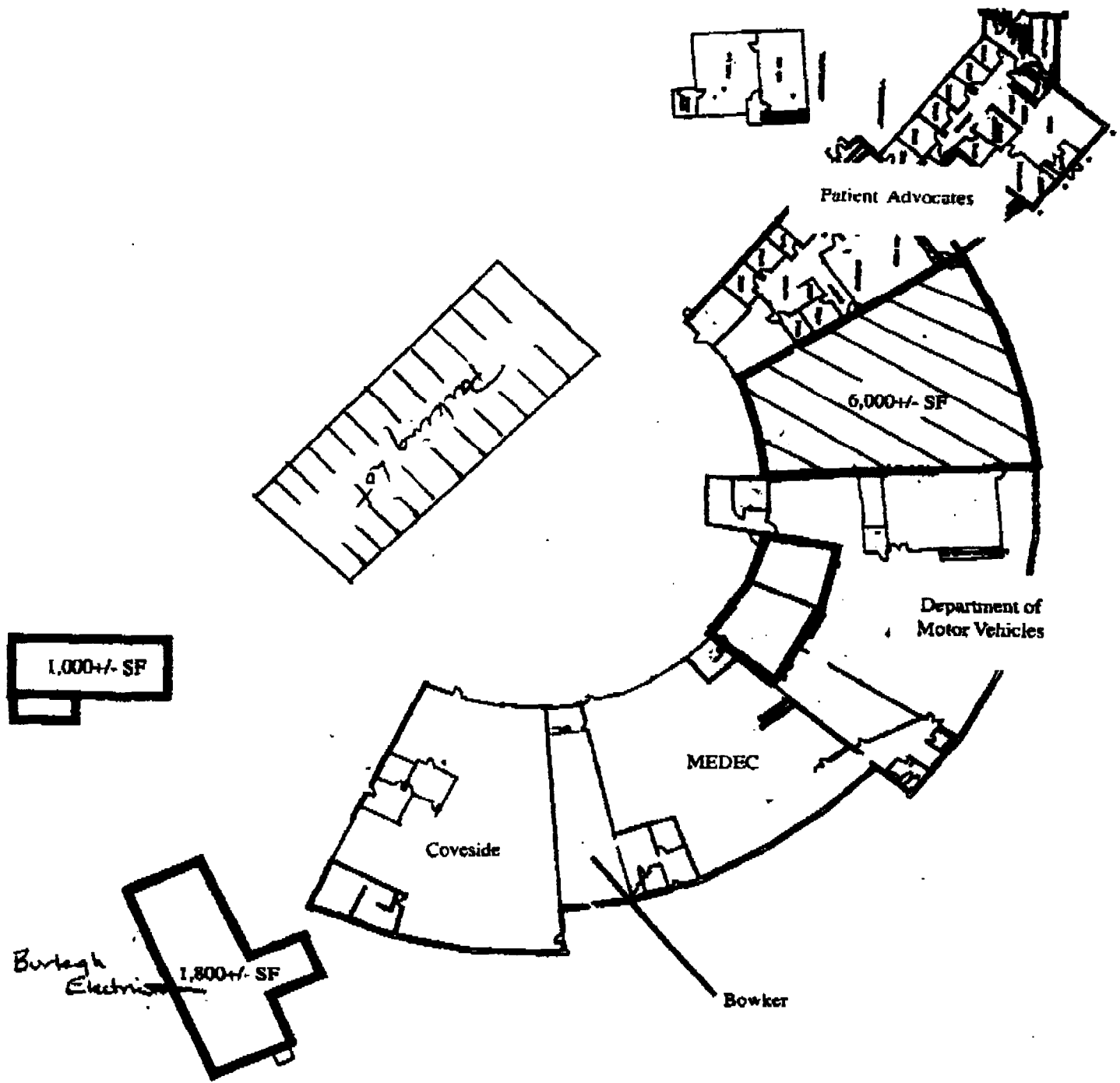
Note #2: I do not currently have the fire rating for the doors, as the construction materials have not yet been purchased. I know that the carpenter plans to install steel doors. I will let you know as soon as I have this information.

Sincerely,



Cheri Burleigh Lozoraitis
President
Burleigh Electric, Inc.

~Since 1955~



Seen and Agreed

Tenant: _____

Landlord: _____

 currently available

Boyd Properties, Inc.
142 High Street, Suite #614
Portland, ME 04101

February 10, 2004

RE: Burleigh Electric at 125 Presumpscot St., Portland, ME

To Whom it May Concern:

Please accept this letter as formal authorization for Cheri Burleigh Lozoraitis of Burleigh Electric to renovate the leased premises at the Roundhouse located at 125 Presumpscot Street in Portland Maine. The 1800 square feet is located in an out building (brick garage) formerly the Boiler House for Railroad.

Should you have any questions or concerns, please contact Melinda Pray, Assistant, or me at 207.874.7717.

Sincerely,



Matthew W. Orne