

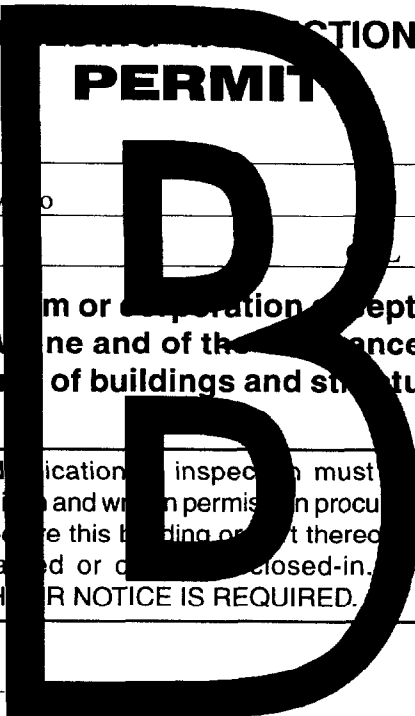
# DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK CITY OF PORTLAND

Please Read Application And Notes, If Any, Attached

BUILDING DEPARTMENT

## PERMIT

Permit Number: 040253



This is to certify that Unique Properties Llc /TBD

has permission to Tenant Fit-up - Hollywood V

AT 160 Preble St 034 K001001

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 written permission procured before this building or part thereof is altered or closed-in. **HEAVY 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]* 3/23/04  
Director - Building & Inspection Services

**PENALTY FOR REMOVING THIS CARD**

**City of Portland, Maine - Building or Use Permit Application**

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

Permit No: 04-0253	Issue Date: MAR 25 2004	CBL: 034 K001001
-----------------------	----------------------------	---------------------

Location of Construction: 160 Preble St	Owner Name: Unique Properties Llc	Owner Address: Po Box Two	Phone:
Business Name:	Contractor Name: TBD	Contractor Address: Portland	Phone:
Lessee/Buyer's Name	Phone:	Permit Type: Commercial	Zone: B-5

Past Use: Commercial / Auto Electric	Proposed Use: Retail / Tenant Fit-up - Hollywood Video	Permit Fee: \$786.00	Cost of Work: \$85,000.00	CEO District: 1
Proposed Project Description: Tenant Fit-up - Hollywood Video		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied	INSPECTION: Use Group: <i>DM</i> Type: <i>SB</i> <i>3/25/04</i>	
Signature: <i>[Signature]</i>		Signature: <i>[Signature]</i>		
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.) Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Signature: _____ Date: _____				

*See permit # 04-0118 for original zoning approval*

Permit Taken By: Idobson	Date Applied For: 03/16/2004	<b>Zoning Approval</b>
-----------------------------	---------------------------------	------------------------

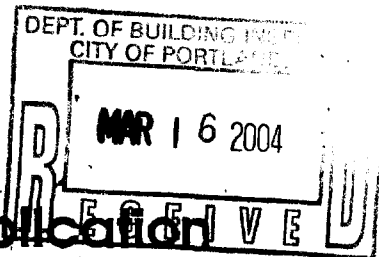
<p>1. This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.</p> <p>2. Building permits do not include plumbing, septic or electrical work.</p> <p>3. Building permits are void if work is not started within six (6) months of the date of issuance. False 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 checked="" type="checkbox"/> Site Plan</p> <p><i>2003-0233</i></p> <p>Maj <input type="checkbox"/> Minor <input checked="" type="checkbox"/> MM <input type="checkbox"/></p> <p>Date: <i>3/19/04</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>Date: _____</p>	<p>Historic Preservation</p> <p><input checked="" 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 type="checkbox"/> Approved w/Conditions</p> <p><input type="checkbox"/> Denied</p> <p>Date: _____</p>
---	--	---	--

