

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

Location of Construction: 139-147 Preble St.		Owner: Hard Sales		Phone:		Permit No: 99050	
Owner Address:		Lessee/Buyer's Name: Bookland		Phone:		Business Name:	
Contractor Name: Benchmark G.C.		Address: 650 Main Street, S.P.		Phone: 874 2963 1719		Permit Issued: MAY 20 1999	
Past Use: Vacant		Proposed Use: Tenant Fitup-office		COST OF WORK: \$250,000.00		PERMIT FEE: \$ 1,270.00	
Proposed Project Description: Tenant Fitup - Renovations as per plans		FIRE DEPT. <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: 19 Type: 2		Zone: 15 CBL: 034-D-004	
		Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		Zoning Approval: OK - 5/10/99	
Permit Taken By: S.P.		Date Applied For: 04/29/99		PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)		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	
		Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved with Conditions <input type="checkbox"/> Denied		Signature: _____ Date: _____		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	

**PERMIT ISSUED
WITH REQUIREMENTS**

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 provisions of the code(s) applicable to such permit

04/29/99

SIGNATURE OF APPLICANT

ADDRESS:

DATE:

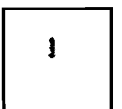
PHONE:

RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE

PHONE:

White-Permit Desk Green-Assessor's Canary-D.P.W. Pink-Public File Ivory Card-Inspector

CEO DISTRICT



COMMENTS

6/21/09 Close in request revised plans work OK (100)

Inspection Record

Type	Date
Foundation: _____	_____
Framing: _____	_____
Plumbing: _____	_____
Final: _____	_____
Other: _____	_____

**THIS IS NOT A PERMIT/CONSTRUCTION CANNOT COMMENCE UNTIL THE
PERMIT IS ISSUED**

**Building or Use Permit Pre-Application
Attached Single Family Dwellings/Two-Family Dwelling
Multi-Family or Commercial Structures and Additions Thereto**

In the interest of processing your application in the quickest possible manner, please complete the Information below for a Building or Use Permit.

NOTEIf 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 (include Portion of Building): <i>139 to 147 Preble St.</i>			
Total Square Footage of Proposed Structure <i>4500</i>		Square Footage of Lot	
Tax Assessor's Chart, Block & Lot Number Chart# <i>34</i> Block# <i>D</i> Lot# <i>004</i>		Owner: <i>Hard Sales</i>	Telephone#:
Owner's Address:	Lessee/Buyer's Name (If Applicable) <i>Bookland</i>	Cost Of Work: <i>\$250,000</i>	Fee <i>\$1270</i>
Proposed Project Description:(Please be as specific as possible) <i>Tenant Fitup - Renovations (as per plans)</i>			
Contractor's Name, Address & Telephone <i>Benchmark GC 650 Main St S.P.</i>			Rec'd By <i>[Signature]</i>
Current Use: <i>Vacant</i>		Proposed Use: <i>Office 04106</i>	

Separate permits are required for Internal & External Plumbing, HVAC and Electrical installation.

- All construction must be conducted in compliance with the 1996 B.O.C.A. Building Code as amended by Section 6-Art II.
- All plumbing must be conducted in compliance with the State of Maine Plumbing Code.
- All Electrical Installation must comply with the 1996 National Electrical Code as amended by Section 6-Art III.
- HVAC(Heating, Ventilation and Air Conditioning) installation must comply with the 1996 B.O.C.A Mechanical Code.

You must Include the following with you application:

- 1) A Copy of Your Deed or Purchase and Sale Agreement
- 2) A Copy of your Construction Contract, if available
- 3) A Plot Plan/Site Plan

Minor or Major site plan review will be required for the above proposed projects. The attached checklist outlines the minimum standards for a site plan.

4) Building Plans

Unless exempted by State Law, construction documents must be designed by a registered design professional.

