

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



CITY OF PORTLAND

BUILDING PERMIT

This is to certify that BUCKSTAR LLC

Located At 188 MIDDLE ST

Job ID: 2011-08-1844-ALTCOMM

CBL: 032 - - I - 021 - 001 - - - -

has permission to Events Center to Retail/Urban Outfitters renovate 1st floor, remove mezz, basement bathrooms, vacant above provided that the person or persons, firm or corporation accepting this permit shall comply with all of the provisions of the Statues of Maine and of the Ordinances of the City of Portland regulating the construction, maintenance and use of the buildings and structures, and of the application on file in the department.

Notification of inspection and written permission procured before this building or part thereof is lathed or otherwise closed-in. 48 HOUR NOTICE IS REQUIRED.

A final inspection must be completed by owner before this building or part thereof is occupied. If a certificate of occupancy is required, it must be

Fire Prevention Officer

[Signature] 8/31/11
Code Enforcement Officer / Plan Reviewer

**THIS CARD MUST BE POSTED ON THE STREET SIDE OF THE PROPERTY
PENALTY FOR REMOVING THIS CARD**

City of Portland, Maine - Building or Use Permit Application

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

Job No: 2011-08-1844-ALTCOMM	Date Applied: 8/2/2011	CBL: 032 - - 1 - 021 - 001 - - - -	
Location of Construction: 188 MIDDLE ST	Owner Name: BUCKSTAR LLC	Owner Address: 100 SILVER ST PORTLAND, ME - MAINE 04101	Phone:
Business Name: "Urban Outfitters"	Contractor Name: Blue Rock Construction	Contractor Address: 1275 1275 Glenlivet Suite 330 RD BURLINGTON NEW JERSEY 08016	Phone: (610) 481-9119
Lessee/Buyer's Name:	Phone:	Permit Type: Change of use with alterations	Zone: B-3
Past Use: Function/event center	Proposed Use: To change the use to retail for 1st floor with tenant fit-up for "Urban Outfitters" on 1st floor with ext. bldg work - the basement currently remains a bar/lounge - upper floors are vacant at this time	Cost of Work: \$769,000.00	CEO District:
		Fire Dept: <input checked="" type="checkbox"/> Approved w/ conditions <input type="checkbox"/> Denied <input type="checkbox"/> N/A Signature: <i>B. J. [Signature]</i> (58)	Inspection: <i>(A-2)</i> Use Group: <i>M</i> Type: <i>3B</i> <i>DBx-2009</i> Signature: <i>JMB</i> <i>8/31/11</i>
Proposed Project Description: Interior fit-up w/ some window replacement		Pedestrian Activities District (P.A.D.)	
Permit Taken By: Lannie		Zoning Approval	

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

- ☐ Shoreland
☐ Wetlands
☐ Flood Zone
☐ Subdivision
☐ Site Plan
☐ Maj ☐ Min ☐ MM

Date:

8/4/11

CERTIFICATION

Zoning Appeal

- ☐ Variance
☐ Miscellaneous
☐ Conditional Use
☐ Interpretation
☐ Approved
☐ Denied

Date:

Historic Preservation

- ☐ Not in Dist or Landmark
☐ Does not Require Review
☐ Requires Review
☒ Approved
☒ Approved w/Conditions
☐ Denied

Date:

8/15/11

D. Andrews

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

BUILDING PERMIT INSPECTION PROCEDURES

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

or email: 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 Inspections 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.**
1. Close In Framing/Plumbing/Electric prior to insulation or drywall
 2. Under slab Plumbing
 3. Certificate of Occupancy/Final including special inspection report

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



PORTLAND MAINE

Strengthening a Remarkable City, Building a Community for Life • www.portlandmaine.gov

Director of Planning and Urban Development
Penny St. Louis

Job ID: 2011-08-1844-ALTCOMM

Located At: 188 MIDDLE

CBL: 032 - - 1 - 021 - 001 - - - -

Conditions of Approval:

Zoning

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
3. This property shall remain retail and a bar/lounge remaining in the basement with the issuance of this permit. Any change of use shall require a separate permit application for review and approval.
4. Separate tenant fit-up permits are required for future tenants in the building. This permit **only** covers the specific tenant fit-up for "Urban Outfitters" on the first floor, with bathrooms and egress access in the basement.
5. Separate permits shall be required for any new signage and will be reviewed separately from this permit. The signs shown on the submitted plans are **not** approved at this time.

Historic

1. Proposed door handles for front entrance not approved at this time. Staff will consult with Historic Preservation Board and communicate decision to project architect.

Fire

2. All construction shall comply with City Code Chapter 10.
3. Previous NFPA occupancy use was assembly on floor 1 and basement and business on upper floors. Proposed use is new class B mercantile floor 1, with basement bathrooms & egress, basement assembly and vacant floors 2, 3, & 4.
4. Exit doors shall not be provided with locks that require special tools or knowledge, including the front exit without approval from the Fire Prevention Bureau in writing.
5. The doors enclosing the rear exit stair between floor 1 and the basement shall be 60-minute fire door assemblies, not 45-minute door assemblies, per LSC Table 8.3.4.2. Hardware on rear exit stair doors shall be listed fire exit hardware.
6. Occupancies with an occupant load of 100 persons or more require panic hardware on all doors serving as a means of egress.
7. Application requires State Fire Marshal approval.
8. Central Station monitoring for addressable fire alarm systems shall be by point.
9. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
10. A separate Fire Alarm Permit is required.

