

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

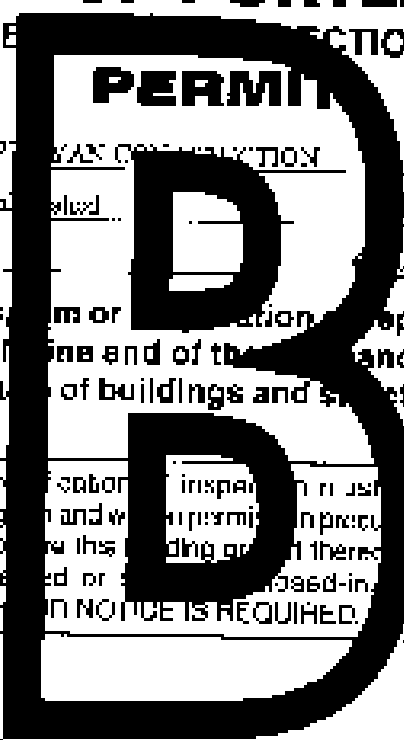
Please Read
Application Area
Notes if Any
Attached

PERMITS SECTION

Permit Issued
CITY OF PORTLAND

This is to certify that Placopo Jay A. Zepherino PLACOPOLYAN CONSTRUCTION
has permission to Interior renovations, removal of wall
at 152,141 Middle St

provided that the person or persons, firm or corporation, accepting this permit shall comply with all of the provisions of the Statutes of this State 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 made before this building or structure is occupied or used in any way. 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. _____
Apprentice Board _____
Other _____

[Signature]
Director, Permits Section

PENALTY FOR REMOVING THIS CARD

City of Portland, Maine - Building or Use Permit Application
 589 Congress Street, 04101 Tel: (207) 874-8703, Fax: (207) 874-8718

Permit No.
64-1706

PERMIT ISSUED
 Issue Date: 6/3/04
 CITY OF PORTLAND

CEI:
028 T 00001
Phone:

Location of Construction: 13-14 Middle St	Owner Name: Patrick Joy A. Esq.	Owner Address: 14 Middle St	Permit Type: Alterations - Commercial
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTION	Contractor Address: 16 HANFORD STREET Portland	Phone: 207-733-6225
Address/Business Name:	Phone:		

Proposed Use: Res: ED Homey	Proposed Use: photography studio with retail product alterations, remove shed at rear of structure	Permit Fee: \$2,271.00	Cost of Work: \$250,000.00	420 District: 1
		FIRMS/DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTIONS: How Often: B	Page: 103

Proposed Project Description:
Interior renovations, removal of shed

Signature: *[Signature]* Date: 6/1/04
 Signature: *[Signature]* Date: 6/1/04
 PERMITTING AND INSPECTION DISTRICT HEADQUARTERS

Action: Approved Approved with conditions Denied
 Signature: *[Signature]* Date: 5/3/04

Permit Taken By: land	Date Applied For: 04-28-2004	Zoneing Approval
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<ol style="list-style-type: none"> This permit application does not provide the Applicant(s) from meeting applicable State and Federal Rules. Building permits do not include plumbing, electric or mechanical 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 Permit Review <input checked="" type="checkbox"/> Structural <input type="checkbox"/> Wetland <input type="checkbox"/> Flood Zone <input type="checkbox"/> Tree Retain <input type="checkbox"/> Air Pollution Date: 5/3/04 <i>[Signature]</i>	ADLCA Approval <input type="checkbox"/> Violation <input type="checkbox"/> Miscellaneous <input type="checkbox"/> Conditional Use <input type="checkbox"/> Emergency <input type="checkbox"/> Approval <input type="checkbox"/> Denial	Historic Preservation <input checked="" type="checkbox"/> To D.A. 5/1/04 <input type="checkbox"/> Landmarks Review Requirements <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved with conditions <i>see form</i> Denial Date: 6/3/04 <i>[Signature]</i>
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CERTIFICATION

I hereby certify that I am the owner of record of the real estate 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 officials authorized representative shall have the authority to enforce all laws covered by such permit at any reasonable time to enforce the provisions of the code(s) applicable to such permit.

