

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:<br>02-0211 | Issue Date:<br>MAR 1 2002 | CBL:<br>032 N012001 |
|-----------------------|---------------------------|---------------------|

|  |  |   |                        |
|--|--|---|------------------------|
| Location of Construction:<br>424 Fore St | Owner Name:<br>Soletsky Limited Liability Co | Owner Address:<br>100 Commercial St<br>PORTLAND | Phone:<br>207-775-2252 |
| Business Name:<br>Book Traders           | Contractor Name:<br>no contractor / self     | Contractor Address:<br>Portland                 | Phone:                 |
| Lessee/Buyer's Name                      | Phone:                                       | Permit Type:<br>Alterations - Commercial        | Zone:<br>B3            |

|   |   |   |  |                    |
|---|---|---|--|--------------------|
| Past Use:<br>clothing store "Illuminta" | Proposed Use:<br>used book store, interior fit-up | Permit Fee:<br>\$93.00  | Cost of Work:<br>\$10,000.00                   | CEO District:<br>1 |
|   |   | FIRE DEPT:<br><input checked="" type="checkbox"/> Approved<br><input type="checkbox"/> Denied | INSPECTION:<br>Use Group: B Type:<br>BOCA 1999 |                    |

Proposed Project Description:  
interior fit-up, to include built in book cases on walls

Signature: *[Signature]* Signature: *[Signature]*

PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)  
Action:  Approved  Approved w/Conditions  Denied  
Signature: Date:

|                        |                                 |                        |  |
|------------------------|---------------------------------|------------------------|--|
| Permit Taken By:<br>gg | Date Applied For:<br>03/11/2002 | <b>Zoning Approval</b> |  |
|------------------------|---------------------------------|------------------------|--|

|  |   |   |  |
|--|---|---|--|
| 1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.<br>2. Building permits do not include plumbing, septic or electrical work.<br>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.. | <b>Special Zone or Reviews</b><br><input type="checkbox"/> Shoreland<br><input type="checkbox"/> Wetland<br><input type="checkbox"/> Flood Zone<br><input type="checkbox"/> Subdivision<br><input type="checkbox"/> Site Plan<br>Maj <input type="checkbox"/> Min <input type="checkbox"/> MM <input type="checkbox"/><br>Date: 3/12/02 | <b>Zoning Appeal</b><br><input type="checkbox"/> Variance<br><input type="checkbox"/> Miscellaneous<br><input type="checkbox"/> Conditional Use<br><input type="checkbox"/> Interpretation<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Denied<br>Date: | <b>Historic Preservation</b><br><input type="checkbox"/> Not in District or Landmark<br><input type="checkbox"/> Does Not Require Review<br><input type="checkbox"/> Requires Review<br><input type="checkbox"/> Approved<br><input type="checkbox"/> Approved w/Conditions<br><input type="checkbox"/> Denied<br><i>any exterior work requires a separate review</i><br>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

B- 1 egress - less than 75' travel - OK

Application ID Number: 2-0211

Department: Zoning

Status: Approved with Conditions

Reviewer: Marge Schmuckal

Comments: 424 Fore St

Approval Date: 03/12/2002

Blurb On Date: 03/12/2002

OK to Issue Permit

Name: Marge Schmuckal

Date: 03/12/2002

Date 2:

Conditions Section

This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.

Separate permits shall be required for any new signage.

ANY exterior work requires a separate review and approval thru Historic Preservation

Create Date: 03/12/2002 By: gg

Update Date: 03/12/2002 By: mes

# All Purpose Building Permit Application

2027-0211

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>424 Fore St. Portland ME</u>  |  |  |
| Total Square Footage of Proposed Structure<br><u>1602</u>  | Square Footage of Lot<br><u>2000 +/-</u>   |  |
| Tax Assessor's Chart, Block & Lot<br>Chart# <u>032</u> Block# <u>N</u> Lot# <u>012</u>   | Owner: <u>Tim Solely</u>   | Telephone: <u>775-2252</u>                             |
| Lessee/Buyer's Name (If Applicable)<br><u>Curtis Kise / Book Traders</u>   | Applicant name, address & telephone:<br><u>Curtis Kise</u><br><u>439 Congress St #112</u><br><u>Portland ME 04101</u><br><u>207-774-0229</u> | Cost Of Work: \$ <u>10,000</u><br>Fee: \$ <u>93.00</u> |
| Current use: <u>VACANT</u>   |  |  |
| If the location is currently vacant, what was prior use: <u>Clothing store "Illumina"</u>  |  |  |
| Approximately how long has it been vacant: <u>1 month</u>  |  |  |
| Proposed use: <u>BOOK STORE (used)</u>   |  |  |
| Project description:   |  |  |
| Contractor's name, address & telephone: <u>James DeGrandpre</u> <u>13 Edgewater Trail</u><br><u>Freeport, ME 04032</u>   |  |  |
| Who should we contact when the permit is ready: <u>Curtis Kise</u> <u>207-865-6752</u>   |  |  |
| Mailing address: <u>439 Congress St #112</u><br><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: <u>207-774-0229</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.

