

DISPLAY THIS CARD ON PRINCIPAL FRONTAGE OF WORK
CITY OF PORTLAND

Please Read
 Application And
 Notes, If Any,
 Attached

BU **PERMIT** ION

Permit Number: 090462

This is to certify that LEADER PROPERTIES LLC Monaghan Construction, Inc.

has permission to Interior renovation of existing commercial office space

AT 66 PEARL ST

028 K002001

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 lath or other work is used-in. 2 HOUSING 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. CAPT. K. Sanchez

Health Dept.

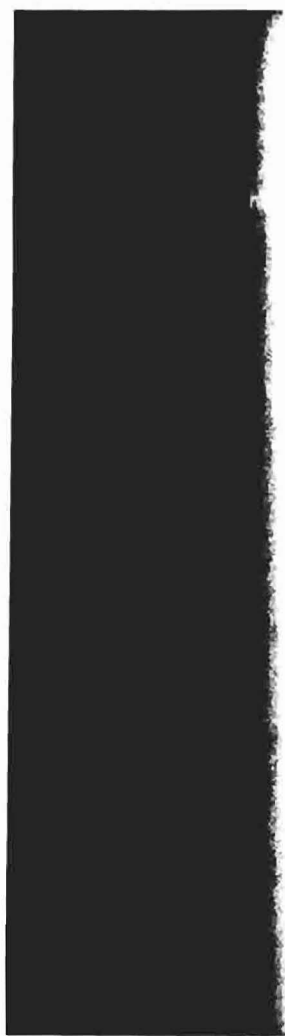
Appeal Board

Other

Department Name

Janet Boyle 5/28/09
 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

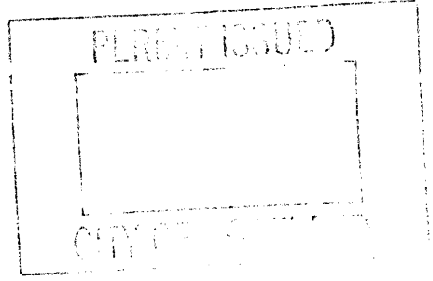
Permit No: 09-0462	Issue Date:	CBL: 028 K002001
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Location of Construction: 66 PEARL ST 2 nd floor - Suite #211	Owner Name: LEADER PROPERTIES LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Monaghan Woodworks, Inc.	Contractor Address: 100 Commercial St Suite 311 Portland	Phone 2077752683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	Zone: B-3

Past Use: Commercial - Office	Proposed Use: Commercial Office - Interior renovation of existing commercial office space - second floor Suite #2-11	Permit Fee: \$420.00	Cost of Work: \$39,600.00	CEO District: 1
Proposed Project Description: Interior renovation of existing commercial office space - second floor Suite #211		FIRE DEPT: <input checked="" type="checkbox"/> Approved <input type="checkbox"/> Denied * See Conditions	INSPECTION: Use Group: B Type: 3B IBC-2003	
		Signature: (KG)	Signature: JMB 5/28/09	
PEDESTRIAN ACTIVITIES DISTRICT (P.A.D.)				
Action: <input type="checkbox"/> Approved <input type="checkbox"/> Approved w/Conditions <input type="checkbox"/> Denied				
Signature: _____ Date: _____				

Permit Taken By: Ldobson	Date Applied For: 05/14/2009	Zoning Approval		
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<ol style="list-style-type: none"> 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.. 	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 <input type="checkbox"/>	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	Historic Preservation <input 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: 5/15/09	Date:	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

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: 66 Pearl Street		
Total Square Footage of Proposed Structure 1,884 Square Feet, interior spa	Square Footage of Lot N/A	
Tax Assessor's Chart, Block & Lot Chart# 028 Block# K002 Lot# 001	Owner: LEADER PROPERTIES 66 PEARL ST PORTLAND ME 04101	Telephone: 207-775-2252
Lessee/Buyer's Name (If Applicable) MAINE HOME & DESIGN	Applicant name, address & telephone: MARK MUELLER ARCHITECTS 207-774-9057 100 COMMERCIAL STREET SUITE 205 PORTLAND, MAINE 04101	Cost Of Work: \$ 39,600.00 Fee: \$ 416.00
Current use: <u>BUSINESS</u>		
If the location is currently vacant, what was prior use: <u>N/A</u>		
Approximately how long has it been vacant: <u>N/A</u>		
Proposed use: <u>BUSINESS</u>		
Project description: <u>INTERIOR RENOVATION OF EXISTING COMMERCIAL SPACE</u> <i>Office</i>		
Contractor's name, address & telephone: <u>MONAGHAN WOODWORKS INC.</u>		
Who should we contact when the permit is ready: <u>MIKE MONAGHAN</u>		
Mailing address: <u>100 COMMERCIAL STREET</u> <u>SUITE 311</u> <u>PORTLAND, MAINE 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: 207-775-2683		