11. Fire Alarm system shall be maintained. If system is to be off line over 4 hours a fire watch shall be in place. Dispatch notification required 874-8576.
12. The fire alarm system shall comply with the City of Portland Standard for Signaling Systems for the Protection of Life and Property. All fire alarm installation and servicing companies shall have a Certificate of Fitness from the Fire Department.
13. Fire alarm system requires a wireless master box connection per city ordinance.
14. The sprinkler system shall be installed in accordance with NFPA 13.
15. A separate Suppression System Permit is required.
16. The fire alarm system shall provide sprinkler supervisory service in accordance with NFPA 101, *Life Safety Code*, and NFPA 72, *National Fire Alarm and Signaling Code*.
17. Sprinkler protection shall be maintained. Where the system is to be shut down for maintenance or repair, the system shall be checked at the end of each day to insure the system has been placed back in service.
18. The Fire Department will require Knox locking caps on all Fire Department Connections on the exterior of the building.
19. System acceptance and commissioning must be coordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.
20. Installation of a sprinkler or fire alarm system requires a Knox Box to be installed per city ordinance.
21. Fire extinguishers are required per NFPA 10.
22. Emergency lights and exit signs are required. Emergency lights and exit signs are required to be labeled in relation to the panel and circuit and on the same circuit as the lighting for the area they serve.
23. Any cutting and welding done will require a Hot Work Permit from Fire Department.
24. Walls in structure are to be labeled according to fire resistance rating. IE; 1 hr. / 2 hr. / smoke proof.
25. A single source supplier should be used for all through penetrations.

Building

1. Application approval based upon information provided by applicant with revisions received as dated. Any deviation from approved plans requires separate review and approval prior to work.
2. All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2009 Section 713.
3. A final special inspection report must be submitted prior to issuance of a certificate of occupancy. This report must demonstrate any deficiencies and corrective measures that were taken.
4. Separate permits are required for any electrical, plumbing, sprinkler, fire alarm, HVAC systems, heating appliances, including pellet/wood stoves, commercial hood exhaust systems and fuel tanks. Separate plans may need to be submitted for approval as a part of this process.



General Building Permit Application

B-3
Historic

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>188 Middle Str., PORTLAND, ME 04101</u>		
Total Square Footage of Proposed Structure/Area <u>9,823 sq. FT.</u>	Square Footage of Lot <u>14,241 sq. FT.</u>	Number of Stories <u>4 + basement</u>
Tax Assessor's Chart, Block & Lot Chart# <u>32-1-21</u> Block# <u>see attached</u> Lot# <u>side plan C107</u>	Applicant "must be owner, Lessee or Buyer" Name <u>TIM GOERING</u> Address <u>400 PERIMETER CENTER TERRACE, SUITE 650</u> City, State & Zip <u>ATLANTA, GA 30346</u>	Telephone: <u>770-394-1616</u>
Lessee/DBA (If Applicable) <u>URBAN OUTFITTERS, INC.</u> <u>5000 S. Broad STR.</u> <u>Philadelphia, PA 1912-1725</u>	Owner (if different from Applicant) Name <u>Richard McPollock</u> <u>BUCKSTAR LLC</u> Address <u>100 SILVER STR.</u> City, State & Zip <u>PORTLAND, ME 04101</u>	Cost Of Work: \$ <u>768,106</u> C of O Fee: \$ <u>75</u> Total Fee: \$ <u>7835</u>
Current legal use (i.e. single family) <u>COMMERCIAL</u> "Function/Event Center" permit issued 2/11/11 If vacant, what was the previous use? <u>A-2 assembly</u> Number of Residential Units <u>N/A</u> Proposed Specific use: <u>MERCANTILE "URBAN Outfitters"</u> 1st Floor & Mezz. Is property part of a subdivision? <u>NO</u> If yes, please name <u>N/A</u> Project description: <u>ch of use</u>		
Contractor's name: <u>Blue Rock CONSTRUCTION</u>		
Address: <u>1275 Glenlivet Rd., Suite 330</u>		
City, State & Zip <u>ALLEN TOWN, PA 18106</u>		Telephone: <u>610-481-9119</u>
Who should we contact when the permit is ready: <u>TIM GOERING</u>		Telephone: <u>770-394-1616</u>
Mailing address: <u>400 PERIMETER CENTER TERRACE, SUITE 650</u> please email @ <u>tgoring@philipsport.com</u> <u>ATLANTA, GA 30346</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, 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.

RECEIVED

Dept. of Building Inspections
City of Portland Maine

Signature: [Signature]

Date: 7/22/2011

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



Commercial Interior & Change of Use Permit Application Checklist

All of the following information is required and must be submitted. Checking off each item as you prepare your application package will ensure your package is complete and will help to expedite the permitting process.

One (1) complete set of construction drawings must include:

Note: Construction documents for costs in excess of \$50,000.00 must be prepared by a Design Professional and bears their seal; you will need the City of Portland forms for the Certificate of Design, Certificate of Design application and Accessibility Building Code Certificate.

- ☒ A statement of special inspections as required per Chapter 17 of the IBC 2009
i.e.: http://www.acec.org/coalitions/CASE/case1004/statement_of_si.doc
- ☒ Cross sections w/framing details
- ☒ Detail of any new walls or permanent partitions
- ☒ Floor plans and elevations
- ☒ Window and door schedules
- ☒ Complete electrical and plumbing layout.
- ☒ Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment or other types of work that may require special review
- ☒ Insulation R-factors of walls, ceilings, floors & U-factors of windows as per the IEBC 2009 - waived
- ☒ Proof of ownership is required if it is inconsistent with the assessors records. *based upon*
- ☒ Electronic files in pdf format are also required *historical*
- ☒ Per State Fire Marshall, all new bathrooms must be ADA compliant. *building*

Separate permits are required for internal and external plumbing, HVAC & electrical installations.