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: <u>C. Curtis Kise</u> | Date: <u>3/11/02</u> |
|---|----------------------|

*Please call when ready*

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 4<sup>th</sup> floor of City Hall

C. Curtis Kise  
439 Congress St.  
Suite 112  
Portland, ME. 04101  
207-774-0229


To Whom This May Concern:

This letter is to give an explanation as to what will occur when the property 426 Fore St. in Portland, changes hands from "Illuminata" to "Book Traders". Both business's are retail establishments, so there won't be any "change of use"; while Illuminata sold women's accessories, Book Traders will be just that: a used book store where the general public can bring in their books and exchange them for store credit and get more books, of course we will be selling the books outright for cash as well. We will also be selling black and white photography posters.

Illuminata is now out of the storefront, leaving the space empty for us. We will need to build as many book shelves as possible, while keeping the space as open as possible. There will be book shelves on the walls, as well as some free standing book cases in both the front show room, as well as in the back show room. There will be a small display of posters for sale, as well as a storage cabinet to store said posters. The front desk will be next to the front door, right inside the front window.

The model for Book Traders, is "The Book Trader" in Philadelphia, Philadelphia's biggest and best used book store, where I, Curtis Kise, worked for six years, four of which as manager. My intention is to become Portland's biggest and best used bookstore. Thank you for your time.

Sincerely,

  
C. Curtis Kise

**Subj: Detail of work to be performed at 426 Fore Street**  
**Date: 3/10/02 10:36:18 PM Eastern Standard Time**  
**From:**  
**To:**  
*Sent from the Internet*

Dear Curtis:

Thank you for the opportunity to meet and discuss your plans for the interior renovations of the 1,602 +/- sq. ft. that you intend to lease at 426 Fore St., Portland, ME.

The following paragraph describes the nature of the work you are requiring and a description of how we will commit to perform this work. It is my understanding that you will provide me with a plan of exact details and dimensions once you have signed the lease. We will construct book shelving that will line all of the perimeter walls of the shop except for windows, entrance and reception/register areas and interior doorways. We will also construct double wide book shelving within the store in rows with approximately 36 inch corridors on all sides of the this shelving. There would be approximately 115 feet of perimeter shelving and 95 feet of interior double wide shelving. All shelving would be approximately 8 feet high. You have prudently pointed out that top priority must be given to properly building shelving to withstand the heavy weight of books and to securing all shelving so there will be no risk of falling over. We will properly secure perimeter wall shelving to existing wall studs and secure interior double wide shelving to easily accessible wooden floor joists just above the existing drop ceiling. We will build a sales counter by the entrance door, build a short, low wall to create a children's area, enclose a small area in the rear of the store as an office and move the current bathroom door to a different wall in the bathroom. There will also be modifications made to existing display shelving. A small area of the store will be modified for the storage and packaging of black and white photos. A new door will be installed in the water heater/storage closet. Non load-bearing walls in the existing dressing room area will be modified to maximize this area for shelving. The entire retail floor space will be carpeted with the exception of a small area just inside the entrance door. All walls and ceiling surfaces will be patched where necessary and repainted. Any required modifications to existing lighting will be performed by a Master electrician.

All materials used in our renovation of this retail space will be of high quality and all workmanship will be skilled and guaranteed to meet your satisfaction.