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: 	Date: MAY 13, 2009
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**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

Permit No: 09-0462	Date Applied For: 05/14/2009	CBL: 028 K002001
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Location of Construction: 66 PEARL ST	Owner Name: LEADER PROPERTIES LLC	Owner Address: 100 COMMERCIAL ST	Phone:
Business Name:	Contractor Name: Monaghan Woodworks, Inc.	Contractor Address: 100 Commercial St Suite 311 Portland	Phone (207) 775-2683
Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Proposed Use: Commercial Office second floor - Ste. #211- Interior renovation of existing commercial office space	Proposed Project Description: Interior renovation of existing commercial office space - second floor - suite #211
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Dept: Zoning **Status:** Approved with Conditions **Reviewer:** Marge Schmuckal **Approval Date:** 05/15/2009

Note: **Ok to Issue:**

- 1) This permit is being approved on the basis of plans submitted. Any deviations shall require a separate approval before starting that work.
- 2) Separate permits shall be required for any new signage.
- 3) ANY exterior work requires a separate review and approval thru Historic Preservation. This property is located within an Historic District.

Dept: Building **Status:** Approved with Conditions **Reviewer:** Jeanine Bourke **Approval Date:** 05/28/2009

Note: **Ok to Issue:**

- 1) Separate permits are required for any electrical, plumbing, sprinkler, fire alarm or HVAC or exhaust systems. Separate plans may need to be submitted for approval as a part of this process.
- 2) All penetrations through rated assemblies must be protected by an approved firestop system installed in accordance with ASTM 814 or UL 1479, per IBC 2003 Section 712.
- 3) The party wall shall be restored if this area is to be separated in the future, permits will be required.
- 4) Application approval based upon information provided by applicant. Any deviation from approved plans requires separate review and approval prior to work.

Dept: Fire **Status:** Approved with Conditions **Reviewer:** Capt Keith Gautreau **Approval Date:** 05/27/2009

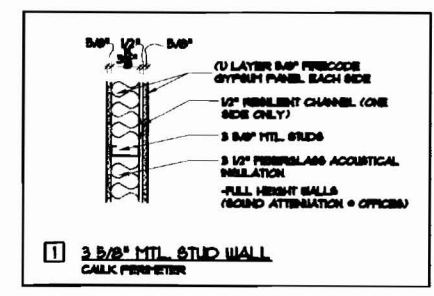
Note: **Ok to Issue:**

- 1) All construction shall comply with NFPA 101
- 2) The sprinkler system shall be installed in accordance with NFPA 13.
- 3) Fire Alarm system shall be maintained.
If system is to be off line over 4 hours a fire watch shall be in place.
Dispatch notification required 874-8576.
- 4) Installation of a Fire Alarm system requires a Knox Box to be installed per city ordinance
- 5) The fire alarm system shall comply with NFPA 72.
Compliance letter is required.
- 6) The Fire alarm and Sprinkler systems shall be reviewed by a licensed contractor[s] for code compliance.
Compliance letters are required.
- 7) Emergency lights and exit signs are required
- 8) Fire extinguishers required. Installation per NFPA 10
- 9) Emergency lights are required to be tested at the electrical panel.
- 10) System acceptance and commissioning must be co-ordinated with alarm and suppression system contractors and the Fire Department. Call 874-8703 to schedule.

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Lessee/Buyer's Name	Phone:	Permit Type: Alterations - Commercial	

Comments:

5/8/2009-jmb: Meeting for preliminary review of proposed work with architect, owner, management co and Keith G. This will expand office space for the tenant on the 2nd floor only suite 211. Work will create an opening in the party wall for communication of this space only.



NOTE:
 - SPRINKLER SYSTEM TO BE RECONFIGURED & COORDINATED WITH NEW ANCILLARY TENANT SPACE PER LOCAL FIRE DEPARTMENT REQUIREMENTS & NFPA 13
 - 66 PEARL STREET NEW FIRE ALARM TO BE SYNCHRONIZED W/ 75 MARKET ST. SUITE 203 ONLY. ONE ADDRESSABLE ANNUNCIATION PANEL TO INDICATE HAZARD LOCATION ONLY. VERIFY W/ LOCAL FIRE DEPARTMENT.

