



CITY OF PORTLAND, MAINE
Department of Building Inspection

Certificate of Occupancy

LOCATION 133-141 Middle St

CBL 028 L005001

Issued to Piscopo Joy A Etal/WRIGHT RYAN CONSTRUCTION

Date of Issue 11/09/2004

This is to certify that the building, premises, or part thereof, at the above location, built — altered — changed as to use under Building Permit No. 04-0506, has had final inspection, has been found to conform substantially to requirements of Zoning Ordinance and Building Code of the City, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES
entire

APPROVED OCCUPANCY
photography studio with retail
use group: B
type: 3B
BOCA 1999

Limiting Conditions

This certificate supersedes
certificate issued

Approved:

11/9/04
(Date)

A. Rowe
Inspector

Al J. Campbell
Inspector of Buildings

Notice: This certificate identifies lawful use of building or premises, and ought to be transferred from owner to owner when property changes hands. Copy will be furnished to owner or lessee for one dollar.

City of Portland, Maine - Building or Use Permit Application

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

04-0506	Issue Date: JUN 21 2004	CBL: 028 L005001
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PERMIT ISSUED

Location of Construction: 133-141 Middle St		Owner Name: Piscopo Joy A Etal		Owner Address: 141 Middle St		Phone: CITY OF PORTLAND	
Business Name:		Contractor Name: WRIGHT RYAN CONSTRUCT10		Contractor Address: 10 DANFORTH STREET Portland		Phone: 2077733625	
Lessee/Buyer's Name		Phone:		Permit Type: Alterations - Commercial			Zone: B3
Past Use: Retail: FO Bailey		Proposed Use: photography studio with retail: interior renovations, remove shed at rear of structure.		Permit Fee: \$2,271.00	Cost of Work: \$250,000.00	CEO District: 1	
Proposed Project Description: Interior renovations, removal of shed				FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: 3B 6/11/04	
				Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>	
				PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)			
				Action: <input type="checkbox"/> Approved <input checked="" type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied			
				Signature: <i>[Signature]</i> Date: 5/3/04			

Permit Taken By: kwd	Date Applied For: 04/28/2004	Zoning Approval	
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<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><i>ok with condit</i></p> <p>Date: <i>5/3/04</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>Historic Preservation</p> <p><input 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 checked="" type="checkbox"/> Approved w/Conditions</p> <p><i>see memo</i></p> <p><input type="checkbox"/> Denied</p> <p>Date: <i>D. Andrews</i></p> <p><i>6/3/04</i></p>
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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

6/21/04 ME-Lon on office - 1/2 year
Decreased Condition for them to provide all
1st floor lead info Pkg to Center. —
② NFPA Requirements

7/13/04 Framing + Plb. OIC. Mwing (arc)

8/18/04 1st ready AR

8/19/04 completed AR

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

PERMIT

Permit Number: 040506
PERMIT ISSUED
JUN 21 2004
CITY OF PORTLAND

This is to certify that Piscopo Joy A Etal/WRIGHT RYAN CONSTRUCTION

has permission to Interior renovations, removal shed

AT 133-141 Middle St

028 L005001

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 permission is procured before this building or part thereof is altered or closed-in. 24 HOUR 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]
Director - Building & Inspection Services

PENALTY FOR REMOVING THIS CARD

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.

Jan ✓ 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.

Jan ✓ Footing/Building Location Inspection: Prior to pouring concrete

Jan ✓ Re-Bar Schedule Inspection: Prior to pouring concrete

Jan ✓ Foundation Inspection: Prior to placing ANY backfill

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

Jan ✓ 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

Jan ✓ If any of the inspections do not occur, the project cannot go on to the next phase, REGARDLESS OF THE NOTICE OR CIRCUMSTANCES.

Jan ✓ CERTIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED

[Signature]

Signature of Applicant/Designee

6/21/04

Date

[Signature]

Signature of Inspections Official

6/21/04

Date

CBL: 028-L-005 Building Permit #: 04-0506

City of Portland, Maine - Building or Use Permit

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

Permit No: 04-0506	Date Applied For: 04/28/2004	CBL: 028 L005001
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Location of Construction: 133-141 Middle St	(OwnerName): Piscopo Joy A Etal	Owner Address: 141 Middle St	Phone:
Business Name:	Contractor Name: WRIGHT RYAN CONSTRUCT10	Contractor Address: 10 DANFORTH STREET Portland	Phone: (207) 773-3625
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

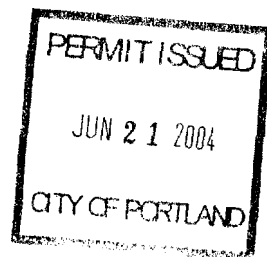
Proposed Use: photography studio with retail: interior renovations, remove shed at rear of structure.	Proposed Project Description: Interior renovations, removal of shed
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Dept: Historical **Status:** Approved with Conditions **Reviewer:** Deborah Andrews **Approval Date:** 06/03/2004
Note: **Ok to Issue:**
 1) * Applicant to submit final specifications to Historic Preservation staff for new doors to freight elevator.

Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **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:** Approved with Conditions **Reviewer:** Mike Nugent **Approval Date:** 06/11/2004
Note: **Ok to Issue:**
 1) Load info for the elevated floor system must be submitted prior to construction.

