

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK



# CITY OF PORTLAND BUILDING PERMIT

This is to certify that BETHANY MATEOSIAN

Located At 72 PINE ST UNIT 15

Job ID: 2012-04-3784-CH OF USE

CBL: 056- B-002-015

has permission to Change the Use of Unit#15 from office to Pilates studio with Interior Renovations ONLY 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]* 5/8/12  
\_\_\_\_\_  
**Code Enforcement Officer / Plan Reviewer**

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



## BUILDING PERMIT INSPECTION PROCEDURES

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

or email: [buildinginspections@portlandmaine.gov](mailto: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.**

Close In Elec/Plmb/Frame prior to insulate or gyp

Certificate of Occupancy Inspection

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](http://www.portlandmaine.gov)

Acting Director of Planning and Urban Development  
Gregory Mitchell

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Located At: 72 PINE ST UNIT 15

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## **Conditions of Approval:**

### **Zoning**

1. Separate permits shall be required for any new signage.
2. This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
3. ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.
4. This property shall remain 14 residential condos with 2 commercial condos (one office and one personal service for a pilates studio). Any change of use shall require a separate permit application for review and approval.

### **Fire**

1. All construction shall comply with City Code Chapter 10.
2. 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.
3. Fire extinguishers are required. Installation per NFPA 10.
4. The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance. Compliance letters are required.
5. A separate Fire Alarm Permit is required for new systems; or for work effecting more than 5 fire alarm devices; or replacement of a fire alarm panel with a different model.
6. A separate Suppression System Permit is required for all new suppression systems or sprinkler work effecting more than 20 heads.
7. 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.
8. Non-combustible construction of this structure requires all construction to be Non-combustible.
9. Any cutting and welding done will require a Hot Work Permit from Fire Department.

### **Building**

1. Application approval based upon information provided by applicant. 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 E 814 or UL 1479, per IBC 2009 Section 713.

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3. 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.
4. Interior renovation of commercial properties requires inspection for hazardous materials and, if found, removal by a licensed contractor per the State of Maine DEP guidelines, FMI, [www.maine.gov/dep/rwm/asbestos/pdf/asbinspecforminstructions.pdf](http://www.maine.gov/dep/rwm/asbestos/pdf/asbinspecforminstructions.pdf)



# General Building Permit Application

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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>72 Pine St #15</u>		<u>B-1 in Heston</u>	
Total Square Footage of Proposed Structure/Area <u>1616</u>		Square Footage of Lot <u>1616</u>	
Tax Assessor's Chart, Block & Lot Chart# <u>56</u> Block# <u>B</u> Lot# <u>2</u>	Applicant * <u>must</u> be owner, Lessee or Buyer* Name <u>Bethany Mateosian</u> Address <u>143 SPRING</u> City, State & Zip <u>PORTLAND ME 04101</u>	Telephone: <u>207 841 0932</u>	
Lessee/DBA (If Applicable) <u>Springboard Pilates, LLC</u>	Owner (if different from Applicant) Name <u>same as above</u> Address _____ City, State & Zip _____	Cost Of Work: \$ <u>30,000</u> Ch of Use _____ C of Fee: \$ _____ Total Fee: \$ _____	
Current legal use (i.e. single family) <u>office</u>		<u>Andrew Sg.</u>	
If vacant, what was the previous use? _____			
Proposed Specific use: <u>Personal Services: Pilates studio</u>			
Is property part of a subdivision? <u>No</u> If yes, please name _____			
Project description: <u>Remove carpet + some walls + some ceiling tiles</u> <u>see scope of work: new wood floors, redo ceiling gridwork</u>		<b>RECEIVED</b> <b>APR 17 2012</b>	
Contractor's name: <u>Kolbert Building</u>		<b>Dept. of Building Inspections</b> <b>City of Portland Maine</b>	
Address: <u>90 Gray St</u>		Telephone: <u>207 799 8799</u>	
City, State & Zip: <u>Portland ME 04102</u>		Telephone: <u>207 650-7650</u>	
Who should we contact when the permit is ready: <u>Dan Kolbert</u>			
Mailing address: <u>as above</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](http://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.

Signature: Bethany Mateosian Date: 4-11-12

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

SCOPE OF WORK  
72 Pine St. Unit 15

**Project Description:** Convert office space into Pilates studio, including taking down approximately 60 lineal feet of existing walls, replacing the carpet with wood flooring and new carpet, and replacing the acoustic ceiling grid and tiles.