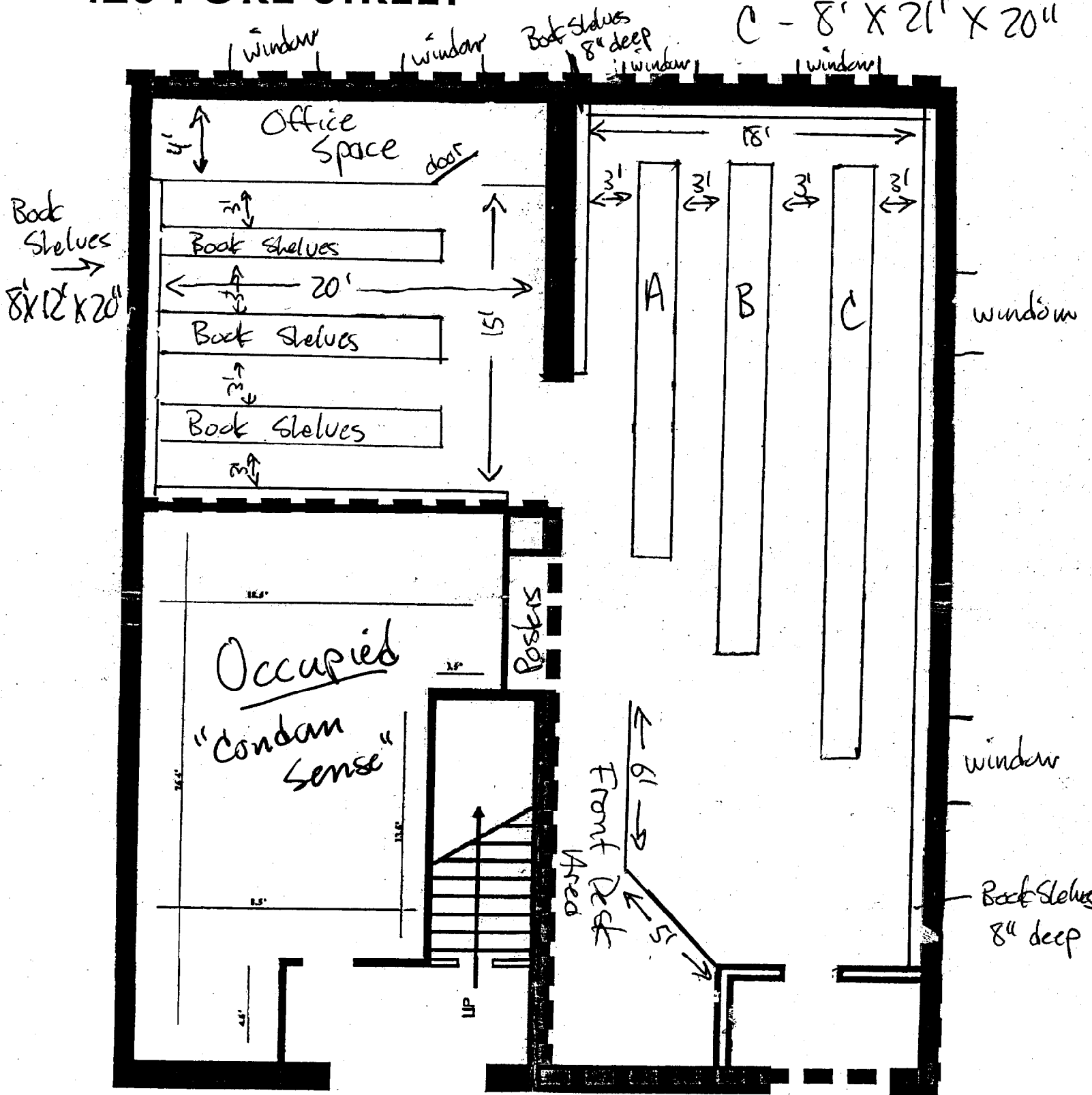
If you have any questions or need further information, please do not hesitate to contact me.

Thank you.

