

**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: 01-0777	Issue Date: JUL 18 2001	CBL: 425 A002001
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Location of Construction: 125 Presumpscot St		Owner Name: Roundhouse Realty Associates Llc		Owner Address: 225 Commercial St		Phone: 207-774-1885	
Business Name: n/a		Contractor Name: n/a		Contractor Address: Portland		Phone:	
Lessee/Buyer's Name n/a		Phone: n/a		Permit Type: Change of Use - Commercial			Zone: I-M
Past Use: Commercial / Vacant Prior Use office		Proposed Use: Commercial / Change of Use to Photographic Lab; adding 3 walls and removing 2 walls.		Permit Fee: \$30.00	Cost of Work: \$1,000.00	CEO District: 2	
Proposed Project Description: Change of Use & Change Walls				FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied		INSPECTION: Use Group: B Type: 3B	
				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		Date:	
Permit Taken By: gg		Date Applied For: 06/28/2001		<b>Zoning Approval</b>			

- This permit application does not preclude the Applicant(s) from meeting applicable State and Federal Rules.
- Building permits do not include plumbing, septic or electrical work.
- 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> <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 <input type="checkbox"/> Date: <i>7/17/01</i>	<b>Zoning Appeal</b> <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 Date:	<b>Historic Preservation</b> <input checked="" type="checkbox"/> Not in District or Landmark <input type="checkbox"/> Does Not Require Review <input type="checkbox"/> Requires Review <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied Date:
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**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 provision of the code(s) applicable to such permit.

SIGNATURE OF APPLICANT	ADDRESS	DATE	PHONE
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RESPONSIBLE PERSON IN CHARGE OF WORK, TITLE	DATE	PHONE
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# 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: 125 Presumpscot St.

Total Square Footage of Proposed Structure 2600 of office space 425 warehouse Square Footage of Lot ~~3025~~ 3025

Tax Assessor's Chart, Block & Lot Chart# 425 Block# A Lot# 000 Owner: Roundhouse Realty Associates, LLC Telephone: 774-1885  
owner Drck Macaldrick

Lessee/Buyer's Name (If Applicable) Photographic Traditions of Maine, inc. seraphina Erhart owner Applicant name, address & telephone: Photographic Traditions of Maine, inc. P.O. Box 17875 Portland ME 04112 207-774-8200 Cost Of Work: \$1000 Fee: \$30,000

Current use: Com / Vacant was office  
 If the location is currently vacant, what was prior use: office space  
 Approximately how long has it been vacant: 1 1/2 years  
 Proposed use: photographic printing lab *low impact industrial use*  
 Project description: large office space to photographic lab. will be adding 3 walls and removing 2 others.  
Change of use plan

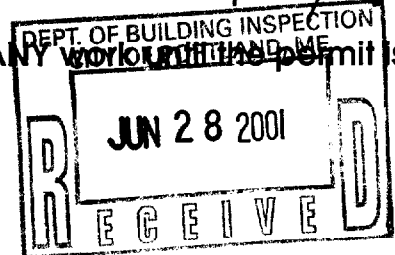
Contractor's name, address & telephone:  
 Who should we contact when the permit is ready: Seraphina Erhart  
 Mailing address: 27 Morning St. #1 Portland ME 04101  
 Home 772-0224  
 Cell ~~772-0224~~  
 Phone: 650-4197

**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: Seraphina Erhart Date: 6/27/01

This is not a permit, you may not commence ANY work until the permit is issued 6/28



*Conf*

BUILDING PERMIT REPORT

DATE: 3 July 2001 ADDRESS: 125 Presumpscot St CBL: 425-A-002

REASON FOR PERMIT: Change of use From Commercial use To B use group

BUILDING OWNER: Roundhouse Realty Assoc. Ltc

PERMIT APPLICANT: /CONTRACTOR SAO

USE GROUP: B CONSTRUCTION TYPE: 33 CONSTRUCTION COST: 1,000.0 PERMIT FEES: 30.00

The City's Adopted Building Code (The BOCA National Building Code/1999 with City Amendments)
The City's Adopted Mechanical Code (The BOCA National Mechanical Code/1993)

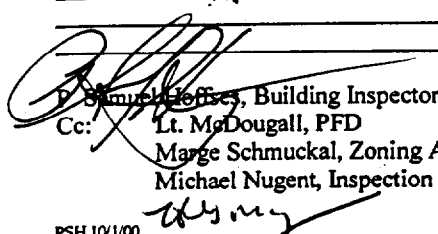
CONDITION(S) OF APPROVAL

This permit is being issued with the understanding that the following conditions shall be met: \*1, \*24, \*28, \*30, \*31, \*32