**Remove from job**

- Ceiling grid in front 2 rooms, ceiling tile throughout
- Approximately 60 lineal feet of wall (framing and drywall)
- All baseboard (to allow flooring install)
- Power and data lines and devices to cubicle area
- Carpet & Tile
- Lighting

**Framing**

- Reinforce existing non-structural framing for installation of studio equipment

**Drywall/Plaster**

- Repair existing drywall as needed

**Interior Trim**

- Install new 1x6 pine baseboard throughout

**HVAC**

- Re-locate heating and cooling ducts from exposed ceiling area [new location TBD]

**Tile/Glass**

- Install approximately 50 square feet of tile floor at entry vestibule [Tile, layout TBD]

**Plumbing**

- New supply line to water fountain

**Electrical**

- Change overhead lighting in ceiling tile system [TBD]
- Install hanging fixtures at exposed concrete ceiling [TBD]
- Perform minor alterations/repairs to outlets, data and switching
- Remove or move data interface in kitchen
- Move wiring from ceiling area at exposed concrete ceiling

**Painting**

- Paint all walls, trim and doors
- Dressing room to include multiple wall colors/designs

**Flooring**

- Grind concrete to prepare for new adhesive
- Pour self-leveling floor compound to correct out-of-level conditions
- Install new glued-down engineered wood flooring [TBD]

Install new carpet in two remaining rear rooms [TBD]

**Suspended ceiling**

Repair ceiling grid system at removed walls

Install new tiles [TBD]

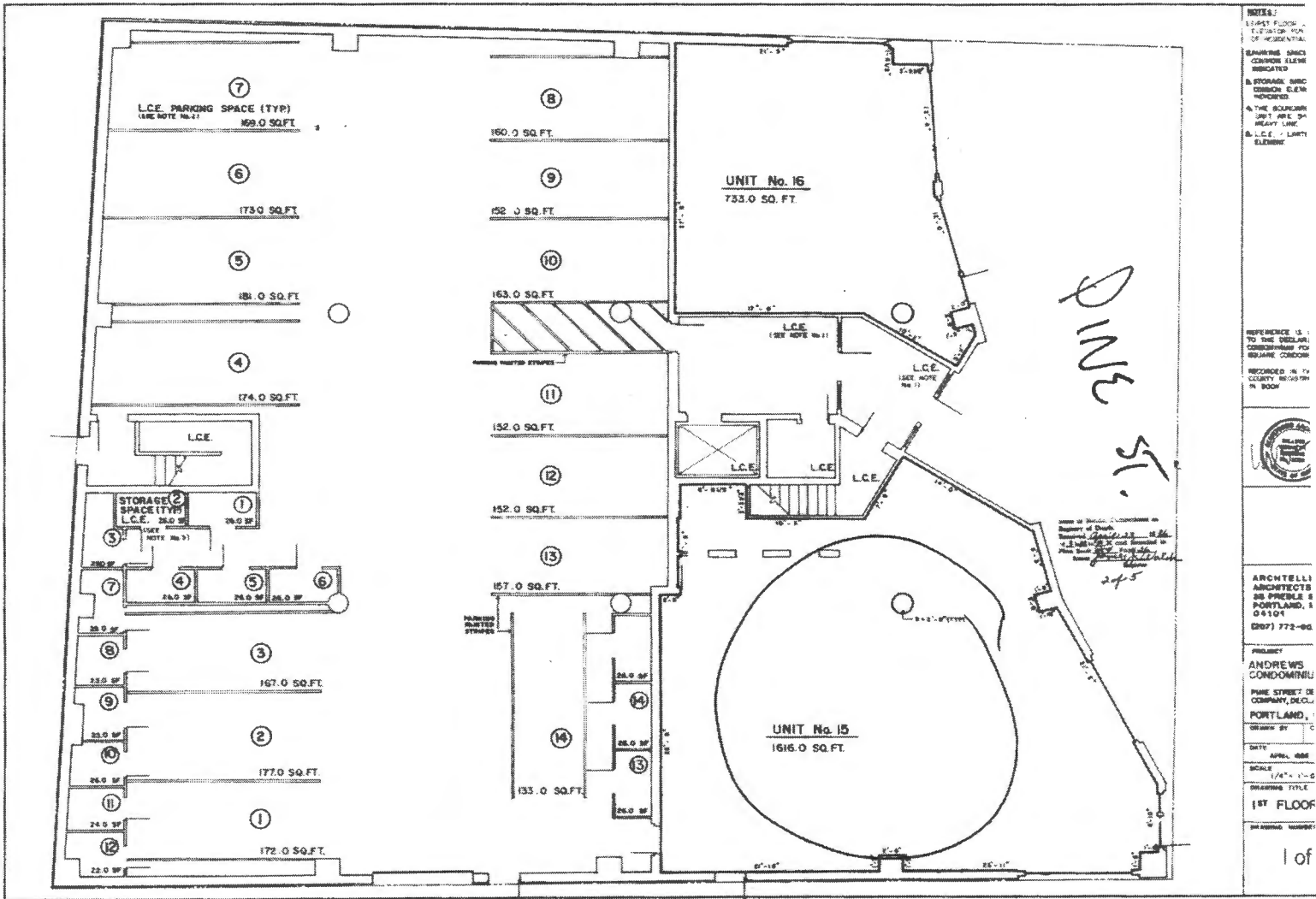
Install soffit for transition to exposed concrete ceiling on Pine St. side [location, dimension and shape of transition TBD]