A complete set of construction drawings showing all of the following elements of construction:

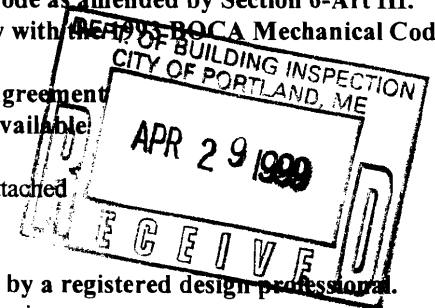
- Cross Sections w/Framing details (including porches, decks w/ railings, and accessory structures)
- Floor Plans & Elevations
- Window and door schedules
- Foundation plans with required drainage and dampproofing
- Electrical and plumbing layout. Mechanical drawings for any specialized equipment such as furnaces, chimneys, gas equipment, HVAC equipment (air handling) or other types of work that may require special review must be included.

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/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: <i>Richardson/Gor/for Benchmark GC</i>	Date: <i>4-27-99</i>
--	----------------------

Building Permit Fee: \$25.00 for the 1st \$1000.cost plus \$5.00 per \$1,000.00 construction cost thereafter.
Additional Site review and related fees are attached on a separate addendum



LAND USE - ZONING REPORT

ADDRESS: 139-147 Preble St DATE: 5/14/99
REASON FOR PERMIT: Tenant Fit-up - No change of use
BUILDING OWNER: Hand Sales C-B-L: 034-D-4
PERMIT APPLICANT: Benchmark
APPROVED: with conditions DENIED: _____

#1 #11
)

CONDITION(S) OF APPROVAL

1. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
2. During its existence, all aspects of the Home Occupation criteria, Section 14-410, shall be maintained.
3. The footprint of the existing _____ shall not be increased during maintenance reconstruction.
4. All the conditions placed on the original, previously approved, permit issued on _____ are still in effect for this amendment.
5. Your present structure is legally nonconforming as to rear and side setbacks. If you were to demolish the building on your own volition, you will **not** be able to maintain these same setbacks. Instead you would need to meet the zoning setbacks set forth in today's ordinances. In order to preserve these legally non-conforming setbacks, you may only rebuild the _____ in place and in phases.
6. This property shall remain a single family dwelling. Any change of use shall require a separate permit application for review and approval.
7. Our records indicate that this property has a legal use of _____ units. Any change in this approved use shall require a separate permit application for review and approval.
8. Separate permits shall be required for any signage.
9. Separate permits shall be required for future decks, sheds, pool(s), and/or garage.
10. This is **not** an approval for an additional dwelling unit. You **shall not** add any additional kitchen equipment, such as stoves, microwaves, refrigerators, or kitchen sinks, etc. without special approvals.
11. Other requirements of condition I was to This is not a change of use, that office and warehouse existed here previous. I Am suggesting that additional parking be provided to cover the number of employees
Marge Schmuckal Marge Schmuckal, Zoning Administrator

BUILDING PERMIT REPORT

DATE: 14 MAY 99 ADDRESS: 139-147 Prebble ST. CBL: 034-D-004
 REASON FOR PERMIT: Tenant Fit-up.
 BUILDING OWNER: Hard Sales
 PERMIT APPLICANT: Contractor Benchmark G.C.
 USE GROUP B BOCA 1996 CONSTRUCTION TYPE 2C

CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions are met:

Approved with the following conditions: *1, *11, *13, *12, *20, *22, *23, *27, *31, *38, *34, *35, *36