**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

034 k 001



# All Purpose 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>160 PREBLE STREET</u>		
Total Square Footage of Proposed Structure <u>6,600</u>	Square Footage of Lot <u>REFER TO LANDLORD SHELL DRAWINGS</u>	
Tax Assessor's Chart, Block & Lot Chart#      Block#      Lot# <u>REFER TO LANDLORD SHELL DRAWINGS</u>	Owner: <u>HOLLYWOOD VIDEO - MACK WILLIAMS</u>	Telephone: <u>609-261-6427</u>
Lessee/Buyer's Name (if Applicable)	Applicant name, address & telephone: <u>RYAN BERENDZEN 10877 WATSON ROAD ST. LOUIS, MO 63127 314-821-1100</u>	Cost Of Work: \$ <u>85,000</u>  Fee: \$ <u>786.00</u>
Current use: <del>INTERIORS</del> <u>Vacant</u>		
If the location is currently vacant, what was prior use: <del>INTERIORS</del> <u>Auto Electric</u>		
Approximately how long has it been vacant: <del>INTERIORS</del>		
Proposed use: <u>RETAIL VIDEO SALES &amp; RENTAL</u>		
Project description: <u>TENANT UPFIT CONSTRUCT OFFICES RESTROOM. INSTALL FIXTURES LIGHTING PER PLANS</u>		
Contractor's name, address & telephone: <u>T. B.D.</u>		
Who should we contact when the permit is ready: <u>RYAN J. BERENDZEN</u>		
Mailing address: <u>10877 WATSON ROAD ST. LOUIS, MO 63127</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. <b>PHONE:</b> <u>314-821-1100</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>Ryan J Berendzen</u>	Date: <u>3/12/04</u>
---	----------------------

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 4th floor of City Hall

**City of Portland, Maine - Building or Use Permit**

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

<b>Permit No:</b> 04-0253	<b>Date Applied For:</b> 03/16/2004	<b>CBL:</b> 034 K001001
------------------------------	--	----------------------------

<b>Location of Construction:</b> 160 Preble St	<b>Owner Name:</b> Unique Properties Llc	<b>Owner Address:</b> Po Box Two	<b>Phone:</b>
<b>Business Name:</b>	<b>Contractor Name:</b> TBD	<b>Contractor Address:</b> Portland	<b>Phone:</b>
<b>Lessee/Buyer's Name</b>	<b>Phone:</b>	<b>Permit Type:</b> Commercial	

<b>Proposed Use:</b> Retail / Tenant Fit-up - Hollywood Video	<b>Proposed Project Description:</b> Tenant Fit-up - Hollywood Video
--	---

**Dept:** Zoning      **Status:** Approved with Conditions      **Reviewer:** Marge Schmuckal      **Approval Date:** 03/19/2004

**Note:** original zoning sheet with permit #04-0118

**Ok to Issue:**

- 1) Any sign approvals are on a separate permit #04-0151. Any signage on the submitted plans with this application may not be accurate and up to date and should not be relied upon.
- 2) This permit is being approved on the basis of plans submitted and final approvals from the Planning Division. Any deviations shall require a separate approval before starting that work.

**Dept:** Building      **Status:** Approved      **Reviewer:** Mike Nugent      **Approval Date:** 03/23/2004

**Note:**

**Ok to Issue:**

**Dept:** Fire      **Status:** Approved with Conditions      **Reviewer:** Lt. MacDougal      **Approval Date:** 03/22/2004

**Note:**

**Ok to Issue:**

- 1) fire extinguishers shall be installed in accordance with NFPA 10 standards



# CITY OF PORTLAND MAINE

389 Congress St., Rm 315  
Portland, ME 04101  
Tel. - 207-874-8704  
Fax - 207-874-8716

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND

MAR 16 2004

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

0341600

FROM DESIGNER: RALPH R SHAW

DATE: 3/12/04

Job Name: HOLLYWOOD VIDEO

Address of Construction: 160 PEEBLES STREET, PORTLAND, ME 04104

**THE BOCA NATIONAL BUILDING CODE/1999 Fourteenth EDITION**  
Construction project was designed according to the building code criteria listed below:

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

Type of Construction: VB UNPLD. Bldg. Height: 20'-0" Bldg. Sq. Footage: 6,600

Seismic Zone: \_\_\_\_\_ Group Class: \_\_\_\_\_

Roof Snow Load Per Sq. Ft.: \_\_\_\_\_ Dead Load Per Sq. Ft.: \_\_\_\_\_

Basic Wind Speed (mph): \_\_\_\_\_ Effective Velocity Pressure Per Sq. Ft.: \_\_\_\_\_

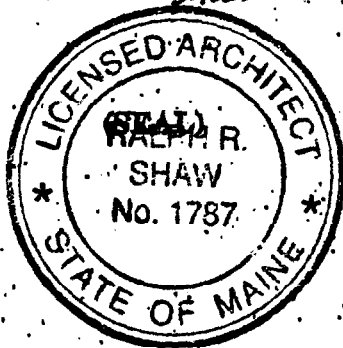
Floor Live Load Per Sq. Ft.: \_\_\_\_\_

Structure has full sprinkler system? Yes  No \_\_\_\_\_ Alarm System? Yes  No \_\_\_\_\_  
Sprinkler & Alarm systems must be installed according to BOCA and NFPA Standards with approval from the Portland Fire Department.