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





CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 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 DESIGNER: RICHARD RENNER ARCHITECTS
#61 PLUMSAW ST., PORTLAND, ME 04101
DATE: 4.27.04
Job Name: HOWELL'S PHOTOGRAPHY
Address of Construction: 141 MIDDLE 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

_____ Ground Snow Load (Pg)
_____ If Pg > 10 psf, Flat Roof snow load, Pf
_____ If Pg > 10 psf, snow exposure factor, Ce
_____ If Pg > 10 psf, roof thermal factor
_____ If Pg > 10 psf, snow load importance factor, I
_____ Sloped Roof Snowload Ps

Earthquake Loads

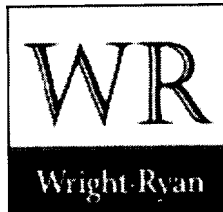
_____ Peak velocity-related acceleration, Av
_____ Peak acceleration, Aa
_____ Seismic hazard exposure group
_____ Seismic performance category
_____ Soil profile type
_____ Basic structural system / seismic-resisting system
_____ Response modification factor, R, and deflection
amplification factor, Cd,

_____ The documents must account for Drift snow load, unbalanced snow load and Sliding snow loads as required.

Wind Loads

_____ Basic Wind Speed _____ Internal Pressure Coefficient
_____ Wind Exposure Category _____ Wind Design Pressure _____ Wind Importance Factor

RECEIVED
APR 28 2004



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,

John Ryan

APR 28 2004

FIVE

Building Maine's Great Spaces

Wright-Ryan Construction, Inc. • 10 Danforth Street • Portland, Maine 04101
Phone (207)773-3625 • Fax (207)773-5173 • 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, Chadwicks of Boston, 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 acquire 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.

APR 28 2004

HOWELL

Application ID Number: 4-0506

Print Permit

Delete Review

Save

C

Department: Historical

Status: Approved with Conditions

Reviewer: Deborah Andrews

Comments:

Approval Date: 06/03/2004

Given On Date: 05/03/2004

OK to Issue Permit

Name: Deborah Andrews

Date:

Date 2:

Conditions Section:

Add New Condition From Default List

Add New Condition

Delete Condition

* Applicant to submit final specifications to Historic Preservation staff for new doors to freight elevator.

Create Date: 05/03/2004 By mes

Update Date: 06/03/2004 By dga

04-0506



Commercial 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>141 Middle St 1339rd permit #</u>		
Total Square Footage of Proposed Structure <u>Existing building</u>	Square Footage of Lot <u>+/- 9,200</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>28</u> Block# <u>L</u> Lot# <u>5001</u>	Owner: <u>Howell Real Estate, LLC</u>	Telephone: <u>829-6001</u>
Lessee/Buyer's Name (If Applicable)	Applicant name, address & telephone: <u>WRIGHT-RYAN CONSTRUCTION</u> <u>10 DANFORTH ST</u> <u>PORTLAND 04101</u> <u>773-3625</u>	Cost Of Work: \$ <u>250,000</u> Fee: \$ <u>2,271.00</u>
Current Specific use: <u>Retail</u> <u>Commercial</u>		
Proposed Specific use: <u>Photograph 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>Deb Andrews in meeting at City Hall on 4/21/04.</u>		
Contractor's name, address & telephone: <u>WRIGHT-RYAN CONSTRUCTION</u>		
Who should we contact when the permit is ready: <u>John Ryan</u>		
Mailing address: <u>10 DANFORTH ST</u> <u>PORTLAND 04101</u>		Phone: <u>773-3625</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.

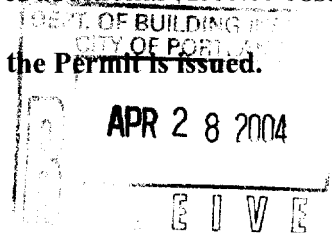
At the discretion of the Planning and Development Department, additional information may be required prior to permit approval. For further information stop by the Building Inspections office, room 315 City Hall or call 874-8703.

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 of applicant:	Date: <u>4/23/04</u>
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Permit Fee: \$30.00 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.





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

ACCESSIBILITY CERTIFICATE

Designer: RICHARD RENNER ARCHITECTS

Address of Project: 141 WOODMAN ST., PORTLAND, ME

Nature of Project: INTERIOR RENOVATION OF
UNITS 1A AND 1B OF THE
WOODMAN 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.

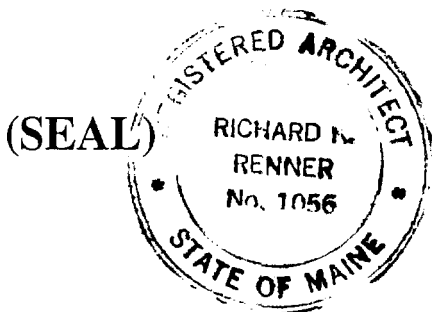
Signature: Richard K. P.

Title: PRINCIPAL

Firm: RICHARD RENNER ARCHITECTS

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

Phone: 207/773-9699



APR 28 2004



CITY OF PORTLAND
BUILDING CODE CERTIFICATE
389 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 RENNER ARCHITECTS

RE: Certificate of Design

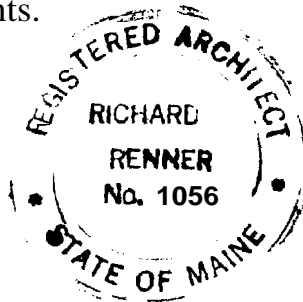
DATE: 4.27.04

These plans and / or specifications covering construction work on:

UNITS 1A AND 1B, THE WOODMAN CONDOMINIUM,
141 MIDDLE 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 Renner

Title: PRINCIPAL

Firm: RICHARD RENNER ARCHITECTS

As per Maine State Law:

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

Address: 61 PULSANT ST.

PORTLAND, ME 04101

APR 28 2004