LIFE SAFETY LEGEND:

- EMERGENCY BACKUP LIGHT
- DATAPHONE OUTLET (NOT SHOWN BY OTHERS)
- ELECTRICAL OUTLET (NOT SHOWN BY OTHERS)
- EXIT LIGHT
- SMOKE DETECTOR
- HORNSTROBE
- STROBE
- FIRE EXTINGUISHER IN CABINET
- PULL STATION (VERIFY PULL STATION REQUIREMENTS WITH BUILDING FIRE ALARM SYSTEM)

WALL LEGEND

- EXISTING WALL
- NEW WALL
- FIRE RATED WALL 1 HOUR
- EXISTING WALL TO BE REMOVED

GENERAL NOTES

- THE TENANT SPACE SHALL BE CONSTRUCTED TO CONFORM WITH ALL APPLICABLE CODES INCLUDING, BUT NOT LIMITED TO, THE LATEST EDITIONS OF IBC, NFPA 101, ASH, UPAS, MEDICAL, ADA/AS, NFA.
- CONTRACTOR SHALL WORK FROM GIVEN DIMENSIONS AND LARGE SCALE DETAILS ONLY. DO NOT SCALE THE DRAWINGS.
- INSTALL BLOCKS FOR SURFACE APPLIED FIXTURES, TRIM, EMBL. MOUNTED ON STUD WALLS, INCLUDING ALL FUTURE INSTALLATIONS.
- INSTALL UL FIRE-STOPPING SEALANT/SYSTEM EQUAL TO THE FIRE RATED FLOOR, CEILING AND WALL ASSEMBLY.
- ALL FUTURE INTERIOR FINISHES SHALL MEET: WALLS & CEILING: CLASS A OR B FLOOR FINISHES: NOT LESS THAN CLASS II.
- FURNITURE, FIXTURES AND EQUIPMENT SHALL BE FLAME RESISTANT AND MEET NFPA 101 STANDARD METHODS OF FIRE TESTS FOR FLAME PROPAGATION OF TEXTILES AND FILMS.

PROJECT NOTES:

- ELECTRICAL: ALL NEW WORK SHALL MEET THE NEC AND NFPA 70. ALL LIFE SAFETY INTERVENTION W/ THE EXISTING SHALL MEET NFPA 72.
- SCOPE OF WORK: THE PROJECT INCLUDES INTERIOR RENOVATIONS AS SHOWN IN THE PLANS.
- THE BUILDING IS SPRINKLERED.

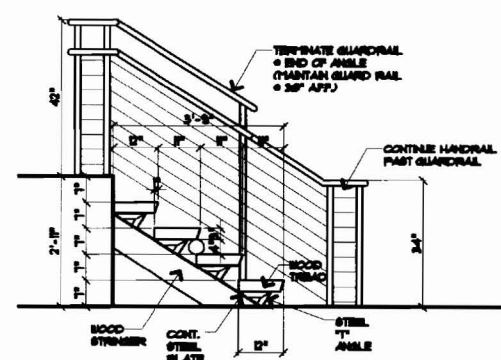
KEY PLAN
 SCALE: 1/16"=1'-0"

DOOR SCHEDULE

DOOR SCHEDULE ABBREVIATIONS:
 AC - SOLID CORE
 MTL - METAL
 DIV - DIVIDED LITE
 SW - SWINGING DOOR
 FL - FLUSH
 HMT - HOLLOW METAL