- *1. This permit does not excuse the applicant from meeting applicable State and Federal rules and laws.
2. Before concrete for foundation is placed, approvals from the Development Review Coordinator and Inspection Services must be obtained. (A 24 hour notice is required prior to inspection)
3. Foundation drain shall be placed around the perimeter of a foundation that consists of gravel or crushed stone containing not more than 10 percent material that passes through a No. 4 sieve. The drain shall extend a minimum of 12 inches beyond the outside edge of the footing. The thickness shall be such that the bottom of the drain is not higher than the bottom of the base under the floor, and that the top of the drain is not less than 6 inches above the top of the footing. The top of the drain shall be covered with an approved filter membrane material. Where a drain tile or perforated pipe is used, the invert of the pipe or tile shall not be higher than the floor elevation. The top of joints or top of perforations shall be protected with an approved filter membrane material. The pipe or tile shall be placed on not less than 2" of gravel or crushed stone, and shall be covered with not less than 6" of the same material. Section 1813.5.2
4. Foundations anchors shall be a minimum of 1/2" in diameter, 7" into the foundation wall, minimum of 12" from corners of foundation and a maximum 6' o.c. between bolts. (Section 2305.17)
5. Waterproofing and damp proofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete from freezing. Section 1908.0
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed. This is done to verify that the proper setbacks are maintained.
8. Private garages located beneath habitable rooms in occupancies in Use Group R-1, R-2, R-3 or I-1 shall be separated from adjacent interior spaces by fire partitions and floor/ceiling assembly which are constructed with not less than 1-hour fire resisting rating. Private garages attached side-by-side to rooms in the above occupancies shall be completely separated from the interior spaces and the attic area by means of 1/2 inch gypsum board or the equivalent applied to the garage means of 1/2 inch gypsum board or the equivalent applied to the garage side. (Chapter 4, Section 407.0 of the BOCA/1996)
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code. (The BOCA National Mechanical Code/1993). Chapter 12 & NFPA 211
10. Sound transmission control in residential building shall be done in accordance with Chapter 12, Section 1214.0 of the City's Building Code.
- *11. Guardrails & Handrails: A guardrail system is a system of building components located near the open sides of elevated walking surfaces for the purpose of minimizing the possibility of an accidental fall from the walking surface to the lower level. Minimum height all Use Groups 42", except Use Group R which is 36". In occupancies in Use Group A, B, H-4, I-1, I-2, M and R and public garages and open parking structures, open guards shall have balusters or be of solid material such that a sphere with a diameter of 4" cannot pass through any opening. Guards shall not have an ornamental pattern that would provide a ladder effect. (Handrails shall be a minimum of 3e4" but not more than 38". Use Group R-3 shall not be less than 30", but not more than 38".) Handrail grip size shall have a circular cross section with an outside diameter of at least 1 1/4" and not greater than 2". (Sections 1021 & 1022.0) - Handrails shall be on both sides of stairway. (Section 1014.7)
- *12. Headroom in habitable space is a minimum of 76". (Section 1204.0)
- *13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 3/4" maximum rise. All other Use Group minimum 11" tread, 7" maximum rise. (Section 1014.0)
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches. (6'8") 1014.4
15. Every sleeping room below the fourth story in buildings of Use Groups R and I-1 shall have at least one operable window or exterior door approved for emergency egress or rescue. The units must be operable from the inside without the use of special knowledge or separate tools. Where windows are provided as means of egress or rescue they shall have a sill height not more than 44 inches (1118mm) above the floor. All egress or rescue windows from sleeping rooms shall have a minimum net clear opening height dimension of 24 inches (610mm). The minimum net clear opening width dimension shall be 20 inches (508mm), and a minimum net clear opening of 5.7 sq. ft. (Section 1018.6)
16. Each apartment shall have access to two (2) separate, remote and approved means of egress. A single exit is acceptable when it exits directly from the apartment to the building exterior with no communications to other apartment units. (Section 1010.1)
17. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closer's. (Over 3 stories in height requirements for fire rating is two (2) hours.) (Section 710.0)