For additions less than 500 sq. ft. or that does not affect parking or traffic, a site plan exemption should be filed including:

- ☒ The shape and dimension of the lot, footprint of the existing and proposed structure and the distance from the actual property lines.
- ☒ Location and dimensions of parking areas and driveways, street spaces and building frontage.
- ☒ Dimensional floor plan of existing space and dimensional floor plan of proposed space.

A Minor Site Plan Review is required for any change of use between 5,000 and 10,000 sq. ft. (cumulatively within a 3-year period)

Fire Department requirements.

The following shall be submitted on a separate sheet:

- ☒ Name, address and phone number of applicant **and** the project architect.
- ☒ Proposed use of structure (NFPA and IBC classification)
- ☒ Square footage of proposed structure (total and per story)
- ☒ Existing and proposed fire protection of structure.
- ☒ Separate plans shall be submitted for
 - a) Suppression system
 - b) Detection System (separate permit is required)
- ☒ A separate Life Safety Plan must include:
 - a) Fire resistance ratings of all means of egress
 - b) Travel distance from most remote point to exit discharge
 - c) Location of any required fire extinguishers
 - d) Location of emergency lighting
 - e) Location of exit signs
 - f) NFPA 101 code summary
- ☒ Elevators shall be sized to fit an 80" x 24" stretcher. *N/A*

For questions on Fire Department requirements call the Fire Prevention Officer at (207) 874-8405.

Please submit all of the information outlined in this application checklist. If the application is incomplete, the application may be refused.

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, or stop by the Inspections Division office, room 315 City Hall or call 874-8703.

Permit Fee: \$30.00 for the first \$1000.00 construction cost, \$10.00 per additional \$1000.00 cost

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

1. Name, address and phone number of applicant and the project architect:

Applicant : Tim Goering

Address: 400 Perimeter Center Terrace, Suite 650
Atlanta, Ga 30346
Phone: 770-394-1616

Project Architect: Jerry Phillips

Address: 400 Perimeter Center Terrace, Suite 650
Atlanta, Ga 30346
Phone: 770-394-1616

2. Proposed use of structure:

IBC – Mercantile
NFPA- Existing Mercantile

3. Square footage of proposed structure (total and per story)

Basement- 9,823 sf
1st floor- 9,823 sf
2nd floor-4,453 sf
3rd floor-4,453 sf
4th floor-4,453 sf
Total: 23,182 sf → 33,005

4. Existing and proposed fire protection of structure:

Existing and proposed structures are fully sprinklered



Accessibility Building Code Certificate

Designer:

URBAN OUTFITTERS, INC.

Address of Project:

188 MIDDLE ST., PORTLAND, ME 04101

Nature of Project:

TENANT IMPROVEMENT WITH

MINOR FACADE RENNOVATION

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. Residential Buildings with 4 units or more must conform to the Federal Fair Housing Accessibility Standards. Please provide proof of compliance if applicable.



Signature:

[Handwritten Signature]

Title:

PRESIDENT

Firm:

PHILLIPS PARTNERSHIP

Address:

400 PERIMETER CENTER TERRACE, SUITE 650

ATLANTA, GA 30346

Phone:

770-394-1616

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



Certificate of Design

Date:

07/22/2011

From:

JERRY PHILLIPS, AIA

These plans and / or specifications covering construction work on:

188 Middle St., Portland, ME 04101

Have been designed and drawn up by the undersigned, a Maine registered Architect / Engineer according to the *2003 International Building Code* and local amendments.



Signature:

Title:

President

Firm:

PHILLIPS PARTNERSHIP

Address:

400 PERIMETER CENTER TERRACE, SUITE 650
ATLANTA, GA 30346

Phone:

770-394-1616

For more information or to download this form and other permit applications visit the Inspections Division on our website at www.portlandmaine.gov



PHILLIPS

File # File 01

Phone 770.394.1616

Fax 770.394.1314

TRANSMITTAL

To	Jeanie Bourke Planning & Urban Development Dept.	Copy
Address	389 Congress St. Room 308 Portland, Maine 04101	Address
From	Tim Goering	Project UO, 188 Middle Street
Date	July 22, 2011	Project # 1121907

Sent	For Your Use	Via	Overnight Priority
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#	Date	Description
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1 ea	07-22-2011	General Building Permit Application
2 ea	07-22-2011	Construction Documents
1 ea	07-22-2011	DVD with pdfs of the Construction Documents Set
1 ea	07-22-2011	Fire Department requirements checklist, C106, C107, E300, E301, FP100, FP200

Comments:

Attached, please find the contents as stated above.
Should you have any questions or concerns, please be sure to call our office at your convenience.

Thank you,

Tim Goering

T.G.

Initials

Marge Schmuckal - UO, 188 Middle Street (Portland, ME)

From: "Tim Goering" <tgoering@phillipsart.com>
To: "Marge Schmuckal" <MES@portlandmaine.gov>
Date: 8/5/2011 9:57 AM
Subject: UO, 188 Middle Street (Portland, ME)

Ms. Schmuckal,

I received your voicemail regarding the permit application for 188 Middle Street. Urban Outfitters will occupy all of the street level. The basement will continue to be occupied by the existing bar / lounge, and at this time the upper three floors above Urban Outfitters will remain vacant.