NO.	TYPE	SIZE	DOORS			FRAMES			THRESHOLD		REMARKS
			THK.	FR.	MAT.	TYPE	MAT.	FR.	DETAILS HEAD JAMB	DETAIL GILLIE	
200	DOOR	1 1/4"	-	-	-	-	-	-	-	-	EXISTING DOOR TO REMAIN
201	DOOR	1 1/4"	WOOD	-	WOOD	-	-	-	-	-	SOLID
202	DOOR	1 1/4"	GLASS	-	GLASS	-	-	-	-	-	FRONTED SLIDING DOOR (BALL POINT TRACK 8/16" TO DOOR 200)
203	DOOR	1 1/4"	GLASS	-	GLASS	-	-	-	-	-	FRONTED SLIDING DOOR (BALL POINT TRACK 8/16" TO DOOR 200)
204	DOOR	1 1/4"	GLASS	-	GLASS	-	-	-	-	-	FRONTED SLIDING DOOR (BALL POINT TRACK 8/16" TO DOOR 200)
205	DOOR	1 1/4"	-	-	-	-	-	-	-	-	EXISTING DOOR TO REMAIN
206	DOOR	1 1/4"	WOOD	-	WOOD	-	-	-	-	-	EXISTING SLIDING DOOR TO REMAIN
207	DOOR	1 1/4"	-	-	-	-	-	-	-	-	SOLID CORE (U FLY)
208	DOOR	1 1/4"	GLASS	-	GLASS	-	-	-	-	-	FRONTED SLIDING DOOR (BALL POINT TRACK 8/16" TO DOOR 200)
209	DOOR	1 1/4"	GLASS	-	GLASS	-	-	-	-	-	FRONTED SLIDING DOOR (BALL POINT TRACK 8/16" TO DOOR 200)
210	DOOR	1 1/4"	GLASS	-	GLASS	-	-	-	-	-	FRONTED SLIDING DOOR (BALL POINT TRACK 8/16" TO DOOR 200)

NOTE:
 1. VERIFY SECURITY SYSTEM DOOR CONTACTS BY TENANT.
 2. ALL INTERIOR GLASS SHALL BE CORROD. BRN. FRAMES & STOPS BY TYPED GLASS.
 3. ALL HARDWARE SHALL BE LEVER HANDLES AND MEET "ADA" REQUIREMENTS.
 4. ALL LITE DOORS SHALL HAVE TYPED GLASS.



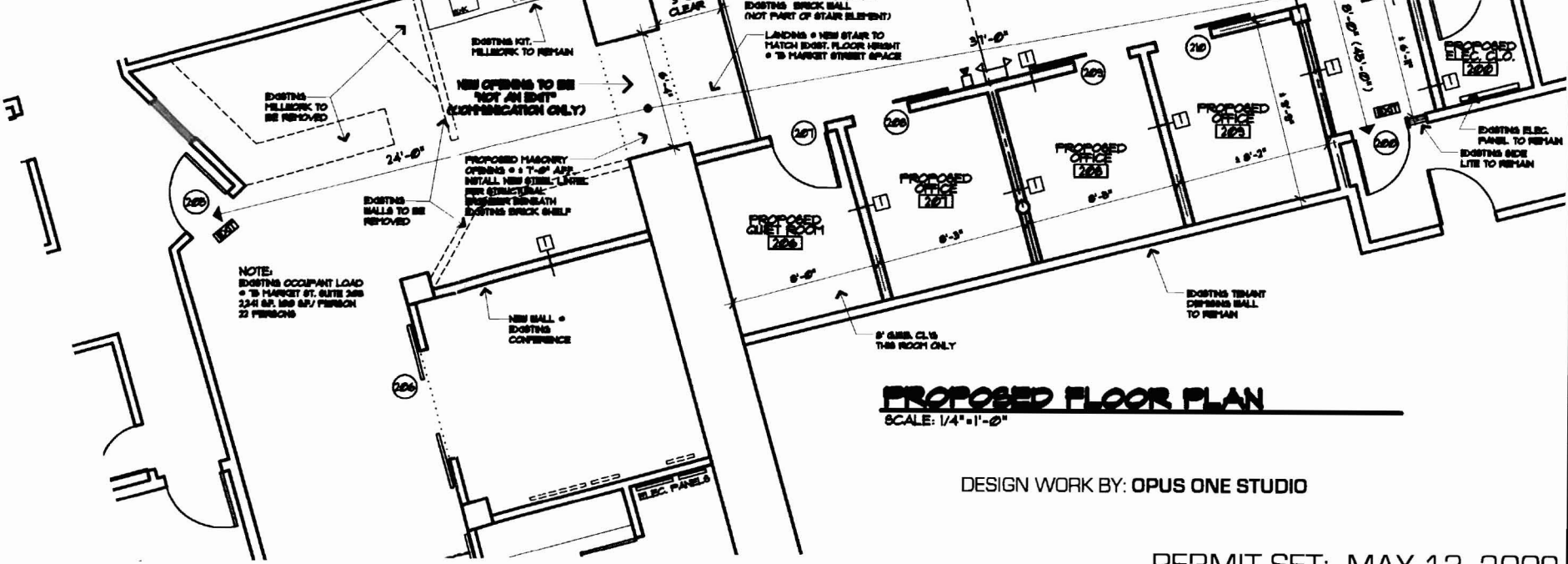
STAIR DETAIL
 SCALE: 1/2"=1'-0"