18. The boiler shall be protected by enclosing with (1)hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment. (Table 302.1.1)
19. All single and multiple station smoke detectors shall be of an approved type and shall be installed in accordance with the provisions of the City's Building Code Chapter 9, Section 920.3.2 (BOCA National Building Code/1996), and NFPA 101 Chapter 18 &19. (Smoke detectors shall be installed and maintained at the following locations):
- In the immediate vicinity of bedrooms
 - In all bedrooms
 - In each story within a dwelling unit, including basements
- In addition to the required AC primary power source, required smoke detectors in occupancies in Use Groups R-2, R-3 and I-1 shall receive power from a battery when the AC primary power source is interrupted. (Interconnection is required) Section 920.3.2.
20. A portable fire extinguisher shall be located as per NFPA #10. They shall bear the label of an approved agency and be of an approved type. (Section 921.0)
21. The Fire Alarm System shall maintained to NFPA #72 Standard.
22. The Sprinkler System shall maintained to NFPA #13 Standard.
23. All exit signs, lights and means of egress lighting shall be done in accordance with Chapter 10 Section & Subsections 1023.0 & 1024.0 of the City's Building Code. (The BOCA National Building Code/1996)
24. Section 25-135 of the Municipal Code for the City of Portland states, "No person or utility shall be granted a permit to excavate or open any street or sidewalk from the time of November 15 of each year to April 15 of the following year".
25. The builder of a facility to which Section 4594-C of the Maine State Human Rights Act Title 5 MRSA refers, shall obtain a certification from a design professional that the plans commencing construction of the facility, the builder shall submit the certification the Division of Inspection Services.
26. Ventilation shall meet the requirements of Chapter 12 Sections 1210.0 of the City's Building Code. (Crawl spaces & attics).
- *27. All electrical, plumbing and HVAC permits must be obtained by a Master Licensed holder's of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
28. All requirements must be met before a final Certificate of Occupancy is issued.
29. All building elements shall meet the fastening schedule as per Table 2305.2 of the City's Building Code (the BOCA National Building Code/1996).
30. Ventilation of spaces within a building shall be done in accordance with the City's Mechanical Code (The BOCA National Mechanical Code/1993). (Chapter M-16)
- *31. Please read and implement the attached Land Use Zoning report requirements.
32. Boring, cutting and notching shall be done in accordance with Sections 2305.4.4, 2305.5.1 and 2305.5.3 of the City's Building Code.
- *33. Glass and glazing shall meet the requirements of Chapter 24 of the building code.
34. State Fire Marshall Approval required for this project
35. Hand rail shall not be open ended.
- *36. Electrical plan must signed by a professional engineer licensed in the State of Maine
- P. Samuel Hennes, Building Inspector
cc: Lt. McDougall, PFD
Marge Schmuckal, Zoning Administrator
- PSH 12-14-98 *Hennes*

**On the basis of plans submitted and conditions placed on these plans any deviations shall require a separate approval.

A R C H E T Y P E

May 17, 1999

Marge Schmuckal
Zoning Administrator
Inspection Services
City of Portland
389 Congress Street
Portland, ME 04101

FAX 874-8716

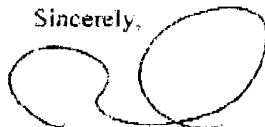
**RE: Bookland Offices
Portland, ME**

Dear Ms. Schmuckal:

This is to notify you that the existing building at 139 - 147 Preble Street contains "The Yoga Center" and a business use. The existing business use consists of 3,441 square feet of warehouse space and 5,636 square feet of office space. The proposed business use contains the same square footage of office and warehouse space. An existing 3,480 ± square foot mezzanine level, which was formerly office space, will remain as office space. We are renovating the space to comply with ADA requirements and are updating the interior finishes.

It is our opinion, based upon the above information, that this is not a change of use. Please call us with any questions.