Please let me know if you require any additional information.

Thank you,

Tim Goering
Phillips Partnership
North Terraces
400 Perimeter Center Terrace
Suite 650
Atlanta, GA 30346
(770) 394-1616 x262
(770) 670-7486 direct
(678) 463-9166 cell
(770) 394-1314 fax
www.phillipsart.com



ENVIRONMENTAL SAFETY & HYGIENE ASSOCIATES, INC.

- Indoor Air Quality
- OSHA Compliance
- Asbestos Consulting
- Training
- Lead Consulting
- Industrial Hygiene

June 2nd, 2011

Mr. Richard McGoldrick
Commercial Properties, Inc.
100 Silver Street
Portland, Maine 04101

RECEIVED
AUG 26 2011
Dept. of Building Inspections
City of Portland Maine

Re: Asbestos Bulk Sampling Results for 188 Middle Street, Portland, Maine.

Dear Mr. McGoldrick:

Environmental Safety & Hygiene Associates, Inc. (ESHA) is providing you with the asbestos bulk testing results for the samples collected from readily accessible building materials that may be impacted by commercial/retail renovations at 188 Middle Street, Portland, Maine.


ESHA collected samples of suspect building materials that may be impacted by commercial/retail renovations at 188 Middle Street, Portland, Maine. The building materials collected included multiple types of flooring, wall materials, and ceiling materials within the boundaries of the complex. No destructive sampling of ceiling or wall plenums or the exterior roofing was conducted.

The bulk samples were collected with standard sampling protocols, properly packaged and shipped to EMSL Analytical Laboratory, Westmont, New Jersey for analysis by Polarized Light Microscopy (PLM) specific to asbestos content by volume.

The bulk sample analysis indicates that there are no detectable levels of asbestos in any of the building materials tested with the exception of a small area of 1' x 1' ceiling tiles in a storage room (See attached sampling summary for material types and results). Should any additional suspect building materials be found during any renovation work, the work should immediately stop until additional sampling can be conducted.

We appreciate the opportunity to service your asbestos testing needs, should you require further bulk or air quality sampling please feel free to contact us at any time.

Very truly,


Mark Coleman CIE, CMR
President

5 Delta Drive • Westbrook, Maine 04092 • Phone: (207) 854-2711 • Fax: (207) 854-2609

Jeanie Bourke - Re: UO, 188 Middle Street (Portland, ME)

From: Jeanie Bourke
To: Tim Goering
Date: 8/26/2011 2:16 PM
Subject: Re: UO, 188 Middle Street (Portland, ME)
CC: Liam Sullivan; Mike Ethridge; Polya McCain
Attachments: Review notes Urban OutFit fire-zone-hist.docx

Hi Tim,
 Thank you. See responses below in red.
 Let me know if you have any questions.
 Jeanie

>>> "Tim Goering" <tgoering@phillipsart.com> 8/25/2011 9:47 PM >>>

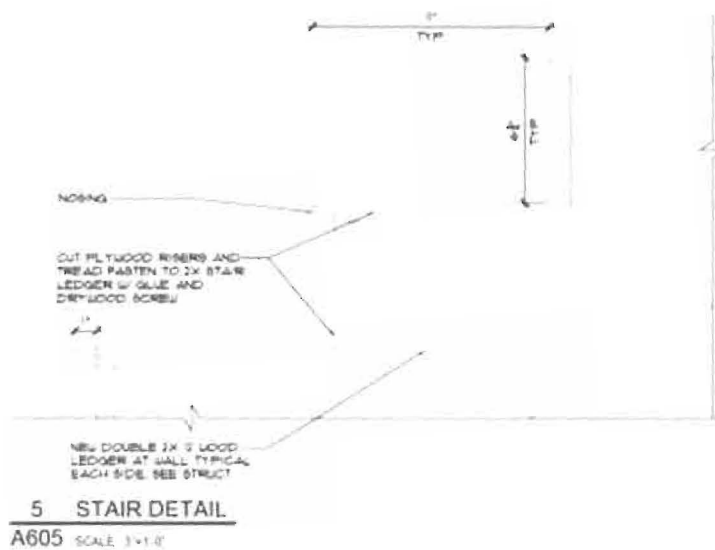
Ms. Bourke,

Thank you for your response. I will respond formally by letter, but I want to run our response by you first to see if I understand your concerns correctly. The asbestos report dated June 2, 2011 is attached for your reference. The property owner is obligated to remove the 1'x1' ceiling tiles mentioned in the report prior to Urban Outfitters taking possession of the space. Do you require any documentation of this on our construction documents? **This report is sufficient.**

1. Yes, this is correct the new doors swing over the property line as we understand it. Based upon the documents we have from the original construction (circa 1926) we understand the face of the building is also the property line. I understand section 3202.2 of the building code does not permit the door to swing over the property line, however given that;
 - a. The doors in the adjacent building shown in the photo below swing over the assumed property line. **This is not the building that is being renovated, this is the time to make corrections for compliance as the entryway is being renovated.**
 - b. The larger of the two door leafs at the existing 188 Middle Street entry extends beyond the face of the building 10" when in the fully open position (shown in the photo at right....the door is 3'-0" wide and the face of building is 2'-2" from the face of the door in the closed position). **It appears in plan D100 that the existing doors are set in from the sidewalk ROW, please confirm this.**
 - c. The existing sidewalk is roughly 17' wide...having the door swing over the property line does not appear to compromise public safety (unlike a narrow 5 foot sidewalk may). **I will need to consult with the City Corporation Counsel on this matter.**



2. Thank you, we will clarify the clear height within the stair is 6'-8" as measured at the nosing. Thank you
3. The stairs are proposed to be unfinished wood. We will clarify the radius of the curvature at the leading edge of the nosing will not be greater than 9/16". Thank you, and the other issue is the nosing projection. The IBC is not as clear as the NFPA (7.2.2.3.3.2), but I believe the intent is for the nosing not to create a tripping hazard by easing the projection of the riser to the underside of the tread.