**Sprinkler System**

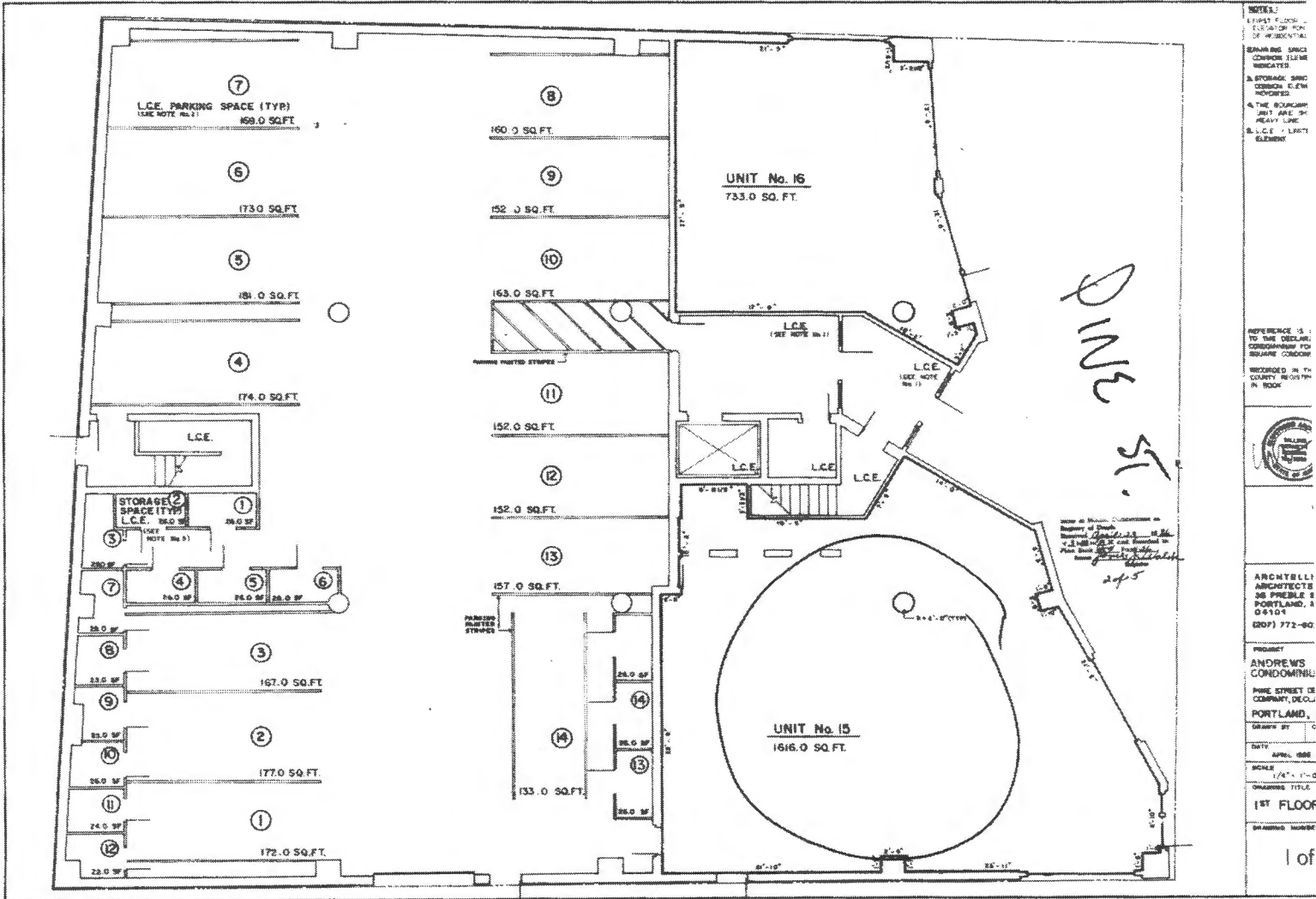
Relocate approximately 6 heads



# Key Plan



# Key Plan



**NOTES:**  
 1. FIRST FLOOR  
 2. L.C.E. OR HALL  
 3. OF RESIDENTIAL  
 4. SPACING SINCE  
 COMMON STAIRS  
 INDICATED  
 5. STORAGE SINCE  
 COMMON C.E.W.  
 INDICATED  
 6. THE ROOMS  
 ARE IN  
 READY LINE  
 7. L.C.E. / LIGHT  
 ELEMENT

REFERENCE IS  
 TO THE DECLAR-  
 ATION FOR  
 RECORDING FOR  
 RECORDING IN THE  
 COUNTY RECORDS  
 IN BOOK



ARCHITECT  
 ANDREW S. ANDREWS  
 308 PINE ST. S.E.  
 PORTLAND, OREGON 97204  
 (503) 772-8000

PROJECT  
 ANDREWS  
 CONDOMINIUM

308 PINE STREET SE  
 COMPANY, DECL.  
 PORTLAND,

DATE: APRIL 1988

SCALE: 1/4" = 1'-0"

DRAWING TITLE  
 1ST FLOOR

DRAWING NUMBER