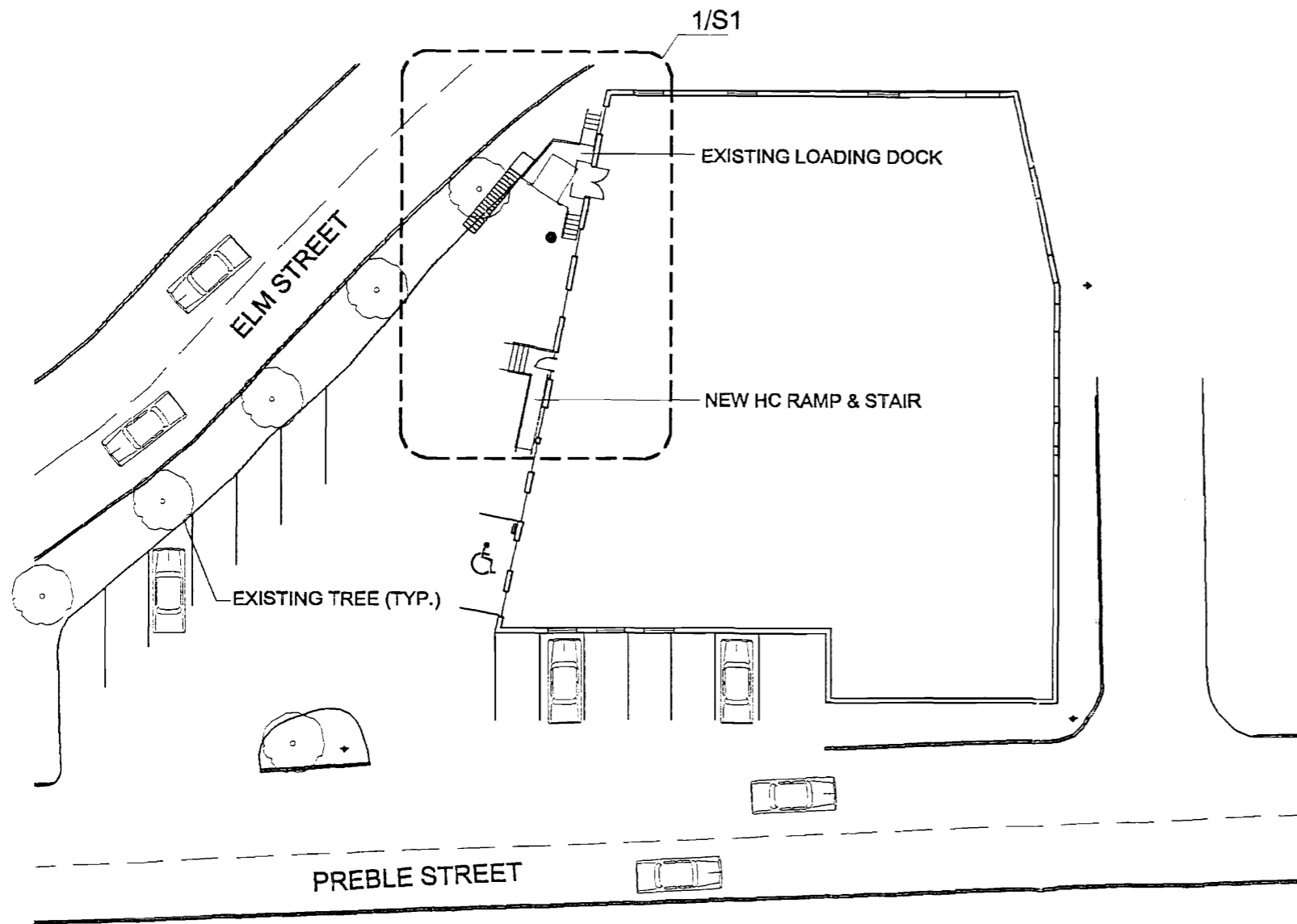
Sincerely,



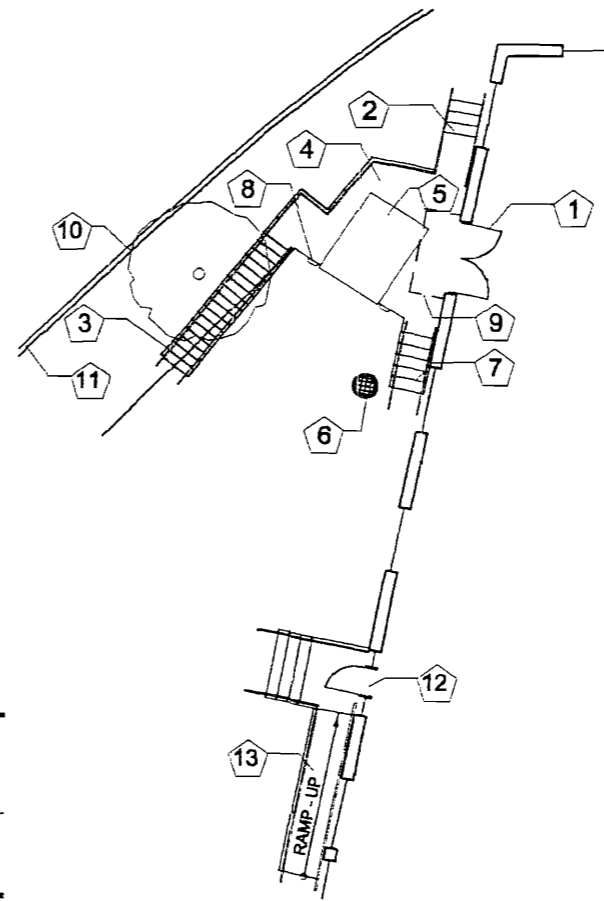
David Lloyd
Architect

CC: Mark Woodward, Benchmark

48 Union Wharf, Portland, Maine 04101 (207) 772-6022 • Fax (207) 772-4056



2 SITE PLAN
S1 1" = 30'-0"



1 PLAN DETAIL
S1 1/8" = 1'-0"

- LEGEND**
- ⊕ EXISTING UTILITY POLE
 - ① EXISTING DOUBLE DOOR - REHANG DOORS TO SWING IN
 - ② EXISTING CONCRETE STEPS - INSTALL NEW METAL RAILINGS BOTH SIDES
 - ③ EXISTING WOOD RAMP - TO BE REPAIRED, INSTALL NEW METAL RAILINGS
 - ④ EXISTING CONCRETE DOCK - INSTALL NEW METAL RAILINGS
 - ⑤ NEW 6' x 8' DOCK LEVELER
 - ⑥ EXISTING CATCH BASIN
 - ⑦ EXISTING CONCRETE STEPS, INSTALL NEW METAL RAILINGS
 - ⑧ NEW DOCK BUMPERS
 - ⑨ NEW CANOPY OVER DOORWAY
 - ⑩ EXISTING TREE (TYP.)
 - ⑪ EXISTING CURB (TYP.)
 - ⑫ NEW ENTRY DOOR
 - ⑬ NEW ADA COMPLIANT CONCRETE RAMP/STAIRS