OWNER OF APPLICANT	DATE	DATE	PHONE
RESPONSIBLE PERSON IN CHARGE OF WORK	DATE	DATE	PHONE

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 initialing 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 inspecting 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/Foundation Inspection: Prior to pouring concrete

Re-Bar Schedule Inspection: Prior to pouring concrete

Foundation Inspection: Prior to placing ANY backfill


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

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.

CERTIFICATE OF OCCUPANCIES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED


Signature of Applicant/Designee

Date


Signature of Inspections Official

Date

CR: 125-1-005

Building Permit #:

04-0506

City of Portland, Maine - Building or Use Permit

389 Congress Street, 04101 Tel: (207) 874-3700, Fax: (207) 874-8716

Permit No:	Date Applied For:	DOB#:
04-0506	04/28/2004	048 0005001
Owner Name:	Project Address:	Phone:
Pizzonia Inv A Etal	141 Middle St	
Contractor Name:	Contractor Address:	Phone:
PERINET RYAN CONSTRUCTIO	10 DANFORTH STREET Portland	(207) 773-3025
Permit Type:	Alterations - Commercial	

Location of Construction:	Owner Name:
133-141 Middle St	Pizzonia Inv A Etal
Business Name:	Contractor Name:
	PERINET RYAN CONSTRUCTIO
License/Owner's Name:	Phone:

Proposed Use:
photography studio with retail interior renovations, removal of shed at rear of structure.

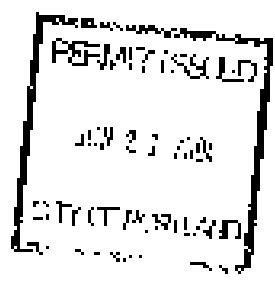
Proposed Project Description:
Interior renovations, removal of shed

Dept: Historical Status: Approved with Conditions Reviewer: Deborah Andrews Approval Date: 06/04/2004
 Note: 1) Applicant to submit final specifications to Historic Preservation staff for new doors to brought elevation. OK to Issue:

Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schumaker Approval Date: 05/03/2004
 Note: 5704 This building is within the PAD District and Historic District OK to Issue:
 1) This property is located within the PAD, Pedestrian Services District, which restricts the first floor area within 20 feet of the front of the building. Properly your plans meet the requirements of the PAD district. The front windows shall not be enclosed up or enclosed but shall remain intact for pedestrian viewing.
 2) ANY exterior work requires a separate review and approval from Historic Preservation. This property is located within the Historic District.
 3) Separate permits shall be required for any new signage.
 4) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting this work.

Dept: Building Status: Approved with Conditions Reviewer: Mike Nugent Approval Date: 06/11/2004
 Note: 1) Land info for the cleared floor system must be submitted prior to construction. OK to Issue:

Dept: Fire Status: Approved with Conditions Reviewer: Lt. MacDougal Approval Date: 06/14/2004
 Note: 1) The sprinkler system shall be maintained to NFPA 13 standards
2) The fire alarm system shall be maintained to NFPA 72 standards OK to Issue:





REPUBLIC OF MAINE

CITY OF PORTLAND
BUILDING CODE CERTIFICATE
180 Congress St., Room 313
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM DESIGNER MICHAEL ROEMER ARCHITECTS
#161 PUDISANT ST., PORTLAND, ME 04101

DATE 4.27.04

Job Name HOBBS PHOTOGRAPHY

Address of Construction: 141 FIDDELL ST., PORTLAND, ME 04101

THE BOCA NATIONAL BUILDING CODE, 1999 (FOURTEENTH EDITION)
Construction project was designed according to the building code criteria listed below.

Building Code and Year 1999 BOCA Use Group Classification(s) BUSINESS

Type of Construction OFFICE FIT UP

Structural Systems

Roof Snow Load

- Control Snow Load (S_s)
- 10 psf (10 psf Flat Roof snow load, S_f)
- If S_f is 10 psf, use snow exposure factor, S_e
- 5 psf (5 psf Flat Thermal factor)
- If S_f is 10 psf, snow load importance factor I
- Sloped Roof Snowload (S_r)

Seismic Loads

- Peak velocity-based acceleration, A_p
- Peak acceleration, A_s
- Seismic hazard exposure group
- Seismic performance category
- Soil profile type
- Basic structural system resistance/overlaping system
- Resistance modification factor, R, and ductility amplification factor, Cd

Reformulate must account for flat snow load, snow stored snow load and sliding snow loads as required.