Is structure being considered unlimited area building: Yes  No \_\_\_\_\_

If mixed use, what subsection of S13 is being considered: \_\_\_\_\_

List Occupant loading for each room or space, designed into this Project.  
SMES - 209 OFFICE & RESTROOMS 4 -> TOTAL 213



(Designer Stamp & Signature)

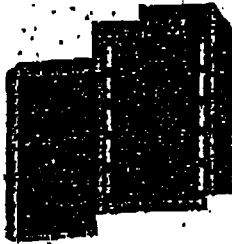
Signature: Ralph R. Shaw

Title: Architect

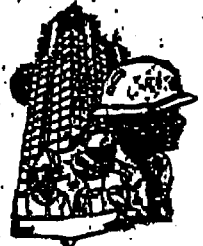
Firm: \_\_\_\_\_

Address: 10877 WATSON ROAD

ST. LOUIS, MO 63127



DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND  
MAR 19 2004



**CITY OF PORTLAND  
BUILDING CODE CERTIFICATE**  
389 Congress St., Rm 315  
Portland, ME 04101

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

034 K001

FROM: RALPH R. SHAW

RE: Certificate of Design

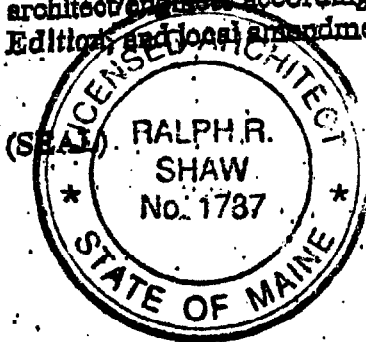
DATE: 3/12/04

These plans and/or specifications covering construction work on:

TENANT UPFIT FOR HOLLYWOOD VIDEO

160 PREBLE 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.



Signature Ralph R. Shaw

Title Architect

Firm \_\_\_\_\_

Address 10877 WATSON ROAD  
ST. LOUIS, MO 63127

As per Maine State Law:

\$50,000.00 or more in new construction; repair, expansion, addition, or modification for Building or

DEPT. OF BUILDING INSPECTION  
CITY OF PORTLAND, ME

MAR 16 2004

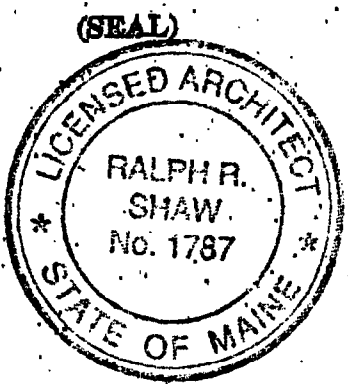


034600

**CITY OF PORTLAND  
ACCESSIBILITY CERTIFICATE**

Designer: RALPH R SHAW  
Address of Project 160 PRESLE STREET  
Nature of Project TENANT UPFIT FOR  
HOLLYWOOD VIDEO  
Date 3/12/04