PARKING SCHEDULE

HC VAN ACCESSIBLE SPACE	1
EMPLOYEE SPACES	12
TOTAL SPACES	13

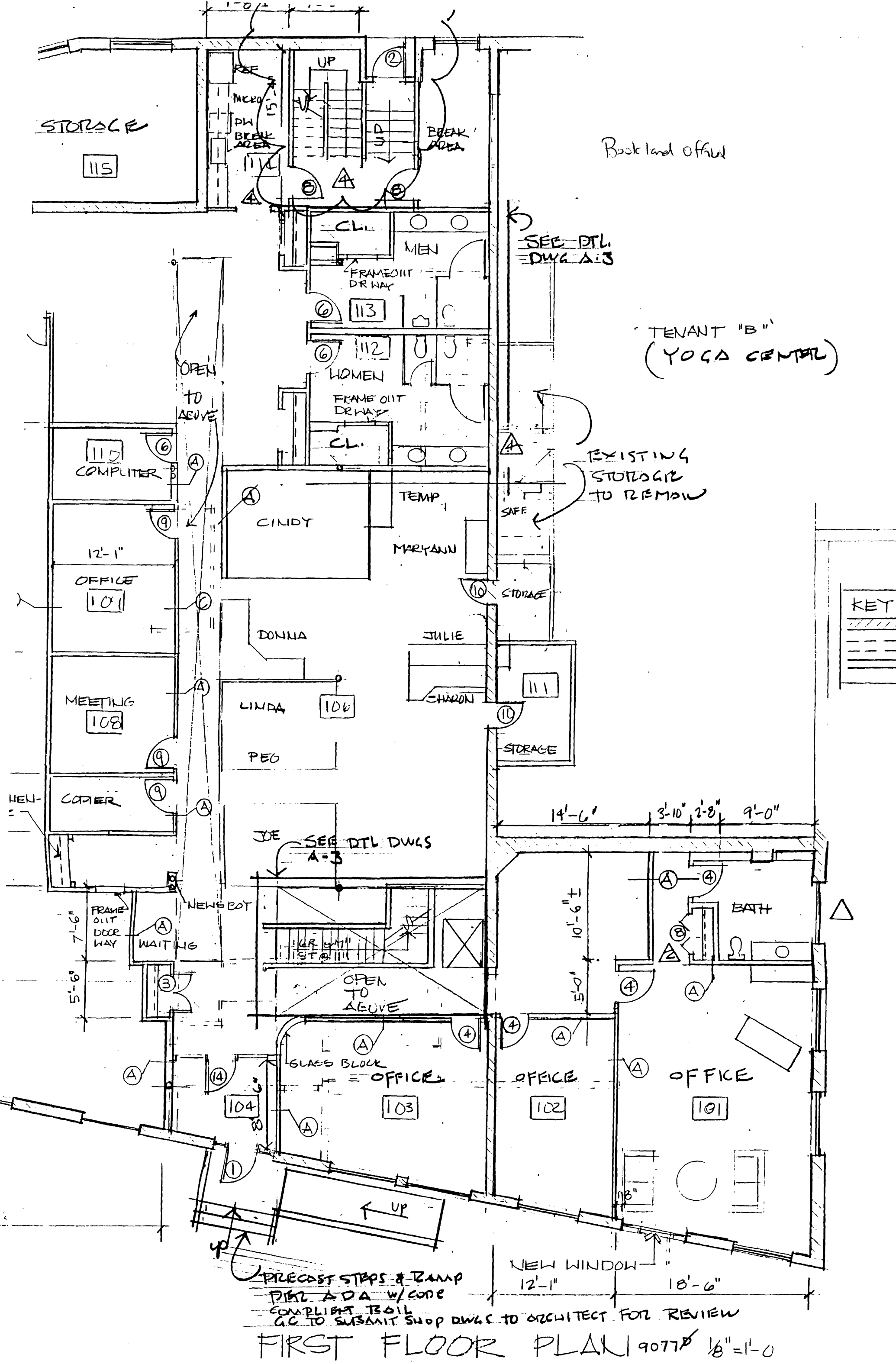
Project:
Bookland Offices

Architect:
Archetype, P. A.
48 Union Wharf
Portland, Maine 04101
(207) 772 6022

Scale:
As Noted

Drawing:
Existing Loading Dock Plan & Details

Date:
May 12, 1999



Bookland office

SEE DTL DWG A-3

TENANT "B"
(YOGA CENTER)