Wind Loads

- Basic Wind Speed
- Wind Exposure Category
- Importance Factor
- Wind Directional Coefficient
- Wind Design Pressure
- Wind Insurance Factor

APR 29 2004
RECEIVED



26 April 2004

Mike Nugent
City of Portland
389 Congress St
Portland, ME 04101

RE: Howell Photography, 141 Middle St. Job No. 0406

Dear Mike:

Attached is a set of plans, a CD with plans in a PDF format, and a letter from Howell Photography addressing the PAD requirements for proposed renovations at 141 Middle St. We will be working with existing systems in completing this renovation as much as possible. You may recall that we already have a permit for interior demolition.

The Howells are under some significant time constraints with regard to the expiration of their current lease. We would appreciate anything you can do to expedite this permit. Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "John Ryan", written over a horizontal line.

John Ryan

APR 28 2004

Building Maine's Future

Wright-Ryan Construction, Inc. • 60 Denison Street • Portland, Maine 04101
Phone (207) 773-3625 • Fax (207) 773-3673 • www.wright-ryan.com



HOWELL

PHOTOGRAPHY

Howell Ltd. is a commercial photography and digital image production studio primarily serving the high volume direct mail catalog industry. Clients include catalogers such as J. Jill, Talbots, Charles & Ray, Olympia Sports and others. Howell Ltd. will conduct retail sales within the required PAD area shown on the attached drawing.

Howell Ltd. will maintain a retail area within the PAD region that consists of product displays of client merchandise, as well as a kiosk like area where foot traffic could take a print catalogue, or order product via the Internet. The retail portion of Howell Photography will be open during normal business hours.

The product displays will be visible to foot traffic outside the studio on Middle Street. These window displays will be changed on a seasonal basis to keep them appealing to the public.

Also, Howell Ltd. will offer public tours of its operation on a regular basis. The tour will be limited to 10 visitors at a time. The tours will be free, but visitors will need to require a ticket in advance or reserve a time at the retail sales desk. The staging area for the tour will be in the PAD zone shown on the attached plan. Exhibits planned for this area include a description of the commercial digital photography, as well as the process of creating a sales catalogue.

NOV 2 1996

1996

4-0506 Print Email David Harker Save

Historical Approvals with Conditions Default Answers

05052004

05052004

Debra Andrews

Cancel Add New Condition For Default Add New Condition Delete Condition

Applicant to submit final application to Historic Preservation staff for review and to help evaluate.

05052004 05052004

City of Portland, Maine - Building or Use Permit

389 Congress Street-04101 Tel: (207) 874-8700, Fax: (207) 874-8716

Permit No: 04-0306	Date Applied For: 04/28/2004	City: 428-440-5001
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Location of Construction: 133-141 Middle St	Owner Name: Piscopo Bay A Hotel	Owner Address: 141 Middle St	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCTION	Contractor Address: 50 DANFORTH STREET Portland	Phone: (207) 779-4635
Lessee/Buyer's Name:	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: photographic studio with retail; interior renovations, remove shed at rear of structure.	Proposed Project Description: Interior renovations, removal of shed.
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Dept: Zoning Status: Approved with Conditions Reviewer: Marge Schumaker Approval Date: 05/03/2004

Note: 5/3/04 This building is within the PAD District and Historic District OK to Issue:

- 1) This property is located within the PAD, Pedestrian Activities District, which restricts the first floor uses within 20 feet of the front of the building. Presently your plans meet the requirements of the PAD district. The front windows shall not be boarded up or enclosed, but shall remain intact for pedestrian viewing.
- 2) Any exterior work requires a separate review and approval thru Historic Preservation. This property is located within the Historic District.
- 3) Separate permits shall be required for any new signage.
- 4) 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: Pending Reviewer: Approval Date:

Note: OK to Issue:

Dept: Fire Status: Pending Reviewer: Approval Date:

Note: OK to Issue:



04-0506

Commercial Building Permit Application


Review of the property owner's use and nature of personal property located or used changes on any property within the City, payment arrangements must be made before opening of any land use approval.