Please let me know if this addresses your concerns adequately. Also, do you happen to have the comments from the P&Z, Fire, and other departments? We only received the comments from your office. **Attached are the notes from Zoning, Fire, and Historic. I do not believe there are Planning notes as no site plan is required for this project.**

Respectfully,

Tim Goering
Phillips Partnership
 North Terraces
 400 Perimeter Center Terrace
 Suite 650
 Atlanta, GA 30346
 (770) 394-1616 x262
 (770) 670-7486 direct
 (678) 463-9166 cell
 (770) 394-1314 fax
www.phillipspart.com

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Wednesday, August 24, 2011 3:57 PM
To: Tim Goering
Cc: Rebecca Ferrara
Subject: RE: 188 Middle Street (Portland, ME)

Hi Tim,

I just responded to Rebecca's email about records for hazardous materials assessment and abatement. I appreciate the thoroughness of these plans, but have a few items of clarification from my review:

1. Verify if the new front entry doors swing onto the public right of way or is the "lease line" on plans FV101 and FV300 the property line?
2. The head room on the stairs, plan A605 measures 6'8" from the tread, however, per Sec. 1009.2 this is required from a line connecting the edge of the nosings.
3. On plan C102 I do not see a finish on the stairs. Can you please clarify this and that they will meet the requirements of Sec. 1009.4.5 Profile.

Thank you and don't hesitate to call me if you have any questions.

Jeanie

<<<Tim Goering" <tgoering@phillipspart.com> 8/22/2011 6:02 AM >>>
Ms. Bourke,

I wanted to check-in to see if you have any questions or require any additional information for the permit application for Urban Outfitters at 188 Middle Street. Also, would it be possible to get a preview of the comments from the other departments? Our client needs to start construction on 9/2 to meet their grand opening date, so we are hoping to get the permit released prior to 9/2.

Respectfully,

Tim Goering

Phillips Partnership

678-463-9166 Cell

Jeanie Bourke
CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
Direct: (207) 874-8715
Office: (207) 874-8703

From: "Mike Ethridge" <MEthridge@phillipspart.com>
To: "Jeanie Bourke" <JMB@portlandmaine.gov>
CC: "Tim Goering" <tgoering@phillipspart.com>, "Polya McCain" <pmccain@phill..
Date: 8/30/2011 5:07 PM
Subject: Urban Outfitters Portland 188 Middle St. Portland, ME -- Permit Comments
Attachments: 188 Middle St Existing Front Door Field Dimensions.pdf; UO Portland Sk-1_Sk-2 Door and Stair Details.pdf

Jeanie,

I was good talking to you this morning - attached to this email are PDFs of the following - the field dimensions of the existing entry door showing the 26" dimension from the face of the existing door to the edge of the property line. Based on the field dimensions the existing door configuration overhangs the property line by 10". Per Sk-1 the new door configuration overhangs the property line 9" instead of the 16" we thought previously. Also attached is Sk-2 showing the updated stair nosing configuration to address your comments. Please advise the information provided is enough to release the permit. If you have any questions, please let Tim Goering or myself know.