EXISTING STORAGE TO REMAIN

KEY:
 - - - - -
 - - - - -
 - - - - -
 - - - - -

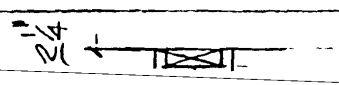
SEE DTL DWGS A-3

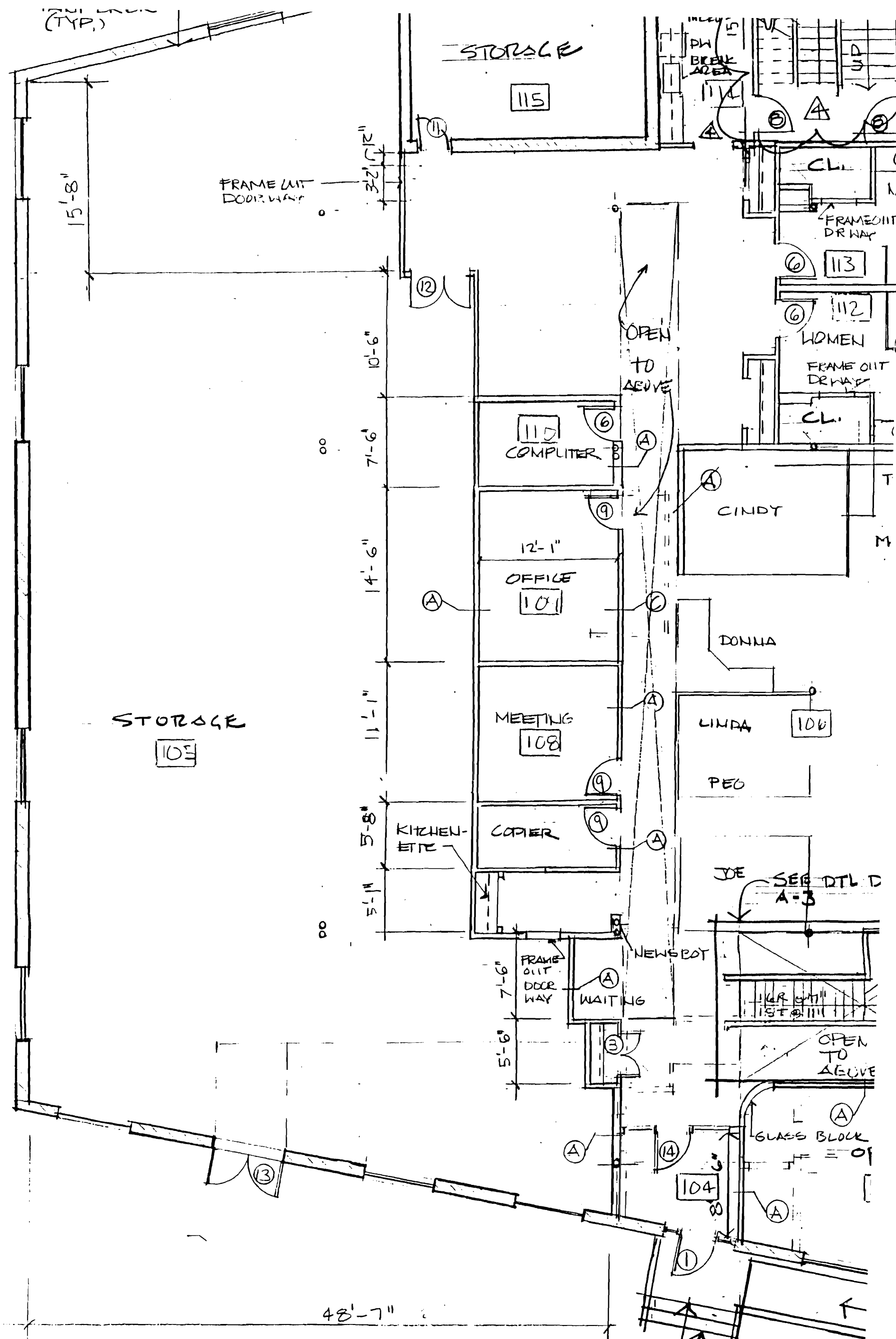
GLASS BLOCK OFFICE

NEW WINDOW 12'-1" 18'-6"

PRECAST STEPS & RAMP PER ADA w/ CODE COMPLIANT TRAIL GC TO SUBMIT SHOP DWGS TO ARCHITECT FOR REVIEW

FIRST FLOOR PLAN 9077 1/8" = 1'-0"





PRECAST STEP!
 PER ADA
 COMPLIANT TO
 GC TO SUSAN
 FIRST