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

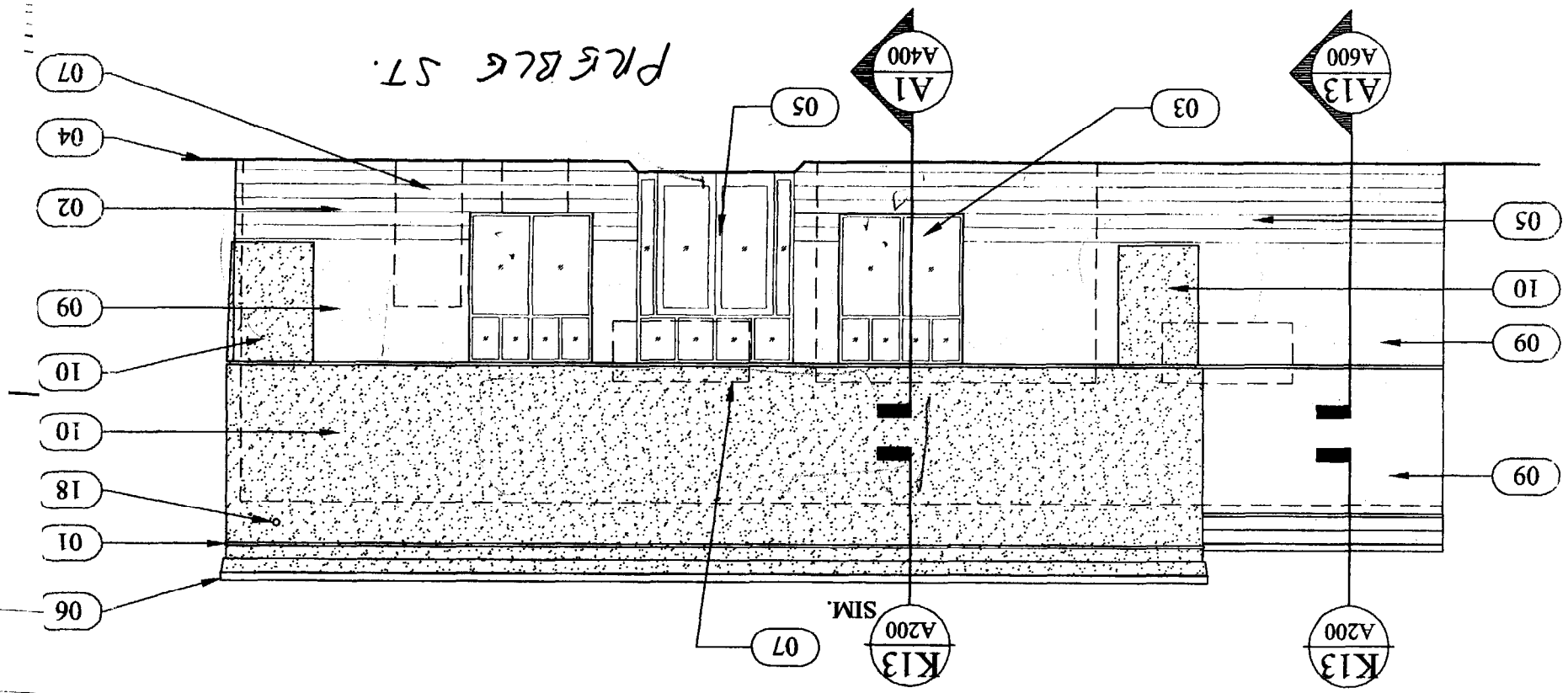


Signature: Ralph R. Shaw  
Title: Architect  
Firm: \_\_\_\_\_  
Address: 10877 WATSON ROAD  
ST. LOUIS, MO 63127  
Telephone: 314-821-1100

1/8" = 1'-0"