Thanks,

Michael Ethridge

Project Manager

Phillips Partnership

North Terraces

400 Perimeter Center Terrace

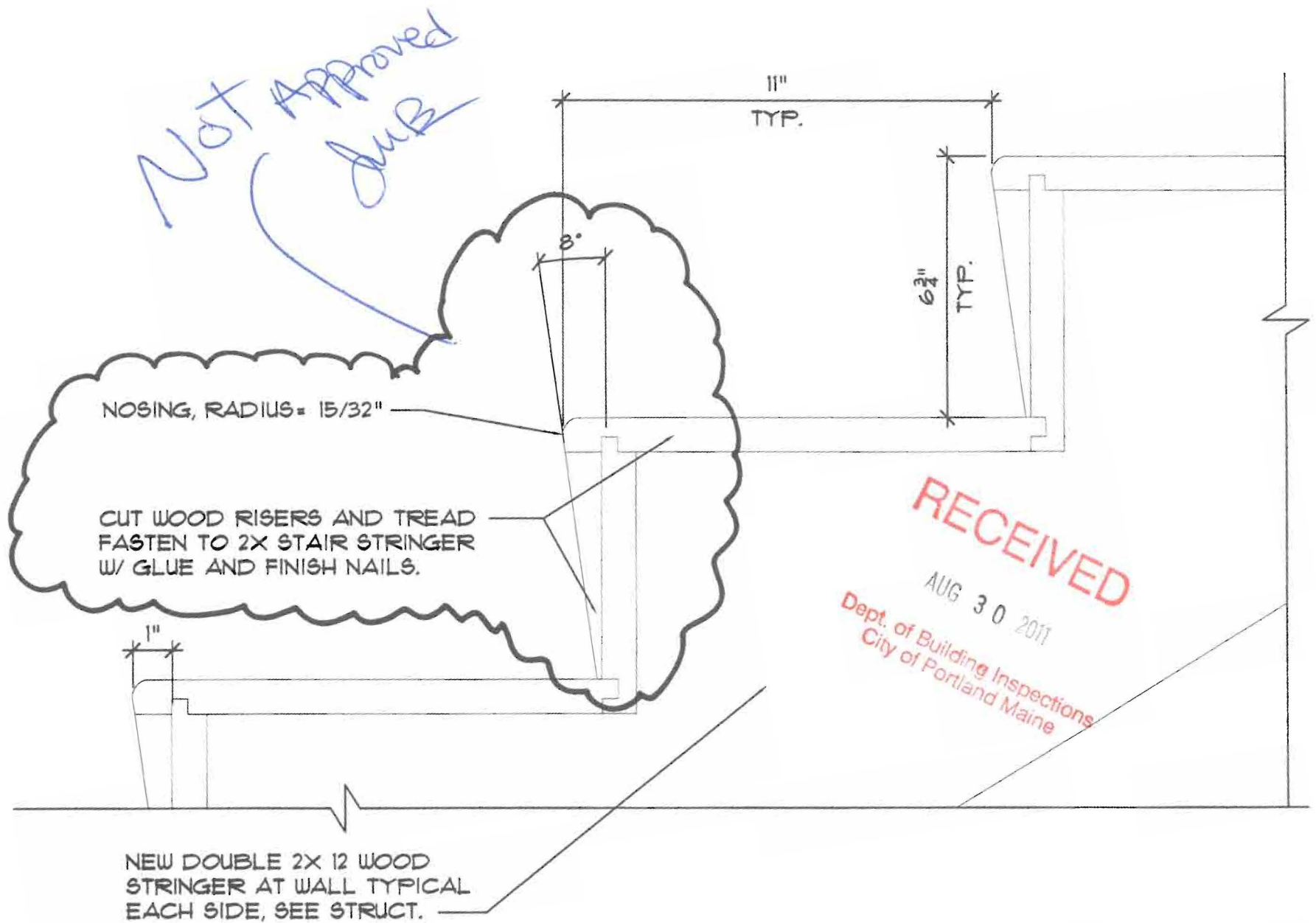
Suite 650

Atlanta, Georgia 30346

(770) 394 1616 x 314

(770) 394 1314 fax

www.phillipspart.com



5 STAIR DETAIL
A605 SCALE: 3"=1'-0"

SK-2: REVISED STAIR DETAIL
N.T.S.
VO PORTLAND
08.30.11

From: Jeanie Bourke [mailto:JMB@portlandmaine.gov]
Sent: Wednesday, August 31, 2011 9:44 AM
To: Mike Ethridge
Cc: z1121907 UO 188 Middle Street, Portland, ME; Polya McCain; Tim Goering
Subject: Re: Urban Outfitters Portland 188 Middle St. Portland, ME -- Permit Comments

Good Morning Mike,

Thanks for the details.

Because the new dimension is less than the existing, it can be approved without any additional documentation per our legal department.

On the stair nosing, both building and life safety do not agree that the angle on the nosing radius meets the intent of the code for elimination of the "projection/lip" or trip hazard. See the code IBC commentary/LS annex for diagrams on this.

Let me know if you have any questions.

Jeanie

Jeanie Bourke
CEO/LPI/Plan Reviewer

City of Portland
Planning & Urban Development Dept./ Inspections Division
389 Congress St. Rm 315
Portland, ME 04101
jmb@portlandmaine.gov
Direct: (207) 874-8715

Office: (207) 874-8703

RECEIVED
AUG 31 2011
Dept. of Building Inspections
City of Portland Maine

>>> "Mike Ethridge" <MEthridge@phillipsart.com> 8/30/2011 5:07 PM >>>

Jeanie,

I was good talking to you this morning – attached to this email are PDFs of the following – the field

dimensions of the existing entry door showing the 26" dimension from the face of the existing door to the edge of the property line. Based on the field dimensions the existing door configuration overhangs the property line by 10". Per Sk-1 the new door configuration overhangs the property line 9" instead of the 16" we thought previously. Also attached is Sk-2 showing the updated stair nosing configuration to address your comments. Please advise the information provided is enough to release the permit. If you have any questions, please let Tim Goering or myself know.

Thanks,

Michael Ethridge

Project Manager

Phillips Partnership

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AUG 31 2011
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City of Portland Maine

From: "Mike Ethridge" <MEthridge@phillipspart.com>
To: "Jeanie Bourke" <JMB@portlandmaine.gov>
CC: "z1121907 UO 188 Middle Street, Portland, ME" <1121907UO188MiddleStreetP..
Date: 8/31/2011 12:55 PM
Subject: RE: Urban Outfitters Portland 188 Middle St. Portland, ME -- Permit Comments
Attachments: UO Portland Sk-3_Stair Details_REV 083111.pdf

Hi Jeanie,

Per our conversation this morning, attached to this e-mail is Sk-3 showing the revised stair detailing eliminating the angle on the riser for your review and approval. Please advise if the information provided satisfies your requirements. If you have any questions, please let us know