James DeGrandpre  
Builder  
13 Edgewater Trail  
Freeport, ME 04032  
(207) 865-6752 voice  
(207) 838-0945 cell

# 426 FORE STREET

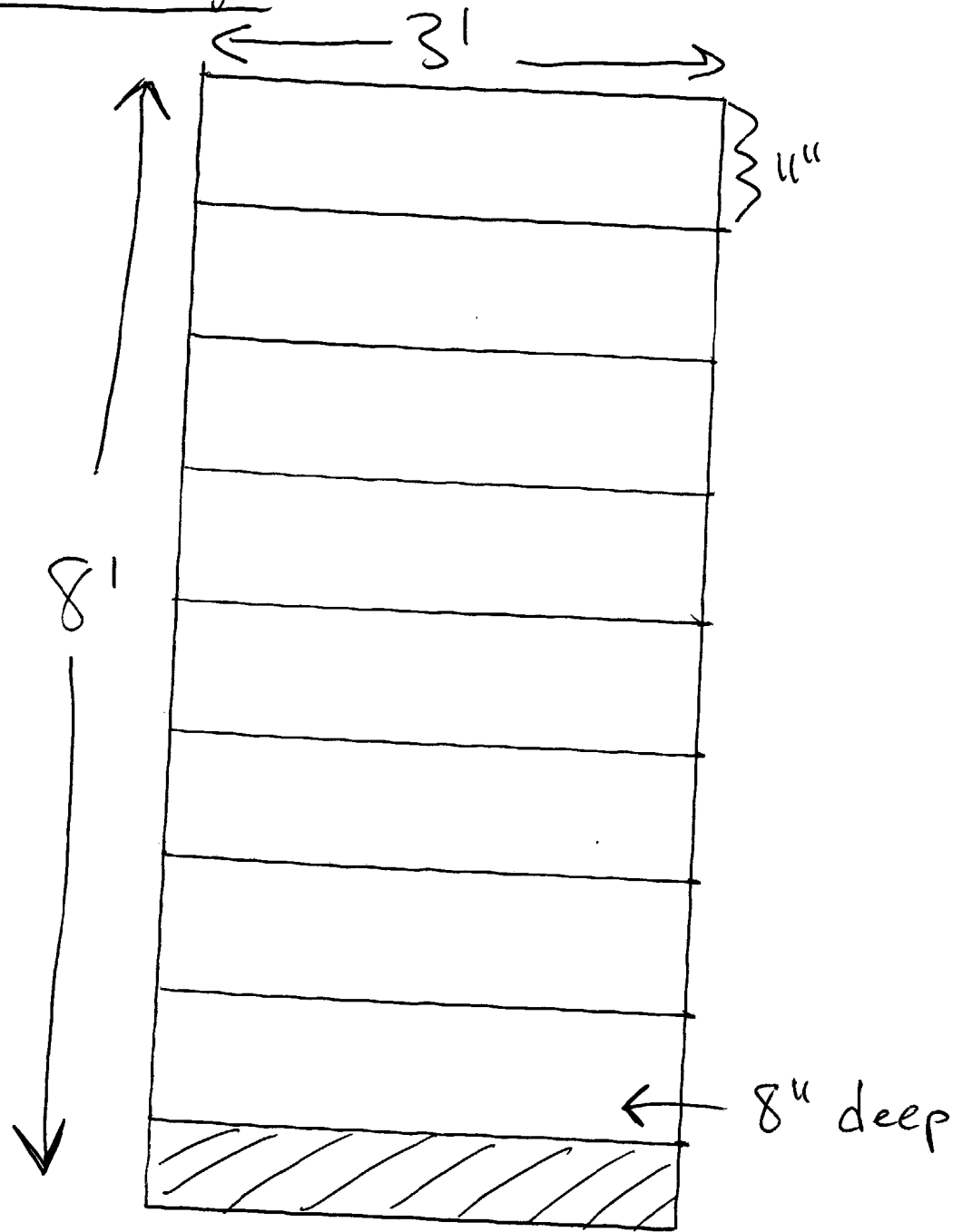
Book Shelves: A - 8' X 15' X 20"  
 B - 8' X 18' X 20"  
 C - 8' X 21' X 20"



Scale 1" = 6'

Malone Commercial Brokers, Inc., is representing the Seller in the marketing, negotiation, and sale and/or lease of this property. While information furnished is from sources deemed reliable, no warranty or representation, express or implied, is made as to the accuracy of information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by our principals.

# Book Case Design



Book cases will be made from pine and lightly stained, not painted.



# 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.

B **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.

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

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

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

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

OK **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

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

NA **CERIFICATE OF OCCUPANICES MUST BE ISSUED AND PAID FOR, BEFORE THE SPACE MAY BE OCCUPIED**

[Signature]  
Signature of applicant/designee

3/20/02  
Date

[Signature]  
Signature of Inspections Official

3/20/02  
Date

CBL: 032 N012 Building Permit #: 02 0011