H4

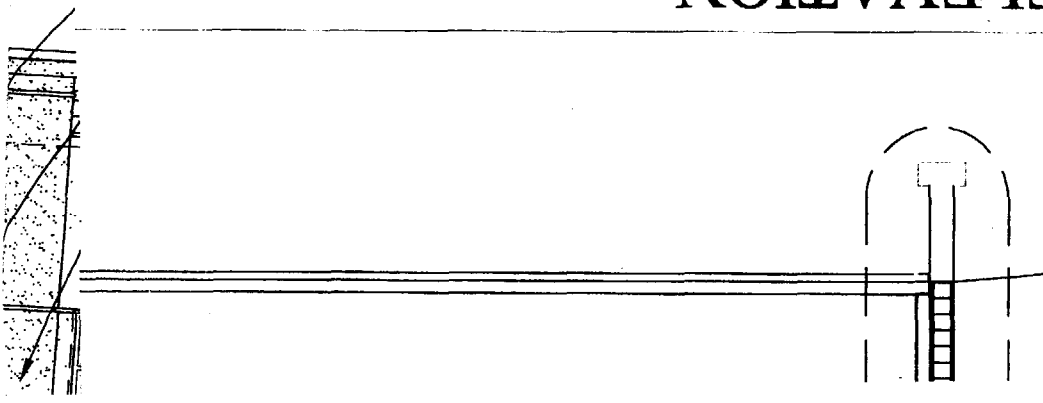
# NORTH EXTERIOR ELEVATION



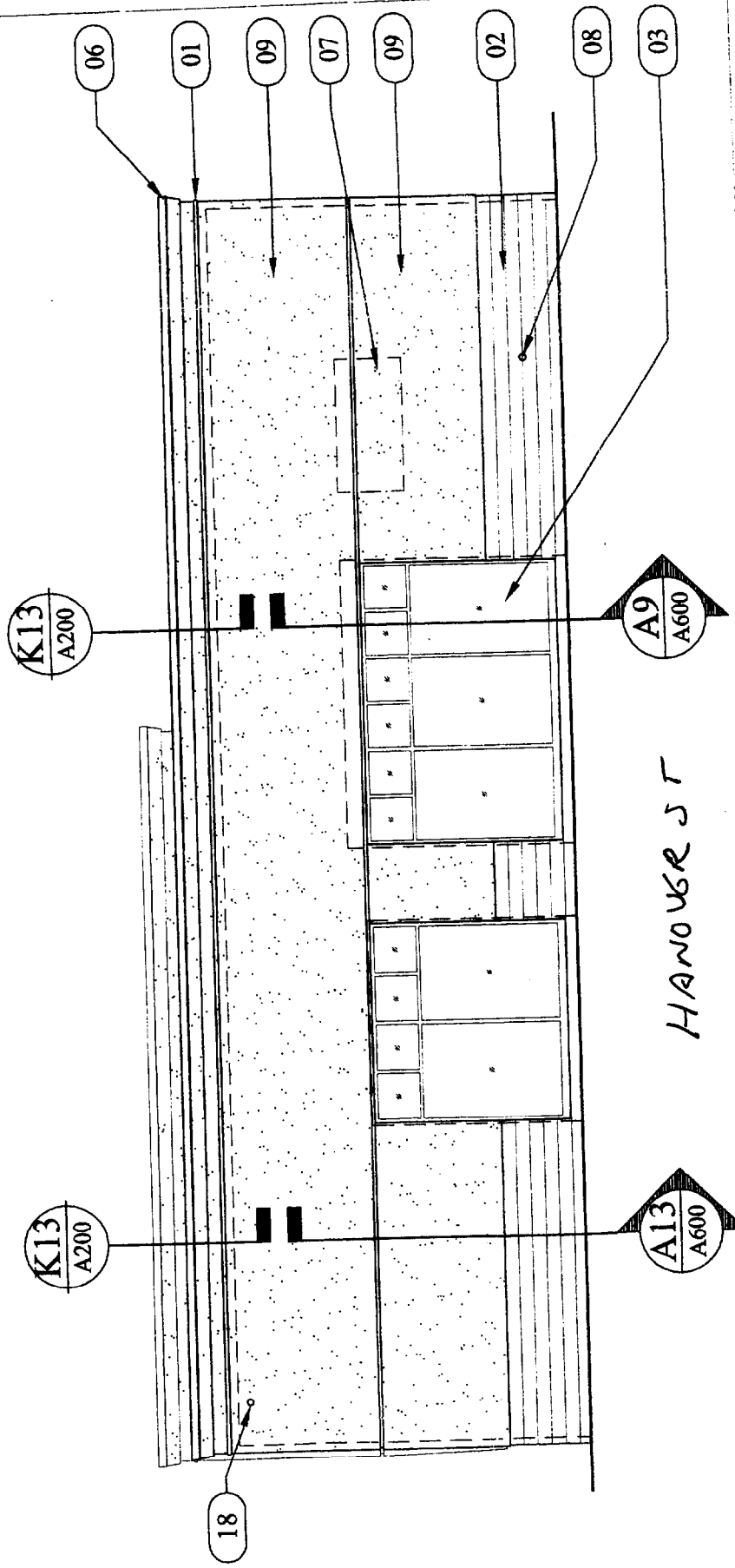
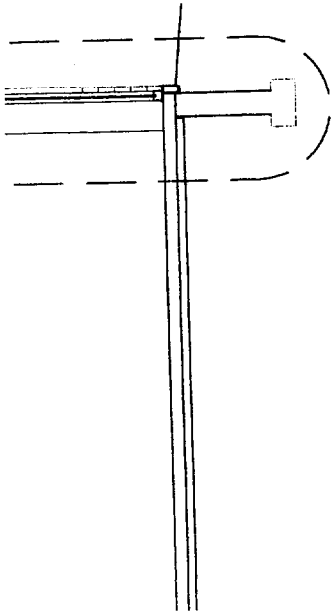
1/8" = 1'-0"