Thanks again for help,

Michael Ethridge

Project Manager

Phillips Partnership

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Atlanta, Georgia 30346

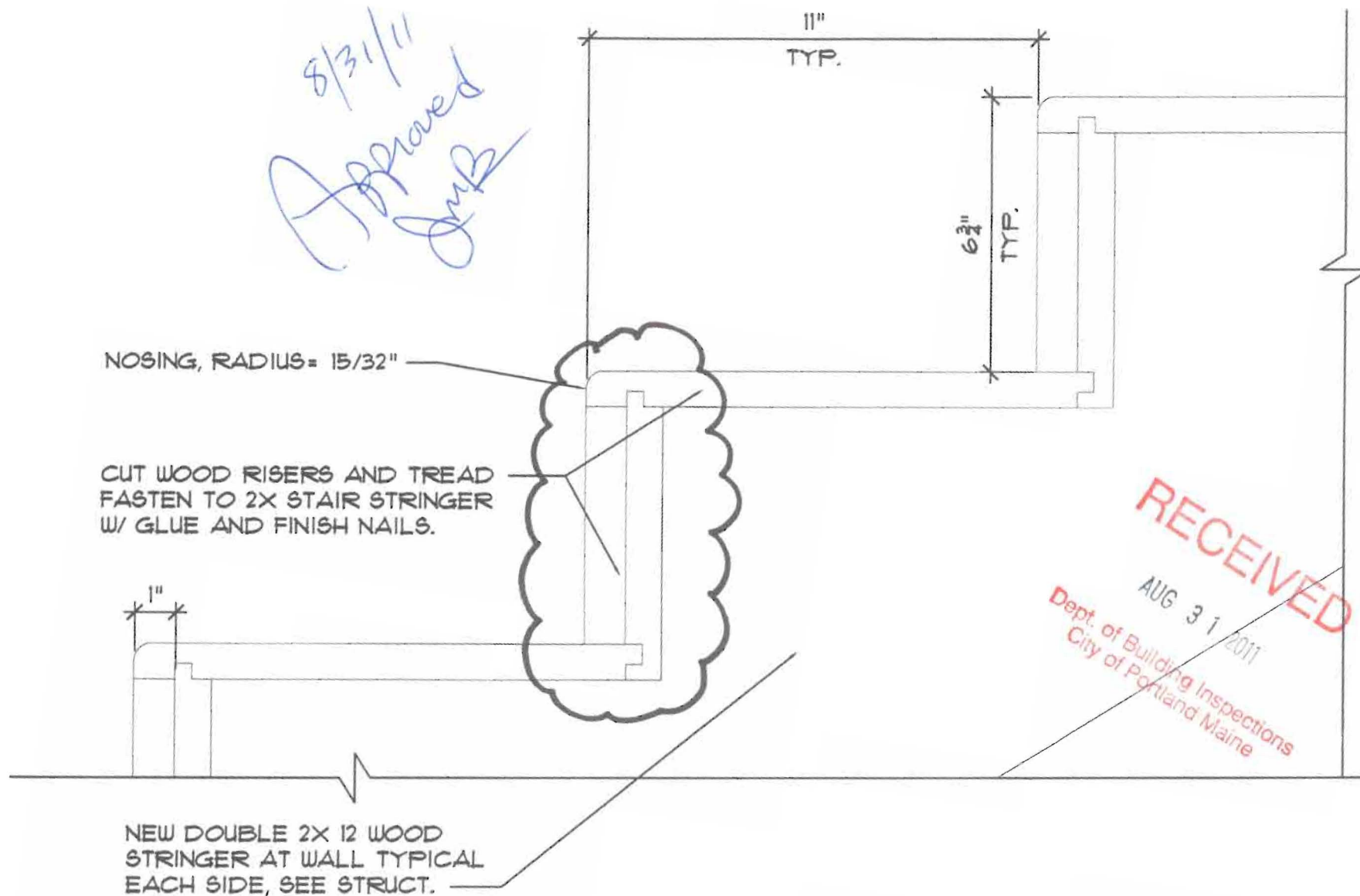
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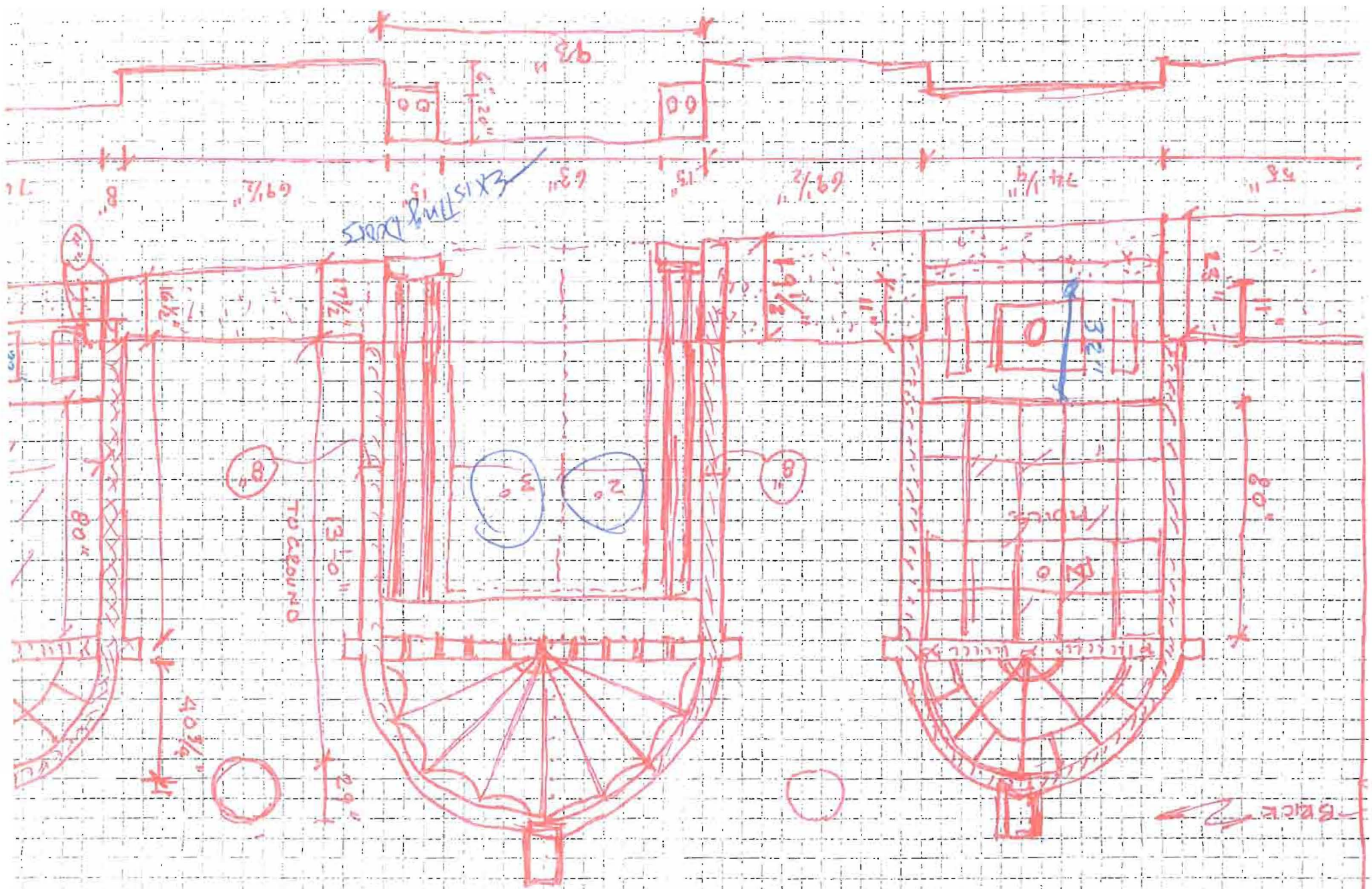
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City of Portland Maine