IBC 2006 CODE DATA

OCCUPANT LOAD	40 PEOPLE
TYPE OF OCCUPANCY	OFFICE
USE GROUP	B-1
AREA	10,000 SQ. FT.
GENERAL NOTES	LESS THAN 50 PEOPLE ONE EXIT ALLOWED (IBC 2006 - 1004)

NFPA 101 CODE DATA

OCCUPANT LOAD	40 PEOPLE
TYPE OF OCCUPANCY	OFFICE
USE GROUP	B-1
AREA	10,000 SQ. FT.
GENERAL NOTES	LESS THAN 50 PEOPLE ONE EXIT ALLOWED (IBC 2006 - 1004)



PROPOSED FLOOR PLAN
 SCALE: 1/4"=1'-0"

DESIGN WORK BY: OPUS ONE STUDIO

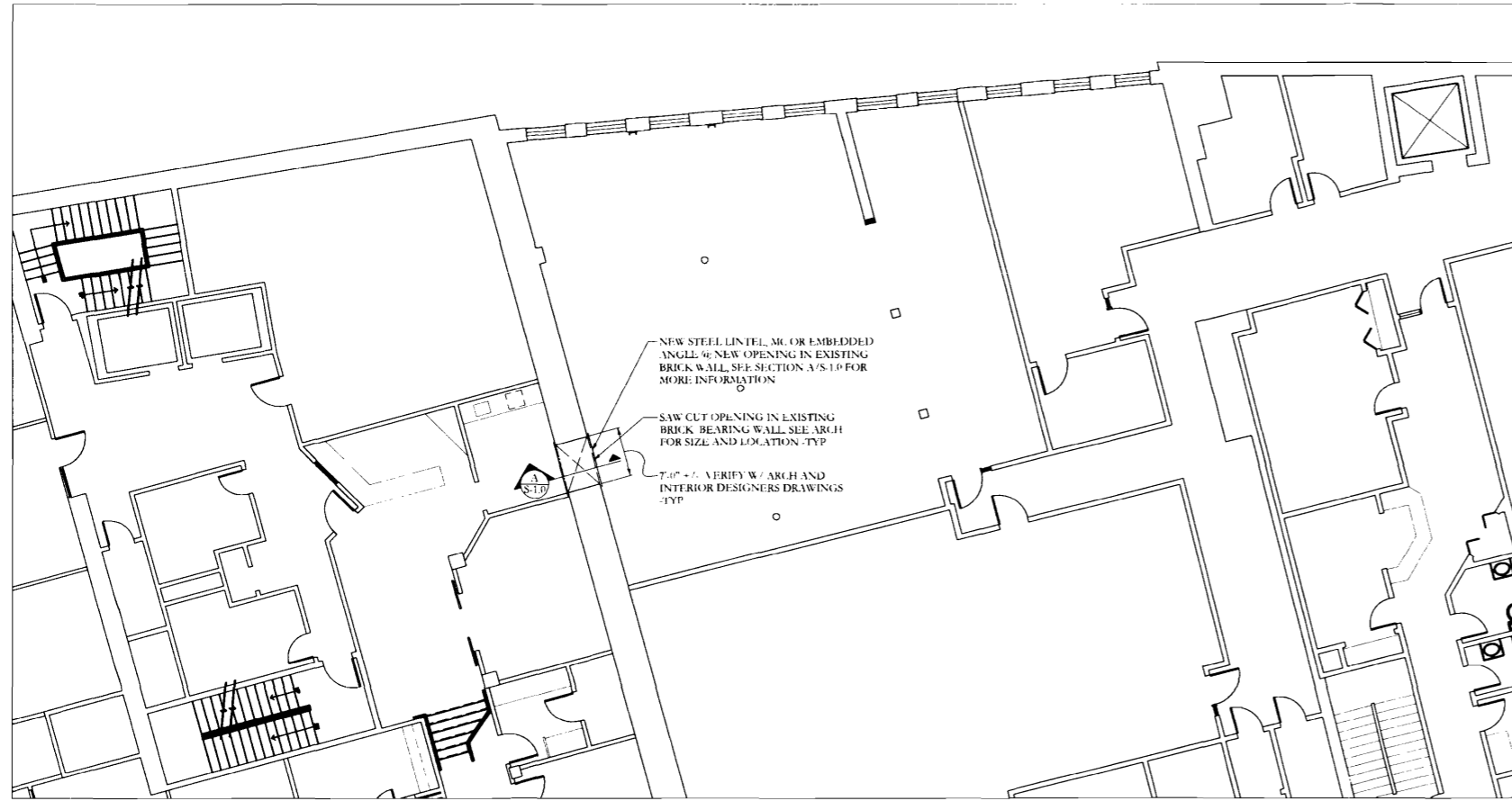
PERMIT SET: MAY 13, 2009

MARK MUELLER ARCHITECTS A.I.A.
 100 Commercial Street
 Suite 205
 Portland, Maine 04101
 Phone: 207.774.9057
 Fax: 207.773.3851
 m@muellerarchitects.com