Location/Address of Construction: <u>141 Middle St</u>		City: <u>Portland</u>
Total Square Footage of Proposed Structure: <u>Existing building</u>	Square Footage of New: <u>11,200</u>	
Tax Assessor's Chart, Block & Lot: Chart: <u>2E</u> Block: <u>L</u> Lot: <u>500</u>	Owner: <u>Abigail Real Estate, LLC</u>	Telephone: <u>827-6001</u>
Lessee/Buyer's Name (if applicable):	Applicant name, address & telephone: <u>WRIGHT - RUSSELL CONSTRUCTION</u> <u>10 DANFORTH ST</u> <u>PORTLAND, OR 97205</u> <u>773 7625</u>	Cost of Work: <u>250,000</u> Fee: <u>\$ 2,211.00</u>
Current Specific use: <u>Retail</u>	<u>(Commercial)</u>	
Proposed Specific use: <u>Photography Studio / Retail</u>		
Project description: <u>Interior renovations as shown in attached plans.</u> <u>Demolition of shed at rear of structure (approved by</u> <u>Paul Anderson in meeting at City Hall on 4/21/04</u>		
Construction name, address & telephone: <u>WRIGHT - RUSSELL CONSTRUCTION</u>		
Who should we contact when the permit is ready: <u>John Ryan</u>		
Mailing address: <u>10 DANFORTH ST</u> <u>PORTLAND, OR 97205</u>		Phone: <u>773 7625</u>

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

In the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information, step by the Building Inspection section of the same, 313 City Hall or call 874-8765.

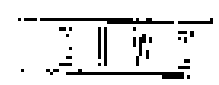
I hereby certify that I am the Owner or agent of the named property and that I have read and authorize the proposed work and that I have been advised of the contents of this application and the authorized permit. I agree to conform to all applicable laws of this jurisdiction. In addition, it is possible for work described in this application to be subject to the Code of Local Ordinances and representative shall have the authority to execute all work covered by this permit or any amendments hereon to enforce the provisions of the rules application to this permit.

Signature of applicant:  Date: 4/23/04

Permit Fee: \$40.00 For the first \$1000.00 Construction Cost, \$9.00 per additional \$1000.00 cost

This is not a Permit; you may not commence any work until the Permit is issued.

APR 28 2004





SEAL OF THE CITY OF PORTLAND

CITY OF PORTLAND
BUILDING CODE CERTIFICATE
339 Congress St., Room 315
Portland, Maine 04101

ACCESSIBILITY CERTIFICATE

Designer: RICHARD RENNERT ARCHITECTS

Address of Project: 141 THOMAS ST, PORTLAND, ME

Nature of Project: INTERIOR RENOVATION OF
UNITS 1A AND 1B OF THE
WOODSTAN CONDOMINIUM

The technical submissions covering the proposed construction work as described above have been designed in compliance with applicable referenced standards found in the Maine Human Rights Law and Federal Americans with Disability Act.

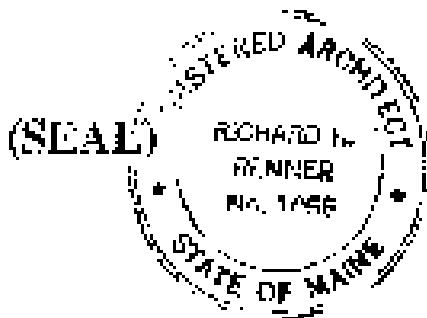
Signature: Richard K. P.

Title: PRINCIPAL

Firm: RICHARD RENNERT ARCHITECTS

Address: 61 PIERCE ST. SUITE 105
PORTLAND, ME 04101

Phone: 207/773-9699



APR 28 2018



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
369 Congress St., Room 315
Portland, Maine 04101

TO: Inspector of Buildings City of Portland, Maine
Department of Planning & Urban Development
Division of Housing & Community Service

FROM: RICHARD KENNER ARCHITECTS

RE: Certificate of Design

DATE: 4-27-04

These plans and / or specifications covering construction work on:

UNITS 1A AND 1B, THE WOODSTAN CONDOMINIUM,
141 TIDWELL STREET, PORTLAND, ME 04101

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the BOCA National Building Code / 1999 (Fourteenth Edition) and local amendments.

(SEAL)



Signature: Richard Kenner

Title: PRINCIPAL

Firm: RICHARD KENNER ARCHITECTS

As per Maine State Law:

\$50,000.00 or more in new construction, repair, expansion, alteration, or modification for Building or Structures, shall be prepared by a registered design Professional

Address: 61 PURSANT ST.
PORTLAND, ME 04101

APR 29 2004