- 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.
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.
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.
5. Waterproofing and dampproofing shall be done in accordance with Section 1813.0 of the building code.
6. Precaution must be taken to protect concrete and masonry.
7. It is strongly recommended that a registered land surveyor check all foundation forms before concrete is placed.
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.
9. All chimneys and vents shall be installed and maintained as per Chapter 12 of the City's Mechanical Code.
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.
12. Headroom in habitable space is a minimum of 7'6".
13. Stair construction in Use Group R-3 & R-4 is a minimum of 10" tread and 7 1/2" maximum rise.
14. The minimum headroom in all parts of a stairway shall not be less than 80 inches.
15. The Minimum required width of a corridor shall be determined by the most restrictive of the criteria under section 1011.3 but not less than 36".
16. 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.
17. Each apartment shall have access to two (2) separate, remote and approved means of egress.
18. All vertical openings shall be enclosed with construction having a fire rating of at least one (1) hour, including fire doors with self closure's.
19. The boiler shall be protected by enclosing with (1) hour fire rated construction including fire doors and ceiling, or by providing automatic extinguishment.

6/28

20. 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/1999), 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
21. 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)
22. The Fire Alarm System shall be installed and maintained to NFPA #72 Standard.
23. The Sprinkler System shall be installed and maintained to NFPA #13 Standard.
- \* 24. 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/1999)
25. 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".
26. 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.
27. Ventilation and access shall meet the requirements of Chapter 12 Sections 1210.0 and 1211.0 of the City's Building Code. (Crawl spaces & attics).
- \* 28. All electrical, plumbing and HVAC permits must be obtained by Master Licensed holders of their trade. No closing in of walls until all electrical (min. 72 hours notice) and plumbing inspections have been done.
29. All requirements must be met before a final Certificate of Occupancy is issued.
- \* 30. 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).
- \* 31. 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)
32. Please read and implement the attached Land Use Zoning report requirements. *separate permits are required for new signage*
33. Boring, cutting and notching shall be done in accordance with Sections 2305.3, 2305.3.1, 2305.4.4 and 2305.5.1 of the City's Building Code.
34. Bridging shall comply with Section 2305.16.
35. Glass and glazing shall meet the requirements of Chapter 24 of the building code. (Safety Glazing Section 2406.0)
36. All flashing shall comply with Section 1406.3.10.
37. All signage shall be done in accordance with Section 3102.0 signs of the City's Building Code, (The BOCA National Building Code/1999).

  
 D. Schumuckal, Building Inspector  
 Cc: Lt. McDougall, PFD  
 Marge Schumuckal, Zoning Administrator  
 Michael Nugent, Inspection Service Manager

PSH 10/1/00

**\*\*This permit is herewith issued, on the basis of plans submitted and conditions placed on these plans, any deviations shall require a separate approval.**

**...THIS PERMIT HAS BEEN ISSUED WITH THE UNDERSTANDING THAT ALL THE CONDITIONS OF THE APPROVAL SHALL BE COMPLETED. THEREFORE, BEFORE THE WORK IS COMPLETED A REVISED PLAN OR STATEMENT FROM THE PERMIT HOLDER SHALL BE SUBMITTED TO THIS OFFICE SHOWING OR EXPLAINING THAT THE CONDITIONS HAVE BEEN MET. IF THIS REQUIREMENT IS NOT RECEIVED YOUR CERTIFICATE OF OCCUPANCY SHALL BE WITHHELD. ( You Shall Call for Inspections )**

**\*\*\*\*ALL PLANS THAT REQUIRE A PROFESSIONAL DESIGNER'S SEAL, (AS PER SECTION 114.0 OF THE BUILDING CODE) SHALL ALSO BE PRESENTED TO THIS DIVISION ON AUTO CAD LT. 2000, DXF FORMAT OR EQUIVALENT.**

**\*\*\*\*\*CERTIFICATE OF OCCUPANCY FEE \$50.00**

**Photographic Traditions of Maine**

P.O. Box 17857

Portland, ME 04112

207-774-8200

Details for Proposed Renovation for Photographic Traditions at 125 Presumpscot St.

In the loading dock area we will be adding an approximately 25 foot wall that is 8 feet high. It will be 2x4 construction, 16 inches at center, with ½ sheetrock on one side. It will also have a 3 feet x 6 feet 8 inches door in it.

In the kitchen area we will be adding an approximately 28 feet wall that is 8 feet in height. It will also be 2x4 construction, 16 inches at center, with ½ inch sheetrock on both sides. This will also have a 3 feet x 6 feet 8 inches door in it.

In the same large room we will be adding a darkroom that will be approximately 29 feet in length and 9 feet tall. Again it will be 2x4 construction, 16 inches at center with ½ inch sheetrock on both sides. This room will also have a door that is 3 feet wide x 6 feet 8 inches.