MAINE HOME + DESIGN
 66 PEARL STREET - 2ND FLOOR - SUITE 211
 PORTLAND, MAINE

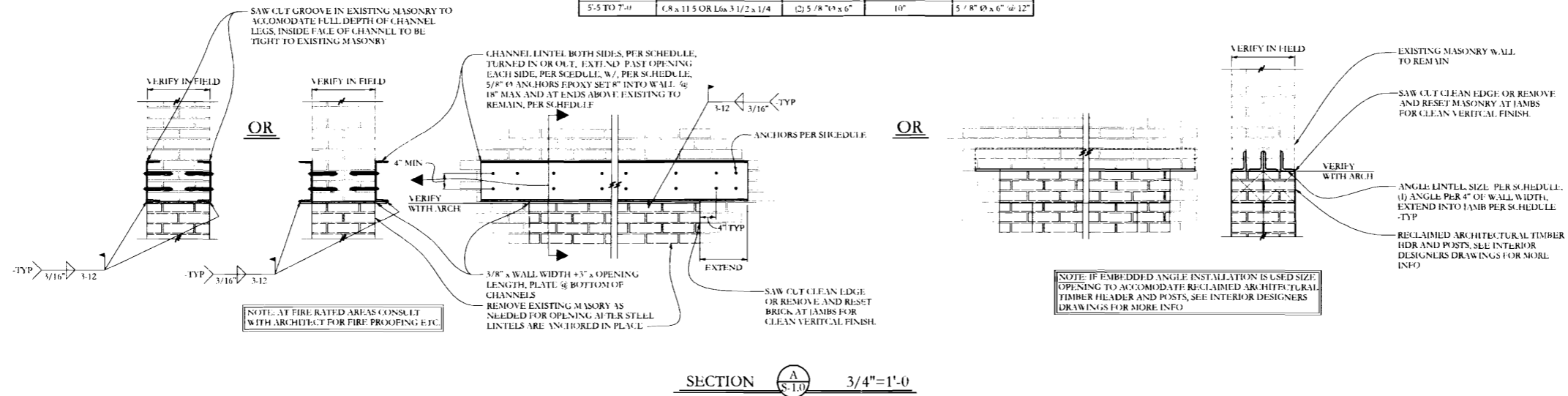
FLOOR PLAN

DATE	MAY 08, 2009
PROJECT	MAINE HOME + DESIGN
DRAWN BY	MSP
CHECK BY	MJM



REFERENCE PLAN
SCALE: 1/8"=1'-0"

OPENING SIZE	LINTEL SIZE	JAMB ANCHORS	JAMB EXTENSION	ANCHORS
LESS THAN 4'-0"	6.6 x 8.2 OR L3 1/2 x 3 1/2 x 1/4	(1) 5/8" Ø x 6"	6"	5/8" Ø x 6" @ 12"
4'-1 TO 5'-4"	6.8 x 11.5 OR L5 x 3 1/2 x 1/4	(2) 5/8" Ø x 6"	6"	5/8" Ø x 6" @ 12"
5'-5 TO 7'-0"	6.8 x 11.5 OR L6 x 3 1/2 x 1/4	(2) 5/8" Ø x 6"	10"	5/8" Ø x 6" @ 12"



SECTION A-S-10 3/4"=1'-0"

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Fax: 207.773.3881
Email: mark@muellerarchitects.com

Structural Integrity
1111 Main Street
Portland, ME 04101
Phone: 207.774.9057
www.structuralintegrity.com
ALL WORK TO BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE.

INTERIOR TENANT FIT-UP AT:
MAINE HOME + DESIGN
66 PEARL STREET - 2ND FLOOR - SUITE 211
PORTLAND, MAINE

REFERENCE PLAN AND SECTIONS
PROJECT: MAINE HOME + DESIGN
DATE: MAY 13, 2008
DESIGNER: JCS
CHECKER: ACJ

SCALE: VARIES

S-1.0

PERMIT SET

58 00-0044