M4

# SOUTH EXTERIOR ELEVATION



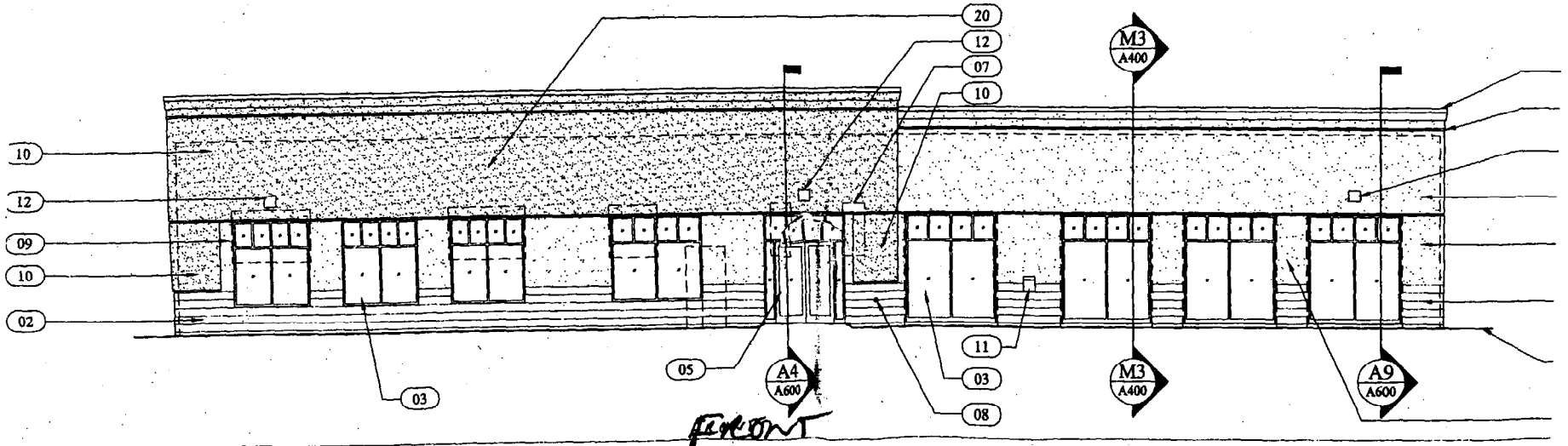




HANOVER J T

H11 SOUTH EXTERIOR ELEVATION

EAST EXTERIOR ELEVATION



WEST EXTERIOR ELEVATION

0"



**CITY OF PORTLAND, MAINE  
 DEVELOPMENT REVIEW APPLICATION  
 PLANNING DEPARTMENT PROCESSING FORM  
 Planning Copy**

2003-0233  
 Application I. D. Number

10/28/2003  
 Application Date

Hollywood Video  
 Project Name/Description

Unique Properties Llc  
 Applicant  
 Po Box Two , Portland, ME 04112  
 Applicant's Mailing Address

160 - 160 Preble St, Portland, Maine

Address of Proposed Site

034 K001001

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

Applicant Ph: (207) 775-3000 Agent Fax:

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):  New Building  Building Addition  Change Of Use  Residential  Office  Retail  
 Manufacturing  Warehouse/Distribution  Parking Lot  Other (specify)

6,500 s.f.

Proposed Building square Feet or # of Units

Acreage of Site

B5

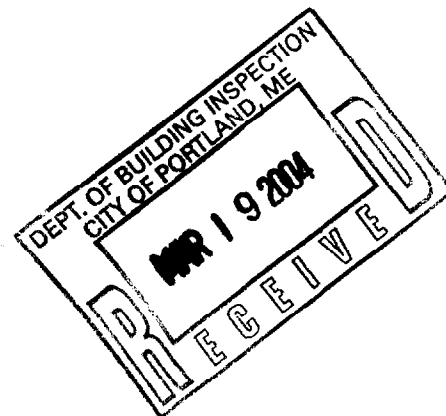
Zoning

**Check Review Required:**

Site Plan (major/minor)  Subdivision # of lots  PAD Review  14-403 Streets Review  
 Flood Hazard  Shoreland  HistoricPreservation  DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)  Zoning Variance  Other