The wall that we will be removing in order to make two small rooms, one large one is 10 feet in length.

The corner we will be removing from the largest of the rooms is 17 feet in total.

None of the walls we are removing are load bearing, and all the ones we are adding are only partial partitions.

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Proposed Renovations for Photographic Traditions at 125 Presumpscot St.

We will be adding two partial partition walls to an existing large room in order to subdivide it into three smaller rooms. We will also be adding a partial partition wall in the loading dock area in order to divide out the space we have rented.

We will be removing a small wall that divides two small offices, in order to create a larger space. We will also be removing a corner of the largest room in order to open it up into the hallway that runs along all of the other offices.

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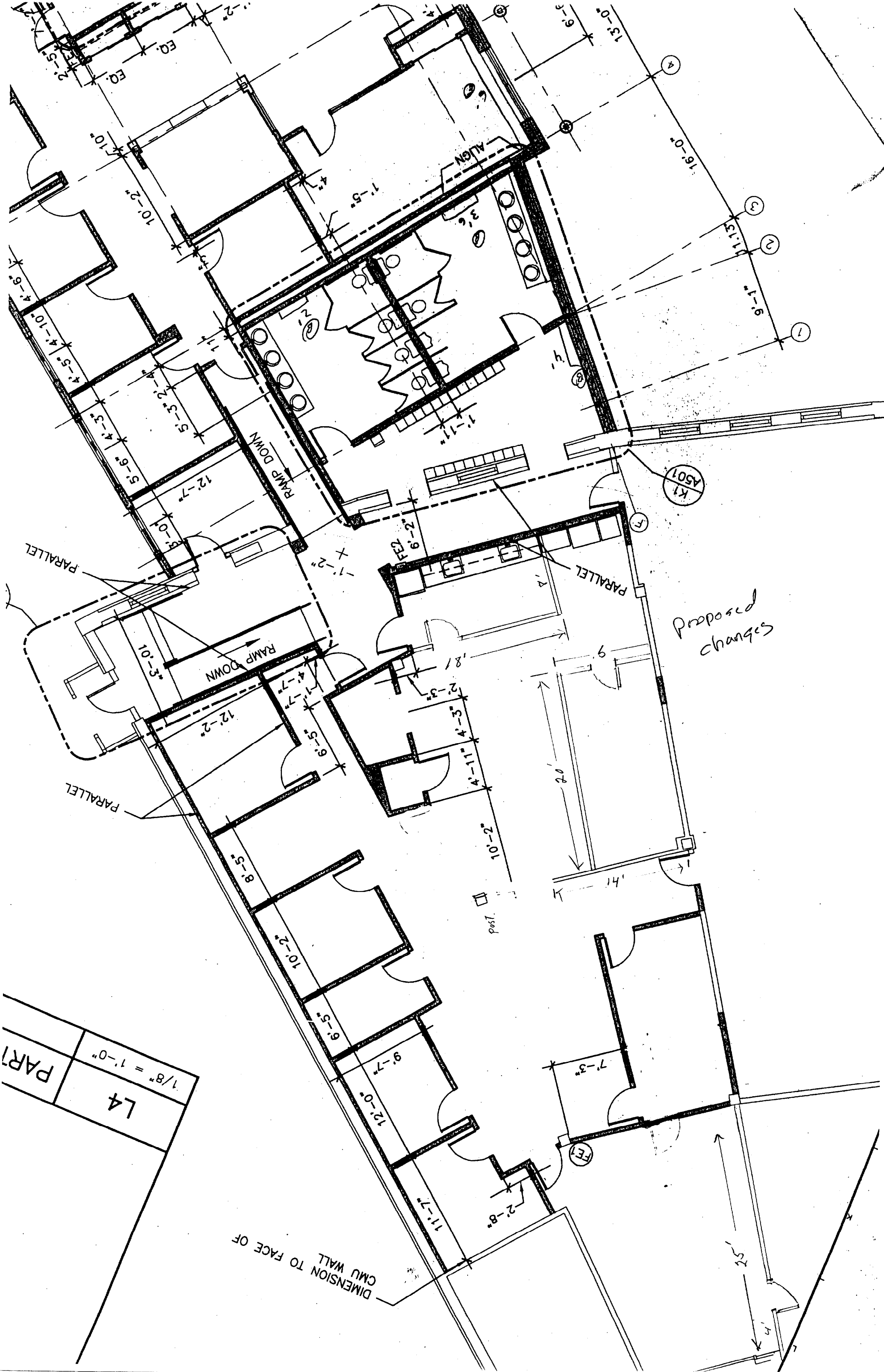
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K1  
AS01

Proposed changes

DIMENSION TO FACE OF  
CMU WALL

L4

1/8" = 1'-0"

PARI