8/31/11
Approved
JMB

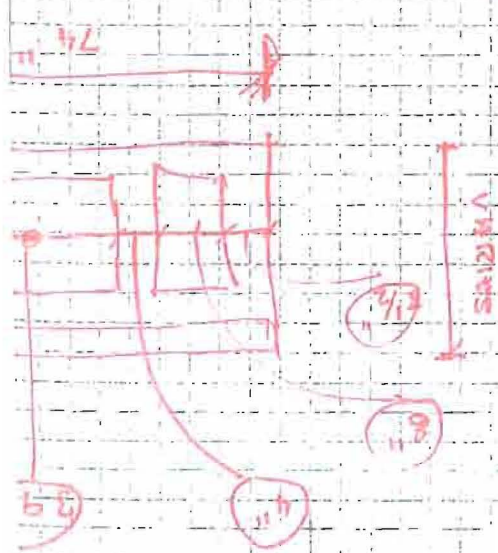


5 STAIR DETAIL
A605 SCALE: 3"=1'-0"

SK-3: REVISED STAIR DETAIL
N.T.S.
VO PORTLAND
08.31.11



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 AUG 30 2017
 Dept. of Building Inspections
 City of Portland, Maine



4 Bldg



Certificate of Occupancy



CITY OF PORTLAND, MAINE

Department of Planning and Urban Development Building Inspections Division

Location: 188 Middle St.

CBL: 032- I-021-001

Issued to: Buckstar LLC.

Date Issued: 12/5/2011

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. 2011-08-1844-ALTCOMM, has had a final inspection, has been found to conform substantially to the requirements of the Building Code and the Land Use Code of the City of Portland, and is hereby approved for occupancy or use, limited or otherwise, as indicated below.

PORTION OF BUILDING OR PREMISES

Entire 1st Floor

APPROVED OCCUPANCY

Retail Store (Urban Outfitters)

Use Group M

Type 3B

IBC-2009

Limiting Conditions: NONE

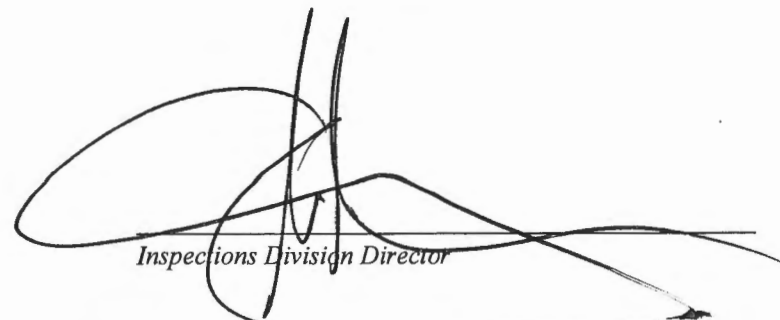
Approved:

12-5-11

(Date)



Inspector



Inspections Division Director

Notice: This certificate identifies the legal use of the building or premises, and ought to be transferred from owner to owner upon the sale of the property.

09-12-11

LARGE PLANS
188 Middle Street

032 I021001

#2011-08-1844

FILED SEPARATE WITH LARGE PLANS