Fees Paid: Site Plan \$400.00 Subdivision Engineer Review Date 10/31/2003

**Planning Comments**



Performance Guarantee  Required\*  Not Required

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

	date	amount	expiration date
Performance Guarantee Accepted			
Inspection Fee Paid			
Building Permit Issue			
Performance Guarantee Reduced		remaining balance	signature
Temporary Certificate of Occupancy		Conditions (See Attached)	expiration date
Final Inspection		signature	
Certificate Of Occupancy			
Performance Guarantee Released		signature	
Defect Guarantee Submitted	submitted date	amount	expiration date
Defect Guarantee Released	date	signature	

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
ADDENDUM**

**2003-0233**  
Application I. D. Number

**Unique Properties Llc**  
Applicant  
**Po Box Two , Portland, ME 04112**  
Applicant's Mailing Address

**10/28/2003**  
Application Date

**Hollywood Video**  
Project Name/Description

Consultant/Agent  
**Applicant Ph: (207) 775-3000      Agent Fax:**  
Applicant or Agent Daytime Telephone, Fax

**160 - 160 Preble St, Portland, Maine**  
Address of Proposed Site  
**034 K001001**  
Assessor's Reference: Chart-Block-Lot

**Approval Conditions of Planning**

- 1 1. That the Preble Street doorway shall be functional and open as a customer entrance for ingress and egress.
2. That an acceptable sidewalk easement along Hanover Street and Preble Street shall be submitted to the Planning Division for review and approval.
3. That the exterior design of the facade shall be in compliance with a drawing prepared by Gawron Turgeon Architects, entitled Hillman Building - Renovation, sheet 400, dated 12-9-03, revised 12-19-03.
4. That the exterior lighting fixture for the signs shall be shielded, non-glaring and deflected downward.

**CITY OF PORTLAND, MAINE  
DEVELOPMENT REVIEW APPLICATION  
PLANNING DEPARTMENT PROCESSING FORM  
DRC Copy**

2003-0233  
Application I. D. Number  
10/28/2003  
Application Date  
**Hollywood Video**  
Project Name/Description

**Unique Properties Llc**  
Applicant  
**Po Box Two , Portland, ME 04112**  
Applicant's Mailing Address

**160 - 160 Preble St, Portland, Maine**

Address of Proposed Site

**034 K001001**

Assessor's Reference: Chart-Block-Lot

Consultant/Agent

**Applicant Ph: (207) 775-3000      Agent Fax:**

Applicant or Agent Daytime Telephone, Fax

Proposed Development (check all that apply):     New Building     Building Addition     Change Of Use     Residential     Office     Retail  
 Manufacturing     Warehouse/Distribution     Parking Lot    Other (specify)

**6,500 s.f.**

Proposed Building square Feet or # of Units

Acreage of Site

**B5**

Zoning

**Check Review Required:**

Site Plan (major/minor)     Subdivision # of lots     PAD Review     14-403 Streets Review  
 Flood Hazard     Shoreland     Historic Preservation     DEP Local Certification  
 Zoning Conditional Use (ZBA/PB)     Zoning Variance     Other

Fees Paid:    Site Plan    **\$400.00**    Subdivision    Engineer Review    Date    **10/31/2003**

**DRC Approval Status:**

Reviewer    **Rick Knowland**

**Approved**     **Approved w/Conditions**     **Denied**  
See Attached

Approval Date    **01/30/2004**    Approval Expiration    **01/30/2005**    Extension to     Additional Sheets Attached

Condition Compliance    **Rick Knowland**    **03/19/2004**  
signature    date

**Performance Guarantee**     **Required\***     **Not Required**

\* No building permit may be issued until a performance guarantee has been submitted as indicated below

<input type="checkbox"/> Performance Guarantee Accepted	date	amount	expiration date
<input type="checkbox"/> Inspection Fee Paid	date	amount	
<input type="checkbox"/> Building Permit Issue	date		
<input type="checkbox"/> Performance Guarantee Reduced	date	remaining balance	signature
<input type="checkbox"/> Temporary Certificate of Occupancy	date	Conditions (See Attached)	expiration date
<input type="checkbox"/> Final Inspection	date	signature	
<input type="checkbox"/> Certificate Of Occupancy	date		
<input type="checkbox"/> Performance Guarantee Released	date	signature	
<input type="checkbox"/> Defect Guarantee Submitted	submitted date	amount	expiration date
<input type="checkbox"/> Defect Guarantee Released	date	signature	